

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

15 August, 2018
06
18/2214

SITE INFORMATION

RECEIVED	8 June, 2018
WARD	Tokington
PLANNING AREA	
LOCATION	Olympic Way and land between Fulton Road and South Way incl. Green Car Park, Wembley Retail Park, 1-11 Rutherford Way, 20-28 Fulton Road, Land south of Fulton Road opp. Stadium Retail Park, land opp. Wembley Hilton, land opp. London Design Outlet
PROPOSAL	<p>Minor Material Amendment to vary parameter plans 04-12 and the listing of these replacement plans under revised conditions 4, 5, 15, 16 and 25 of hybrid planning permission reference 17/0328 (dated 26 May 2017) which granted minor material amendments to hybrid planning permission reference 15/5550 which comprises the demolition of existing buildings and redevelopment of the site to provide up to 420,000 sqm (gross external area) of mixed use floorspace. (See previous application record for full description of development).</p> <p>The minor material changes sought comprise an increase in the width of the previously approved north-south route between NW09 and NW10/NW11 and its relocation 30 metres further to the east in between NW09/NW10 and NW11, alterations to the block forms of NW09/NW10 and NW11 with an increase in height of elements of blocks NW09/10 and NW11 as a result of the updated layout, changes to car parking arrangements, introduction of bridge link connecting the landscaped gardens of NW09/10 and NW11 and other associated alterations.</p>
PLAN NO'S	Please see condition 4.
LINK TO DOCUMENTS ASSOCIATED WITH THIS PLANNING APPLICATION	<p><u>When viewing this on an Electronic Device</u></p> <p>Please click on the link below to view ALL document associated to case https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_140338</p> <p><u>When viewing this as an Hard Copy</u> .</p> <p>Please use the following steps</p> <ol style="list-style-type: none">1. Please go to pa.brent.gov.uk2. Select Planning and conduct a search tying "18/2214" (i.e. Case Reference) into the search Box3. Click on "View Documents" tab

RECOMMENDATIONS

That the planning committee resolve to grant permission for the proposed minor material amendments through a variation of conditions 4, 5, 15, 16 and 25 of Hybrid Planning Consent reference 17/0328 pursuant to Section 73 of the Town and Country Planning Act 1990, as amended.

That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters*

*As the planning permission would be re-issued with the grant of planning permission through Section 73 of the Planning Act (variations of condition), the conditions and informatives from the previous consent have been replicated.

Conditions

1. Outline planning – approval of details
2. Reserved Matters Condition
3. Outline planning – time limit
4. Approved documents / drawings
5. Use Class A5 restriction
6. Food retail store size
7. Student accommodation cap
8. Student accommodation use restriction
9. Southern Boulevard
10. Royal Route works
11. Residential parking E01, E02, E03, E05
12. Residential parking use restriction
13. Storage in open areas
14. Existing crossovers
15. Construction tolerances
16. Parapets
17. Student accommodation demand assessment
18. Student management plan
19. Approval of various details
20. Landscape
21. Parking Management Plan (non-event days)
22. Event day parking management plan
23. School parking within Red Car Park
24. Royal Route Works
25. Cycle Routes
26. Delivery Service Plan
27. Construction Logistics Plan
28. Site Management Plan
29. Play and recreation space
30. Accessible rooms/units
31. CT Measures
32. Plant noise
33. Sound insulation between comm and resi
34. Residential noise
35. School noise
36. Vibration
37. Construction Method Statement
38. Air Quality Neutral
39. CHP emissions

40. CHP emission testing
41. NOx from boilers
42. Site investigation
43. Verification report
44. Extract ventilation
45. Drainage works
46. Piling Method Statement
47. Surface Water Drainage Scheme
48. Quality of accommodation
49. Phasing plan
50. Details of communal facilities for residents proposed to be provided for residents of plot W06
51. Any [other] condition(s) considered necessary by the Head of Planning

Informatives

1. Asbestos
2. Protection against back flow
3. Underpinning and public sewers.
4. Measures to minimise groundwater discharge.
5. Trade effluent consent.
6. Polluted discharge into local watercourses
7. Installation of fat trap.
8. CIL phasing.
9. Superstructure.
10. Any [other] informative(s) considered necessary by the Head of Planning

That the Head of Planning is delegated authority to make changes to the wording of the committee's decision (such as to delete, vary or add conditions, informatives, planning obligations or reasons for the decision) prior to the decision being actioned, provided that the Head of Planning is satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the committee nor that such change(s) could reasonably have led to a different decision having been reached by the committee.

That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

This permission, if granted, would also be bound by the Section 106 legal agreement associated with the Hybrid Consent.

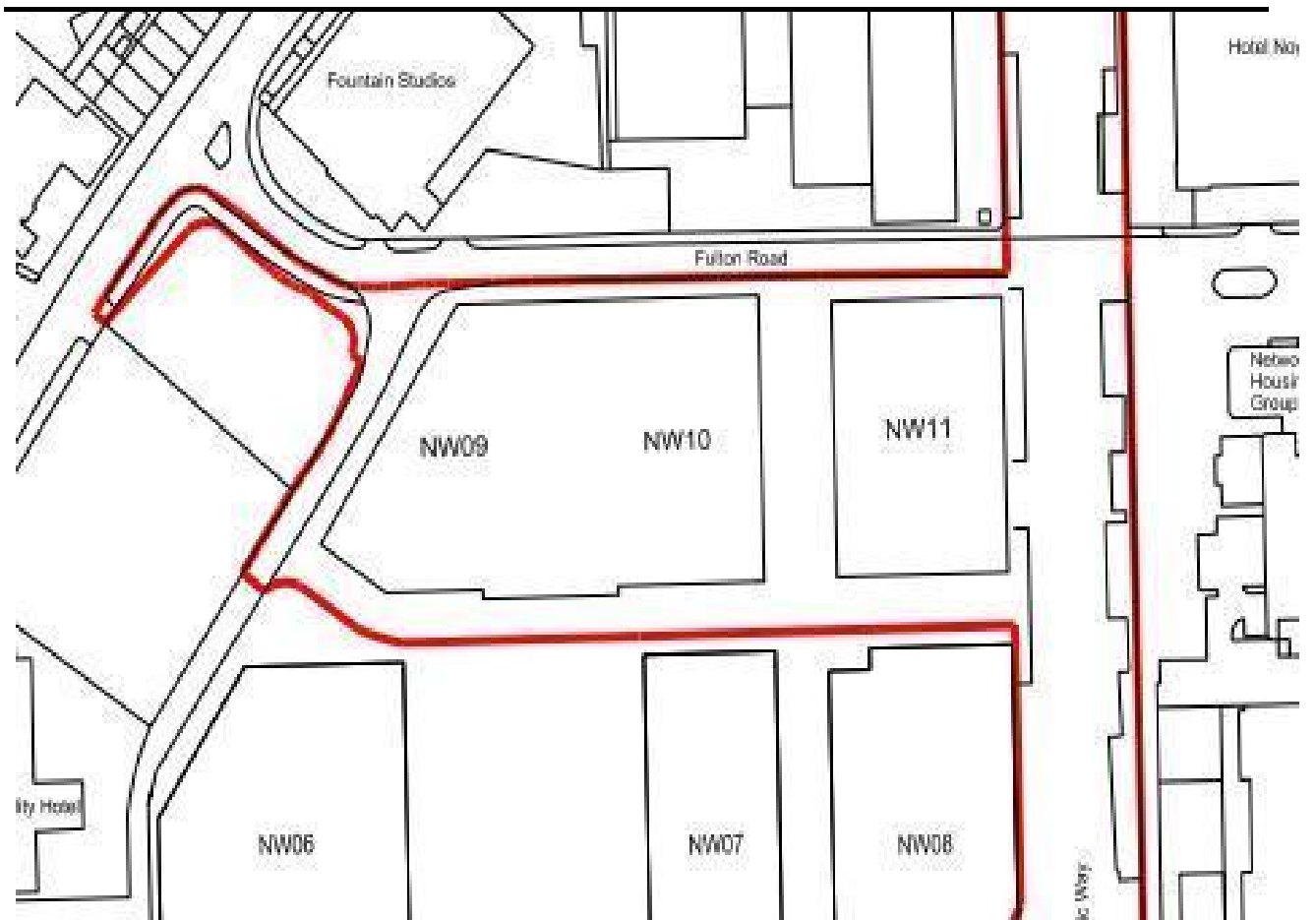
SITE MAP



Planning Committee Map

Site address: Olympic Way and land between Fulton Road and South Way incl. Green Car Park, Wembley Retail Park, 1-11 Rutherford Way, 20-28 Fulton Road, Land south of Fulton Road opp. Stadium Retail Park, land opp. Wembley Hilton, land opp. London Design Outlet

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This map is indicative only.

PROPOSAL IN DETAIL

This Section 73 planning application seeks approval for revisions to Parameter Plans 04-12 and the listing of these replacement plans under revised conditions 4, 5, 15, 16 and 25 of planning permission reference 17/0328. This was a hybrid application for the demolition of existing buildings and the redevelopment of the site to provide up to 160,000sqm of mixed use floorspace and was itself a permission issued under Section 73 as a variation to planning permission ref: 15/5550 (dated 23 December 2016) known as the Wembley Masterplan.

The current application proposes amendments to the parameter plans in relation to Plots NW09, NW10 and NW11.

Whilst the proposed changes to the consented development are material, they do not amount to a fundamental alteration to that granted outline planning permission.

Condition 4 refers to the list of drawings and documents approved through the original planning permission (reference 15/5550). This application proposes minor material amendments to the parameter plans which show the form of plots NW09, NW10 and NW11. The amendments are discussed below. Condition 5 relates to the non-residential uses specified within parameter plan 08. Condition 16 refers to parameter plan 09 (maximum height) and condition 25 relates to cycle routes and refers to parameter plan 11. These parameter plan drawing numbers will change if the minor material amendments are approved and these conditions are therefore proposed to be amended to reflect the new plan numbers.

The key changes for which approval is sought within the current application are:

- Relocation of north-south route through plot further east
- Increase in width of this north-south route by 3.3 metres to 18 metres
- Redistribution of ground floor uses
- Increase in width of certain blocks
- Increase in height of tallest blocks
- Changes to dimensions of the 'shoulder' elements
- Changes to massing of NW11 along Olympic Way
- Changes to design of 'Repton House' within NW09/NW10
- Reduced basement and podium parking provision
- Alteration to form and location of amenity space

The primary aim of the amendments is to realign the two halves of the plot to better relate to the context to the immediate south and to improve the quality of the central space within Plot NW09-11. In addition, an intention of the changes is to reinforce important elements of local townscape.

EXISTING

The hybrid planning permission (the Wembley Park Masterplan, reference 15/5550), relates to 15.9 hectares of previously developed land surrounding Wembley Stadium. The Wembley Park Masterplan includes 16 plots which are located within seven 'character areas'. One of these is the North West Lands Character Area, comprising Plots NW09 and NW10/11.

The site is located within the Wembley Growth Area (Brent Core Strategy), the Wembley Regeneration Area (Wembley Area Action Plan 2015) and the Wembley Opportunity Area (London Plan).

Plots NW09 and NW10/11 are bordered by Fulton Road to the north, Olympic Way to the east, Humphry Repton Lane to the south and Harbutt Road to the west.

SUMMARY OF KEY ISSUES

The key planning issues for Members to consider are set out below. Members will need to balance all of

the planning issues and the objectives of relevant planning policies when making a decision on the application:

Representations Received: No representations were received from the owners/occupiers of neighbouring properties in response to the consultation.

Principle of Development: This has already been established by previous consents. This S73 application proposes to amend the outline consent, as subsequently amended, but is considered to be in material compliance with the principles established under the original outline consent.

Proposed Uses: The suite of uses within the scheme do not change as a result of the proposed amendments. The parameter plans indicate uses within classes A1-A5 (Retail), B1 (Business) and D1 (education/healthcare/community). The upper levels would be in residential use (class C3).

Scale, Layout and Appearance: The scale and layout of the proposed scheme is considered to be acceptable within the context of the surrounding area which comprises relatively tall buildings in a dense urban context. It is considered that the layout of the building and the site would work successfully in providing a design which responds well to its context and offers public realm benefits. The illustrative images indicate a development which is considered to be acceptable in design terms and in keeping with the surrounding area.

Highways: The parking, access and servicing arrangements outlined are considered acceptable.

Nature of proposed application: These changes are proposed as minor material amendments to the previously approved outline consent. The proposals would not result in a change in the nature of uses that are consented. The proposal may potentially allow an uplift in floorspace within Plots NW09, NW10 and NW11. However, it does not affect the total floorspace that can be delivered. The amendments would include an increase in the maximum heights of a number of the buildings across the site. The submission demonstrates that the assessment of impacts evaluated within the Environmental Statement for the original outline consent are not materially affected by the proposed amendments. The proposal is accordingly considered to constitute a minor material amendment to the original outline consent.

RELEVANT SITE HISTORY

10/3032 Granted 24 November 2011 outline planning permission for the redevelopment of the Former Palace of Arts and Palace of Industry Site on Engineers Way, Wembley, the "NW Lands Masterplan". Subsequently reserved matters have been approved to deliver developments (known as the "North West Village") comprising Plots NW01 (ref: 13/2799), and NW06 (ref: 14/4330) which are now completed and Plots NW07 and NW08 (ref: 15/5394) which are under construction, along with associated public realm

15/5550 'Wembley Masterplan' Granted 23/12/2016

A hybrid application for the development of 15.9 hectares of land surrounding Wembley Stadium. The application was a hybrid scheme submitted part in outline with all matters reserved and part in full detail, covering the original plans for a 10 storey car park on plot E05. This development is known as the "Wembley Park Masterplan" presents plans for the comprehensive redevelopment of the area. Within its boundaries are sites included within previous consented outline planning permissions including the 10/3032 NW Lands consent.

Subject to a Deed of Agreement dated 23 December 2016 under Section 106 of the Town and Country Planning Act 1990, as amended

17/0328 Granted 04/05/2017

Variation of some of the conditions of hybrid planning consent 15/5550

Various reserved matters and amendments to the above permissions granted.

17/4877 Granted 12/02/2018 'Boxpark'

Erection of a food and beverage and retail mall to provide restaurant/café, drinking establishment and shop units (use classes A1/A3/A4), an event space (use class D2), external food units (use class A5), ancillary management and storage units, associated servicing areas, provision of cycle parking and placement of signage for a temporary period of 10 years.

CONSULTATIONS

Press Notice: 05/07/2018

Site Notice: 28/06/2018

Public Consultation:

The owners/occupiers of 2102 nearby and neighbouring properties were notified of the development on 26/06/2018. No representations were received from neighbouring residents at the time of writing this report.

External Consultees:

The Greater London Authority – No objection raised.

The Environment Agency – No comments received

Natural England – No response to make on this application.

Network Rail – No comments received.

Transport for London – No comments received.

Wembley Hill Residents Association – No comments received.

Alexandra Court Tenants' & Residents' Association – No comments received.

Chalkhill Residents Association – No comments received.

Wembley National Stadium Ltd – No comments received.

Thames Water Utilities Ltd – No comments received.

London Borough of Hammersmith and Fulham - No objection raised.

London Boroughs of Barnet, Camden, Harrow, Kensington and Chelsea, Westminster – No comments received.

Historic England – No comments received.

Barnhill Residents' Association– No comments received.

Football Supporters' Federation – No comments received.

Level Playing Field – No comments received.

Clive, Betts, Clive Betts MP – No comments received.

Internal Consultees:

Lead Local Flood Authority

No objections

Environmental Health

Document Imaged

Provided the conditions attached to planning approval 15/5550 relating to contaminated land, lighting, noise, air quality and odour/ fume still apply, then have no further comments to make regarding this application.

POLICY CONSIDERATIONS

The Development Plan in force comprises:

Brent LDF Core Strategy 2010

Brent Development Management Policies Document 2016

Wembley Area Action Plan 2015

London Plan (Consolidated with Alterations since 2011) March 2016

The following are also relevant material considerations in the determination of the current application:

Revised NPPF (2018)

Technical Guidance to the National Planning Policy Framework

Planning Practice Guidance (PPG)

London Mayor's Housing Supplementary Planning Guidance (SPG) (2016)

London Mayor's Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance (SPG) (2012)

Brent Supplementary Planning Guidance 17 Design Guide for New Development

Brent Draft Supplementary Planning Guidance 1 Design Guide for New Development

Draft New London Plan (December 2017)

DETAILED CONSIDERATIONS

Context

1. Plots NW09/10 and NW11 are situated in the northern section of the wider North West Lands application site, in Wembley Park. To the north of Plots NW09/10 and NW11 is Fulton Road, beyond which is the Stadium Retail Park. To the east of the plots is Olympic Way. The south of the site is bordered by Humphrey Repton Lane, beyond which are the recently completed buildings of plot NW06, the publicly accessible open space known as Elvin Square Gardens and the two mixed use buildings of plots NW07 and NW08. The west of the plot is bordered by Harbutt Road and beyond this is the student accommodation block known as Grand Felda House.
2. The plot has a high level of prominence due to its location along Olympic Way and its proximity to Wembley Stadium.
3. The site is well served by public transport. Most of the site falls within an area with a PTAL (Public Transport Access Level) rating of 5 (very good), whilst the southern section has a rating of 4.
4. The site is located within the Wembley Growth Area (Brent Core Strategy) and the Wembley Opportunity Area (London Plan) and within the Wembley Regeneration Area (Wembley Area Action Plan).

Land Use

5. The outline planning permission 15/5550 (as amended by 17/0328) sets out maximum levels of floorspace in square metres which may be used for a specified range of uses. The range of land uses proposed for the current scheme is the same as those originally consented. The proposed development would be likely to attract a range of commercial and retail uses, which would add diversity and interest to this town centre site and make a positive contribution to the vitality and viability of this area of Wembley Park.
6. The current proposal would contribute towards the delivery of the wider aims and objectives of the Wembley AAP (the area OAPF) and the delivery of the London Plan OAPF Wembley policy target for 11,000 jobs and a minimum 11,500 new homes across the Opportunity Area. The range of land uses proposed within each section of the current scheme are discussed within the 'Layout and uses of the building' section below.

Key proposed amendments to parameter plans

Relocation of north-south route through plot

7. A key change from the approved massing is the relocation of the north-south route through the plot. The approved parameters for the plots show two main footprints, roughly the same size, which are separated by a north-south route with a width of 14.7m. On the western side is NW09 and on the eastern side are NW10 and NW11.
8. The proposed parameter plan relocates the north-south route, now named 'Weaver Walk North', 30 metres further to the east to align with Weaver Walk South which is between NW07 and NW08 to the south. The primary aim of this is to realign the east and west sections of the plot to better relate to the context to the immediate south. Extending Weaver Walk would create a continuation of the local shopping street running parallel to Olympic Way and help create a critical mass of retail provision to ensure a lively local retail street can be delivered. This reconfiguration would also allow the delivery of NW09/10 and NW11 separately. This would allow NW09/10 to be built at the same time that Boxpark is operational on plot NW11 (under its 10 year temporary planning permission).
9. In addition, Weaver Walk North would be increased in width by 3.3 metres to become 18 metres wide, which would deliver approximately 200m² of extra public realm. Under the new plans, NW09 and NW10 would be on the western side of this street and NW11 would be on its eastern side.
10. The proposals would be broadly along the same building lines as the consented extent, and would achieve minimum 2.5m wide pavements on all streets, and in many places they would exceed this. The plot extent would be pulled out on Humphry Repton Lane to the south by 2.2m but this would still allow a pavement width of 5.9m opposite the northern end of Elvin Gardens.

Redistribution of ground floor uses

11. The approved parameters for the plot show a mix of uses at the lower levels and residential use above. The illustrative use plan layout in the previously approved Design and Access Statement included retail mainly along Olympic Way and employment space dotted around the perimeter of the plot. It also showed homes at ground floor level.
12. The proposed plans do not alter the consented uses shown on the parameter plans. However the illustrative layout has been adjusted to allow for the possible provision of a health centre and/or office space at ground floor level along Harbutt Road, Fulton Road and Humphry Repton Lane. Local needs retail is shown along Weaver Walk and facing south on Humphry Repton Lane, whilst other retail uses are shown along the Olympic Way frontage.
13. The intention of these changes to the block location plans of the proposed parameter plans is to ensure that the active frontage is maximised in each of the plots and that residents and the existing community have suitable retail provision for their needs along Weaver Walk. The health centre/office space would increase activity along the street frontage and deliver the space in one single continuous unit that could link in with the community spaces in NW06 and the leisure centre on Harbutt Road. The family units originally indicated as being provided at ground level would instead be located above ground floor level and would benefit from good levels of privacy and a good outlook over the central garden area.

Increase in width of certain blocks

14. The consented narrow blocks at lower level would be replaced with wider blocks on NW09/10 to match the widths of the taller elements. This would provide apartments overlooking the streets and courtyards, with active commercial uses at ground floor level.

Increase in height of tallest blocks

15. There are no changes proposed to the locations of the tallest buildings as consented. However, the following height changes are proposed:
 - The tallest block within NW09 would be raised by 1m from +96.00 AOD to +97.00 AOD (with a maximum height of +99.80 for the proposed lift overruns/services)
 - The tallest block within NW10 would be raised by 3m from +94.00 AOD to +97.00 AOD (with a

maximum height of +99.80 for the proposed lift overruns/services).

- For NW11, in order to include a higher quality ground level podium space, a 3.1m change to the parameter height is proposed from +76.00m AOD to +79.10m AOD

16. Key townscape views have been tested in the light of the proposed increases in the height of the tallest elements of NW09 and NW10. On balance, it is considered that the proposed increases in heights do not compromise the protected views of Wembley Stadium or materially harm the surrounding townscape. The protected views of Wembley Stadium are discussed in greater detail within this report.

Changes to dimensions of the lower elements

17. The approved parameters for the plots include the majority of the buildings to be of between +47.00 AOD and +49.00 AOD, positioned between the taller elements. These 'shoulder' elements are shown as being narrower in width than the main blocks except for the block on Olympic Way in NW11. The proposed parameters increase the building widths and increase the height of the lower elements of the buildings as follows:

- NW09 (existing parameter +47.0 AOD) to +68.00 AOD, an increase of 21m over the previously consented plans. However, it should be noted that the overall height of the development would only increase by 3m as stated above.
- NW10 (existing parameter +49.0 AOD) to +68.00 AOD, an increase of 19m.
- NW11 (existing parameter +49.0 AOD) to +67.80 AOD, an increase of 18m.

18. The proposal also includes the provision of gaps on the south side of the podium level garden of NW09-10, where it fronts Elvin Gardens.

19. Increasing the building widths and layout would improve the efficiency of these buildings and align them with the adjacent taller blocks to the north so they could benefit from access to the main residential cores and facilities.

20. This arrangement would also allow gaps to be created on the southern edge of plot NW09/10 to allow light into the plot. The raising of the heights to +68.00 AOD in these areas on NW09 and NW10 are considered acceptable given the heights of the surrounding buildings. They have been tested to ensure that this extra height would not have an adverse impact on the proposals or on the surrounding area.

Massing of NW11 along Olympic Way

21. The proposed changes would also include an increase in the height of the lower, southern Olympic Way block on NW11 from +49.00 AOD to +67.80 AOD. This is considered to be acceptable as it would make it more consistent with the heights of other buildings fronting Olympic Way, including the taller element of NW11 to its north and NW08 to its south. It would therefore be in keeping with the other emerging buildings along Olympic Way, and assist in maintaining Olympic Way's key ceremonial character.

Repton House

22. The approved parameters showed a +47.00 AOD continuous bar along the southern edge of the plot facing onto Elvin Gardens. The proposed parameters adjust the continuous bar to create two gaps either side to allow light into the courtyard at podium level. The accommodation has consequently been concentrated within the central portion to create a block that is +60.00 AOD. This building would be called 'Repton House'.

23. The applicants state that this change has been designed to fulfil three main aims:

- To define the edge of the Elvin Gardens public space on its northern side with a building of an appropriate scale for its context and of a high quality design.
- To achieve a high quality residential environment to the courtyard and buildings within the plot itself. The communal space surrounded by the buildings would have a suitable sense of enclosure and privacy. Meanwhile, the gaps on either side of Repton House would increase sunlight levels within this communal area, whilst also allowing views into the site, facilitating interaction between this private area

and the public realm beyond.

- To play a role in place making by creating a mix of different uses and access arrangements and thereby creating activity, interest and animation in this area. The building would activate the public space with commercial ground floor uses, such as cafes and local needs shops, alongside residential entrances. Upper floor uses would assist in providing passive surveillance.

Parking

24. The approved parameters for the plot show a basement car park under the three plots and a podium level car park in both NW09 and NW10-11. The proposed parameter plans omit the basement car park under Plot NW09/10, although basement parking is retained under NW11. Meanwhile, the podium car park is retained in NW09/10 but omitted from NW11. The reduced parking provision proposed for this plot reflects its highly accessible location. In these circumstances, less space is required for parking above ground and below ground.

Alteration to form and location of amenity space

25. The approved parameters showed the amenity space for the development provided by two courtyard areas - one within plot NW09 and the other within plot NW10/11 - in addition to a long roof terrace along the Olympic Way side of the site.
26. The proposed parameters adjust the form and location of the amenity space so that one larger podium courtyard would be created on NW09/10. This would create a 'critical mass' of amenity space as well as providing enough amenity space for each plot. NW11 would be linked to these landscaped gardens via a bridge link across Weaver Walk. The reconfigured private landscaped space on NW09/10 would have an improved visual connection with the public landscaped space of Elvin Gardens to the south.
27. This change has been introduced owing to the relocation of the north-south route, which means that NW10 is now connected to NW09. The key benefit of this change is that a larger amenity space would be created, similar to that within nearby plot NW01, whose buildings surround a large, central, landscaped area. Under the revised plans, each plot within the development would have direct access to the communal amenity space.

Changes to parameter plans

28. This application seeks approval for the following revised Parameter Plans:

Parameter Plan 04: Proposed Ground and Podium Levels
Parameter Plan 05: Proposed Maximum Plot Extent
Parameter Plan 06: Proposed Extent of Parking and Servicing Areas at Ground and above Ground Levels
Parameter Plan 07: Access and Circulation
Parameter Plan 08: Proposed Uses
Parameter Plan 09: Proposed Heights
Parameter Plan 10: Proposed Critical Dimensions
Parameter Plan 11: Proposed Public Realm and Open Space at Ground Level
Parameter Plan 12: Proposed Open Space at Upper Levels

Layout and uses, Landscaping and Trees, Scale and Appearance

Layout of the site

29. Under the proposed amendments, the north-south route - 'Weaver Walk North' - would be relocated 30 metres further to the east to align with Weaver Walk South which runs between NW07 and NW08 to the south. This would improve the physical and visual permeability through the area. It would also help create a critical mass of retail provision and enhance the vitality and attractiveness of this route which runs parallel to Olympic Way.
30. Weaver Walk North would be increased in width by 3.3 metres to become 18 metres wide, which would

deliver approximately 200m² of extra public realm over the parameter plans previously approved.

31. Another main layout change is the introduction of a taller, but narrower block at the southern edge of plot NW09/NW10 facing onto Elvin Square Gardens to replace the lower but wider continuous bar which featured in the previously consented scheme. This building would provide a focal point at the perimeter of this development and it is considered an acceptable alteration to the form of the development in this part of the site.
32. In terms of accessibility, the site as a whole would be surrounded by publicly accessible routes, with service and access points mainly along the northern and western edges of the site. The area along the southern edge of the site would predominantly be a pedestrian and landscaping zone.
33. Policy WEM7 also adds that active ground floor uses either side of Olympic Way are sought. The current proposals feature active ground floor uses along the Olympic Way frontage and across the scheme.

Uses within the buildings

34. The parameter plans indicate a parking and servicing area below ground within NW11 but no other basement uses.
35. The range of authorised uses for the ground floors of all three plots within the development are A1-A5 (Retail), B1 (commercial) and D1 (education/healthcare/community uses). The upper floors would be in residential use (class C3). The Design and Access Statement submitted with this application shows a proposed redistribution of ground floor uses. These indicate the provision of a health centre/office space at ground floor level around the western frontages of the plot, with different types of retail provision focussed around the southern edge fronting Humphry Repton Lane and along the Weaver Walk North and the Olympic Way frontages. This indicative configuration is considered acceptable and would ensure good levels of activity across all the frontages of the site.

Relationship to Wembley Masterplan hybrid consent

36. Taking into account the new footprint of the proposed development, the overall building heights and typical floor to ceiling heights, the proposed parameter plans would allow for an increase in useable floorspace within Plots NW09, 10 and 11 compared to the approved parameter plans. However, the overall floorspace that can be provided within the Wembley Masterplan site as a whole would not increase as a result of the proposal. The detailed design of the scheme would be fully assessed through a Reserved Matters application, and the compliance of the scheme with the Masterplan floorspace limits would also be fully assessed at that stage. It is considered that a detailed scheme could be designed which would have an acceptable impact on the environment, the local area and the amenities of neighbouring residents, in accordance with the proposed amendments to the parameter plans.

Landscaping and Trees

37. The proposed parameters adjust the form and location of the amenity space so that one larger podium courtyard would be created on NW09-10. NW11 would be linked to these landscaped gardens via a bridge link across Weaver Walk. A number of roof gardens would provide additional amenity space. Children's playspace would be provided both within the central communal garden in plot NW09/10 and within the lower, western element of NW11, adjacent to Weaver Walk North.
38. A number of trees are proposed around the perimeter of the site which would help soften the appearance of the new buildings within street level views.
39. These works include a continuation of the tree planting scheme which has already been introduced further north along Olympic Way, featuring pairs of trees planted on opposite sides of Olympic Way forming an avenue of tree species from around the world.
40. In addition to on site amenity space, the development site is directly opposite Elvin Square Gardens to the south, the publicly accessible open space positioned between buildings NW06 and NW07/08 and a 7 acre park is also due to be delivered in stages on either side of Engineers Way, to the north east of the stadium, which would only be a few minutes' walk from the application site. In these circumstances, the amount and distribution of private and public realm landscaping indicated on the submitted plans is considered acceptable in principle.

Scale

41. The locations of the tallest buildings have not changed between the previously consented and the proposed plans. The Application Site is within the area defined as being 'appropriate' for tall buildings on Map 4.4 within the Wembley Area Action Plan 2015. Policy WEM7 states that development on Olympic Way must be carefully designed and scaled to respect the predominance of Wembley Stadium and its arch. As discussed below, a views assessment shows the impact of the proposals on Wembley Stadium and its arch, in conjunction with previously consented schemes.
42. The approved parameter plans indicate that the tallest elements of the scheme would all be towards the northern boundary of the site, adjacent to Fulton Road. Maximum heights AOD are proposed to be raised by 1m from +96.00 AOD to +97.00 AOD for the block within NW09. The tallest block within NW10 would be raised by 3m from +94.00 AOD to +97.00 AOD and the tallest element within NW11 would be raised 3.1m from +76.00m AOD to +79.10m AOD.
43. These heights would be comparable to the heights of neighbouring buildings and are small increases within the context.
44. In views towards NW11 from the north, whilst approaching the stadium along Olympic Way, the two taller elements of NW11 would be seen in front of NW08 and W03 and are considered to be of an appropriate height within this context. Additionally, they would contribute towards the formation of a processional route towards the stadium along Olympic Way. The tallest blocks within NW09 and NW10 are also considered appropriate within this urban context which is characterised by multiple buildings of a comparable height, meaning that the buildings would not appear unduly tall or incongruous.
45. The podium level of plot NW09/NW10 would be 38.1m AOD, whilst the podium level for NW11 would be 42.0m AOD. This is similar to the podium levels of consented plots NW08 and NW04 to the south of the application site.
46. The taller elements of NW11 would be set back from Olympic Way behind the lower level street frontage section of the building, echoing the design of NW08 to its immediate south, whose tallest elements are set back from Olympic Way in a similar way.

Appearance

47. Illustrative views have been submitted with the application, showing 'Repton House' and its surroundings. However, full details of the appearance of the buildings and the public realm areas would need to be submitted for approval at Reserved Matters stage and the materials proposed would need to be approved through a condition discharge planning application.
48. The height and length of the proposed buildings would be comparable to that of other developments in the vicinity, so it is not considered that the development would appear unduly bulky or incongruous in views from the surrounding area. Tree planting would help soften the impact of the development in street level views. This would include part of the new avenue of trees recently planted along Olympic Way which would run alongside the Olympic Way edge of the development.

Views, including protected views

49. Policy WEM 5 of the Wembley Area Action Plan 2015 states that tall buildings will be acceptable where they can demonstrate the highest architectural quality, and that where they are proposed, the submission of a key views assessment will need to accompany planning applications. Map 4.4 identifies areas as 'appropriate' for and 'sensitive to tall buildings'. The Application Site is within the area defined as being appropriate for tall buildings. Policy WEM 6 defines protected views of the Stadium, relevant for the consideration of tall building proposals. Policy WEM7 states that development on Olympic Way must be carefully designed and scaled to respect the predominance of Wembley Stadium and its arch.
50. A series of images has been submitted with the application which indicate the impact on views to the Stadium from the protected and other viewpoints, including those along Olympic Way. The increase in height on the taller elements of NW09, NW10 and NW11 would be discernible in closer AAP views along Olympic Way. In AAP6 from Wembley Park Station, the top of NW11 would slightly obscure more of the Stadium Arch and would infill an additional small proportion of the space between the roof of the stadium and its arch, compared to the previously consented scheme. However, moving south from there, at viewpoint AAP7 on Bobby Moore Bridge, there would be no additional obscuration of the Arch and,

overall, the formal character of the Olympic Way views, and the symmetrical appearance of the arch in this important approach view would be maintained.

51. The increase proposed to the taller elements of NW09 and NW10 would also be most evident in AAP6 from Wembley Park Station, however the difference between the proposed and consented heights is small and the proposed taller elements of NW09 and NW10 would be set well to the right of the stadium arch. The changes to the lower blocks would not have any impact on the predominance of Wembley Stadium and its arch.
52. The proposed changes to the lower blocks would be evident in local views towards the site, such as along Olympic Way, Fulton Road and Harbutt Road. However, the increased heights of these lower blocks would reflect the massing and character of the taller elements to the south on Plots NW06, NW07 and NW08 and so it is not considered that they would look incongruous or unduly overbearing.
53. In all of the generated views submitted, the visible part of the arch would retain its broadly symmetrical appearance and the formal and balanced composition of the Olympic Way approach to the stadium would be maintained. Whilst the current proposals would slightly reduce the amount of the arch that is visible at present, this is not significantly more than the degree to which the Barratt and Unite housing schemes on the eastern side of Olympic Way infringe on the view of the arch from Olympic Way and it is considered that the proportion of the arch and the space between the roof of the stadium and the arch, that would still be visible would maintain an acceptable level of prominence for the National Stadium.
54. With regard to distant views, the marginally increased heights of the taller elements would not be noticeable in the distant AAP View 1 from Barn Hill or in AAP View 2 from Elmwood Park, Sudbury. Although the buildings would be visible on the horizon, due to their distance from these viewing points, the difference between the consented and proposed parameters in these distant views would not be noticed. The overall character of the view and the prominence of the landmark Stadium and arch would remain the same. It is therefore considered that in relation to the amended scheme, there would be no significant difference in effects on distant views compared to the consented development.

Daylight and Sunlight considerations

55. The revisions to Plots NW09/10 and NW11 have been assessed in relation to internal daylighting levels. The assessment checks compliance with British Standard 8206 minimum criteria for internal daylighting, set at 1.0% for bedrooms, 1.5% for living rooms and 2% for non-internal kitchens.
56. Grand Felda House is student accommodation located to the east of the application site between Harbutt Road and Empire Way. This accommodation has been assessed in the standard way for student accommodation by checking the internal daylight availability with average daylight factors. The results show that all the student accommodation will maintain internal daylighting at above the Average Daylight Factor levels mentioned above.
57. The residential units within NW06, NW07 and NW08 to the south of plots NW09, 10 and 11 have also been tested. Plot NW06 is complete and plots NW07 and NW08 are currently under construction. The results show that those windows and rooms facing plots NW09 and 10 will have altered levels of daylight from those approved. However the buildings will retain a percentage of compliant rooms of 96.83% for NW06 and 93% for NW07/NW08. The latter falls marginally below the 95% target, but the reduction is due mainly to a small number of bedrooms falling marginally below the 1:00% criteria. This marginal shortfall is considered acceptable in this relatively densely developed urban context.
58. The approved Development Specification commits that 50% of the proposed amenity areas will achieve two hours of sunlight on March 21st. The assessments show that 51.62% of the revised proposed amenity space will be able to receive at least 2 hours of sunlight on 21st March which therefore complies with this minimum requirement.
59. As assessment was also carried out in relation to internal daylight and sunlight levels for rooms within the proposed buildings on plot NW09 and NW10. The results of this assessment show a total combined pass rate of 96.11%, with block A having a 98.93% pass rate, block B a 94.87% pass rate and block C a 87.5% pass rate. While it is acknowledged there are a small number of isolated proposed windows which fail to meet the BRE guidance, these failures are marginal and it is considered that the proposed rooms would still have adequate access to both daylight and sunlight.

60. In view of the findings of the Daylight and Sunlight reports submitted with this application, it is considered that the revised scheme based on the amended parameter plans would have an acceptable impact on the amenity of existing and future residents of nearby residential properties in terms of daylight and sunlight measures. Residents of the proposed units would also enjoy adequate daylight and sunlight levels overall. Although some rooms do fall below desired standards, again this shortfall is considered acceptable in this relatively densely developed urban context.

Noise

61. The impact of the proposed amended scheme on existing and future neighbouring residents would be assessed at Reserved Matters stage and through the discharge of planning conditions attached to the original outline planning consent (15/5550).

Wind Microclimate

62. A boundary layer wind tunnel study has been carried out to inform the pedestrian wind environment expected to result from the proposed changes to the Parameter Plans for plot NW09/10 and 11. The study has provided an assessment of the wind microclimate in terms of accepted, industry standard, pedestrian comfort and safety criteria and has assessed the suitability for planned and current usage.
63. Soft landscaping has been considered as set-out within the approved Development Specification and proposed Parameter Plans for tree planting at ground level, where the number of trees and zones for tree positions have been identified, and additionally via consents for surrounding plots. The assessment concludes that:
- Wind conditions within the North West Lands NW09, NW10 and NW11 Proposed Development are suitable for the proposed uses.
 - Elsewhere within the wider surrounding area, conditions are generally suitable for comfortable pedestrian thoroughfare, for ingress and egress at entrances, and for sedentary activity, as appropriate.
 - There are no material differences between the effects of the consented development and proposed development.
64. The report takes into account future landscaping plans which incorporate wind mitigation measures and concludes that with the introduction of the proposed development, wind conditions would remain suitable at all locations, both in terms of pedestrian safety and pedestrian comfort, for their intended uses.

Highways and Transportation

65. A parking podium and service yard, accessed via Fulton Road, is proposed from the north boundary of NW09-10. Changes therefore include the provision of vehicular access points from Fulton Road as reflected in the updated parameter plans. Additional servicing bays will be proposed to be located on Fulton Road, Harbutt Road and Humphrey Repton Lane.
66. Fulton Road is a local access road and bus route. Parking and loading are prohibited at all times. The relocation of the north-south street through the site will align it with Weaver Walk to the south, which is currently in the process of being constructed. By aligning the two routes to provide a straight local shopping street between Engineers Way and Fulton Road parallel with Olympic Way, legibility and wayfinding through the area will be improved. The street will also be increased from its original minimum width of 14.7m to 18m, which is welcomed in terms of increasing public space along the route.
67. The proposed changes also remove the originally approved basement parking from Plots NW09 and NW10 together with the podium parking from the eastern plot (NW11), leaving just a level of podium parking within Plots NW09 and NW10 and basement parking for NW11. The consequent reduction in off-street parking is welcomed in principle, with the development being subject to a 'car-free' agreement to prevent residents from obtaining parking permits within the existing Stadium event-day CPZ or any future year-round CPZ. The development also provides funding to extend CPZ's coverage in the area.
68. There are no transportation concerns with the increased height of certain parts of these buildings, but adequate headroom (at least 4.8m) will need to be retained beneath the proposed bridge link over the shopping street to retain access for service and emergency vehicles.

Environmental Impact Assessment

69. A Supplementary Environmental Statement has been submitted with this application in which the proposed changes to the Parameter Plans are reviewed and audited against the findings of the original Environmental Statement of 2015 and the Supplementary Environmental Statement of 2017 to establish whether further environmental information is required under the EIA Regulations.
70. In respect of construction related effects, the review has concluded that the assessment of these impacts are completely unaffected by the revisions to Plots NW09/10 and NW11. Moreover, all the measures related to the mitigation of construction impacts remain a suitable and appropriate basis for securing the mitigation measures identified in the 2015 ES.
71. With regard to the impacts of the completed development, the effects related to ground conditions and contamination, water resources, ecology, archaeology, transport, socio-economics, air quality and noise are not influenced by detailed design matters of the nature of the proposed changes. Visual effects, wind effects and daylight and sunlight effects are related to massing and form. However, the assessment of the Proposed Development concludes that the scale of the proposed changes, would not materially affect the assessments carried out or the mitigation measures laid out in the 2015 ES.
72. For these reasons, it is concluded that the mitigation measures to be secured by planning conditions and/or S106 obligations remain robust and no changes are required to any of the conditions attached to outline planning permission 15/5550 as amended by 17/0328 in order to secure further mitigation measures.

Other matters

73. The implications of the proposal in relation to matters such as groundwater, soils and contamination, water resources, flood risk, archaeology, ecology, acoustics, demolition and construction, safety and security considerations, local employment opportunities and cycle parking would all be assessed at Reserved Matters stage, through the discharge of planning conditions attached to the original Masterplan planning consent (15/5550) and by assessment in relation to S106 obligations, and amendments would be sought as necessary.

CIL

74. Once individual sites benefit from detailed approval, they will become CIL liable.

Conclusion

75. The proposed minor material amendments to the previously approved parameters plans would enable a revised scheme to be delivered which would provide a number of benefits over the originally approved outline plans. The proposed amended scheme is considered to be in keeping with the vision for how development in the Wembley regeneration area is to take place, and would introduce activity and vitality in this area that responds appropriately to the vision for Olympic Way and the wider surrounding area. Based on the illustrative images, the building design would deliver an interesting and contemporary scheme to this prominent site, the final quality of which would be secured through the submission of detailed plans at Reserved Matters stage and the approval of appropriate materials through condition.
76. The revised scheme accords with the relevant planning policies and guidance and it is therefore recommended that the proposed minor material amendments set out within this Section 73 planning application are approved.

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: 18/2214

I refer to your application dated **08/06/2018** proposing the following:

Minor Material Amendment to vary parameter plans 04-12 and the listing of these replacement plans under revised conditions 4, 5, 15, 16 and 25 of hybrid planning permission reference 17/0328 (dated 26 May 2017) which granted minor material amendments to hybrid planning permission reference 15/5550 which comprises the demolition of existing buildings and redevelopment of the site to provide up to 420,000 sqm (gross external area) of mixed use floorspace. (See previous application record for full description of development).

The minor material changes sought comprise an increase in the width of the previously approved north-south route between NW09 and NW10/NW11 and its relocation 30 metres further to the east in between NW09/NW10 and NW11, alterations to the block forms of NW09/NW10 and NW11 with an increase in height of elements of blocks NW09/10 and NW11 as a result of the updated layout, changes to car parking arrangements, introduction of bridge link connecting the landscaped gardens of NW09/10 and NW11 and other associated alterations.

and accompanied by plans or documents listed here:
Please see condition 4.

at Olympic Way and land between Fulton Road and South Way incl. Green Car Park, Wembley Retail Park, 1-11 Rutherford Way, 20-28 Fulton Road, Land south of Fulton Road opp. Stadium Retail Park, land opp. Wembley Hilton, land opp. London Design Outlet

The Council of the London Borough of Brent, the Local Planning Authority, hereby **GRANT** permission for the reasons and subject to the conditions set out on the attached Schedule B.

Date: 03/08/2018

Signature:

Alice Lester

Head of Planning, Transport and Licensing

Notes

1. Your attention is drawn to Schedule A of this notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations or under any enactment other than the Town and Country Planning Act 1990.

SUMMARY OF REASONS FOR APPROVAL

- 1 The proposed development is in general accordance with the:
Revised Planning Policy Framework 2018
London Plan consolidated with alterations since 2011 (March 2016)
Brent Local Plan Development Management Policies 2016
Brent Local Development Framework Core Strategy 2010
Wembley Area Action Plan 2015

- 1 The relevant part of the development as hereby permitted shall not commence until the Reserved Matters of the relevant part of the proposed development have been submitted to and approved in writing by the Local Planning Authority and that part of the development shall be carried out and completed in all respects in material compliance with the details so approved before the building(s) are occupied. Such details shall include:-
 - i) Layout;
 - ii) Scale;
 - iii) Appearance;
 - iv) Access;
 - v) Landscaping.

Reason: These details are required to ensure that a satisfactory development is achieved.

- 2 All applications for Reserved Matters pursuant to Condition No. 1 shall be made to the Local Planning Authority, before the expiration of 15 years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 and since a period of 15 years is considered to be a reasonable time limit in view of the extent and timescale of the proposal.

- 3 The development to which this permission relates shall begin not later than whichever is the later of the following dates: (a) the expiration of three years from the date of this outline planning permission or (b) the expiration of two years from the date of approval for the final approval of reserved matters, or in the case of different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

- 4 The development hereby permitted shall be carried out in material compliance with the following approved drawing(s) and/or document(s):

OUTLINE

A-00-001 Parameter Plan 01: Site Location Plan 1:1250 A0
 A-00-002 Parameter Plan 02: Extent of Reserved Matters 1:1250 A0
 A-00-003 Parameter Plan 03: Existing Ground Levels 1:1250 A0
 A-00-004 Rev 3 Parameter Plan 04: Proposed Ground and Podium Levels*
 A-00-005 Rev 3 Parameter Plan 05: Proposed Maximum Plot Extent*
 A-00-006 Rev 3 Parameter Plan 06: Proposed Extent of Parking and Servicing Areas at Ground and above Ground Levels*
 70033690-SK-030 Rev D Parameter Plan 07: Access and Circulation*
 A-00-008 Rev 3 Parameter Plan 08: Proposed Uses 1:1250 A0*
 A-00-009 Rev 4 Parameter Plan 09: Proposed Heights 1:1250 A0*
 A-00-010 Rev 3 Parameter Plan 10: Proposed Critical Dimensions 1:1250 A0*
 1312-HED-SW-ZZ-DR-L-1801 P02 Parameter Plan 11: Proposed Public Realm and Open

Space at Ground Level*

1312-HED-SW-ZZ-DR-L-1802 P02 Parameter Plan 12 – Proposed Open Space at Upper Levels*

3964-LPR-PL-LDA-DGA-013 Rev A Parameter Plan 13: Tree Removal Plan

Development Specification Wembley Park Masterplan dated November 2015

Wembley Park Masterplan Design and Access Statement dated 30 November 2015

RESERVED MATTERS PLANS FOR PLOT W06

WBL-CPA-W06-RF-DR-A-0101 Site Location Plan 1:1250 A1

WBL-CPA-W06-RF-DR-A-0102 Site Location Plan showing Plots within Outline Planning Permission 1:1250 A1

WBL-CPA-W06-ZZ-DR-A-0110 Existing Site Plan 1:250 A1

WBL-CPA-W06-01-DR-A-0202 First Floor Plan Proposed 1:200 A1

WBL-CPA-W06A-01-DR-A-0222 First Floor Plan Proposed 1:100 A1

WBL-CPA-W06A-02-DR-A-0223 Second Floor Plan Proposed 1:100 A1

WBL-CPA-W06A-03-DR-A-0224 Third Floor Plan Proposed 1:100 A1

WBL-CPA-W06A-04-DR-A-0225 Fourth Floor Plan Proposed 1:100 A1

WBL-CPA-W06A-05-DR-A-0226 Fifth Floor Plan Proposed 1:100 A1

WBL-CPA-W06A-06-DR-A-0227 Sixth Floor Plan Proposed 1:100 A1

WBL-CPA-W06A-07-DR-A-0228 Seventh Floor Plan Proposed 1:100 A1

WBL-CPA-W06A-08-DR-A-0229 Eighth Floor Plan Proposed 1:100 A1

WBL-CPA-W06A-09-DR-A-0230 Roof Plant Plan Proposed 1:100 A1

WBL-CPA-W06A-GF-DR-A-0220 Ground Floor Plan Proposed 1:100 A1

WBL-CPA-W06A-MZ-DR-A-0221 Mezzanine Floor Plan Proposed 1:100 A1

WBL-CPA-W06A-RF-DR-A-0231 Roof Plan Proposed 1:100 A1

WBL-CPA-W06B-01-DR-A-0242 First Floor Plan Proposed 1:100 A1

WBL-CPA-W06B-02-DR-A-0243 Second Floor Plan Proposed 1:100 A1

WBL-CPA-W06B-03-DR-A-0244 Third Floor Plan Proposed 1:100 A1

WBL-CPA-W06B-04-DR-A-0245 Fourth Floor Plan Proposed 1:100 A1

WBL-CPA-W06B-05-DR-A-0246 Fifth Floor Plan Proposed 1:100 A1

WBL-CPA-W06B-06-DR-A-0247 Sixth Floor Plan Proposed 1:100 A1

WBL-CPA-W06B-07-DR-A-0248 Seventh Floor Plan Proposed 1:100 A1

WBL-CPA-W06B-08-DR-A-0249 Eighth Floor Plan Proposed 1:100 A1

WBL-CPA-W06B-09-DR-A-0250 Ninth Floor Plan Proposed 1:100 A1

WBL-CPA-W06B-10-DR-A-0251 Tenth Floor Plan Proposed 1:100 A1

WBL-CPA-W06B-11-DR-A-0252 Eleventh Floor Plan Proposed 1:100 A1

WBL-CPA-W06B-12-DR-A-0253 Roof Terrace Plan Proposed 1:100 A1

WBL-CPA-W06B-ZZ-B1-DR-A-0255 Basement Floor Plan Proposed 1:100 A1

WBL-CPA-W06B-GF-DR-A-0240 Ground Floor Plan Proposed 1:100 A1

WBL-CPA-W06B-MZ-DR-A-0241 Mezzanine Floor Plan Proposed 1:100 A1

WBL-CPA-W06B-RF-DR-A-0254 Roof Plan Proposed 1:100 A1

WBL-CPA-W06B-ZZ-DR-A-0800 Studio – 1B1P – A1 – Flat Plan A3

WBL-CPA-W06B-ZZ-DR-A-0801 Studio – 1B1P – A2 – Flat Plan A3

WBL-CPA-W06B-ZZ-DR-A-0810 One Bed – 1B2P – A1 – Flat Plan A3

WBL-CPA-W06B-ZZ-DR-A-0811 One Bed – 1B2P – A2 – Flat Plan A3

WBL-CPA-W06B-ZZ-DR-A-0820 Two Bed – 2B4P – A1 – Flat Plan A3

WBL-CPA-W06B-ZZ-DR-A-0821 Two Bed – 2B4P – B1 – Flat Plan A3

WBL-CPA-W06B-ZZ-DR-A-0822 Two Bed – 2B4P – B2 – Flat Plan A3

WBL-CPA-W06B-ZZ-DR-A-0823 Two Bed – 2B4P – C1 – Flat Plan A3

WBL-CPA-W06B-ZZ-DR-A-0830 Three Bed – 3B6P – A1 – Flat Plan A3

WBL-CPA-W06B-ZZ-DR-A-0831 Three Bed – 3B6P – B1 – Flat Plan A3

WBL-CPA-W06B-ZZ-DR-A-0840 Four Bed – 4B6P – A1 – Flat Plan A3

WBL-CPA-W06-GF-A-0200 Rev Ground Floor Plan Proposed 1:200 A1

WBL-CPA-W06-MZ-DR-A-0201 Mezzanine Floor Plan Proposed 1:200 A1

WBL-CPA-W06-RF-DR-A-0204 Roof Plan Proposed 1:200 A1

WBL-CPA-W06-ZZ-DR-A-0203 Typical Floor Plan Proposed 1:200 A1

WBL-CPA-W06A-ZZ-DR-A-0620 Wembley Boulevard Elevation 1:100 A1

WBL-CPA-W06A-ZZ-DR-A-0621 Perimeter Way West Elevation 1:100 A1
 WBL-CPA-W06A-ZZ-DR-A-0622 Elevation Proposed 1:100 A1
 WBL-CPA-W06A-ZZ-DR-A-0623 South West Elevation Proposed 1:100 A1
 WBL-CPA-W06B-ZZ-DR-A-0640 Wembley Park Boulevard Elevation Proposed 1:100 A1
 WBL-CPA-W06B-ZZ-DR-A-0641 Perimeter Way West Elevation Proposed 1:100 A1
 WBL-CPA-W06B-ZZ-DR-A-0642 Elevation Proposed 1:100 A1
 WBL-CPA-W06B-ZZ-DR-A-0643 Elevation Proposed 1:100 A1
 WBL-CPA-W06-ZZ-DR-A-0600 Wembley Park Boulevard Elevation Proposed 1:200 A1
 WBL-CPA-W06-ZZ-DR-A-0601 Perimeter Way West Elevation Proposed 1:200 A1
 WBL-CPA-W06A-ZZ-DR-A-0720 Cross Section A Proposed 1:100 A1
 WBL-CPA-W06A-ZZ-DR-A-0721 Cross Section B Proposed 1:100 A1
 WBL-CPA-W06B-ZZ-DR-A-0740 Cross Section A Proposed 1:100 A1
 WBL-CPA-W06B-ZZ-DR-A-0741 Cross Section B Proposed 1:100 A1
 WBL-CPA-W06-ZZ-DR-A-0700 Site Cross Section Proposed 1:200 A1
 WBL-FBK-W06-01-DR-L-100 REV P1 Level 01 – Roof Terrace Colour Landscape Plan 1:200 A1
 WBL-FBK-W06-12-DR-L-100 REV P1 Level 12 – Roof Terrace Colour Landscape Plan 1:200 A1
 WBL-FBK-W06-GF-DR-L-100 REV P1 Ground Floor – Landscape Colour Masterplan 1:200 A1
 Swept Path Analysis 4740-ATR-005 A 1:250 A3

RESERVED MATTERS PLANS FOR PLOT E05

3554-01-802 Proposed Site Plan 1:500 A0
 3554-02-800 PL Ground Floor Plan Coach Parking 1:200 A0
 3554-02-801 PL Mezz Floor Plan 1:200 A0
 3554-02-802 PL First Floor Plan Residential Parking 1:200 A0
 3554-02-803 PL Second Floor Plan Accessible Parking 1:200 A0
 3554-02-804 PL Third Floor Plan Premium Club 1:200 A0
 3554-02-805 PL Fourth to Eight Floor Plan Standard Parking 1:200 A0
 3554-02-810 PL Ninth Floor Plan Standard Parking 1:200 A0
 3554-02-811 PL Roof Plan Parking 1:200 A0
 3554-04-800 PL East and West Elevations 1:200 A0
 3554-04-801 PL North and South Elevations 1:200 A0
 3554-04-810 PL Sections 1 and 2 1:200 A0
 4797_PL_004 Proposed Landscape Plan 1:200 A0 A
 4797_PL_005 Landscape Site Sections 1:200 A1 A
 Blue MSCP: Façade Design Parameters

SUPPORTING DOCUMENTS

Environmental Statement Wembley Park Masterplan dated November 2015
 Planning Statement Wembley Park Masterplan dated November 2015
 Wembley Park Masterplan Sustainability Statement Revision 03 Dated 30 November 2015
 Wembley Park Masterplan Energy Statement Revision 03 Dated 30 November 2015
 Regeneration Statement - Wembley Park Masterplan
 Wembley Masterplan Operational Waste Management Strategy Dated 30 November 2015
 Wembley Masterplan Site Waste Management Plan Revision 01 Dated 26 November 2015
 Wembley Park Masterplan Statement of Community Involvement
 Wembley Park Masterplan Utilities Strategy Revision 02 Dated 30 November 2015
 Tree Constraints Report: Wembley Masterplan dated 6 October 2015

Design and Access Statement Prepared in support of Section 73 application relating to Planning Permission 15/5550 dated 02/07/18*
 Supplementary Environmental Statement dated July 2018*

* these drawings and documents are those which differ from those approved through outline planning consent reference 15/5550 as amended by 17/0328.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 5 The plots or parts of plots denoted as optional use A1-A5 within drawing A-00-008 Rev 3 shall only be used for purposes within Use Class A1, A2, A3 and A4.

Reason: In the interest of proper planning, as the description of development did not refer to use class A5.

- 6 No individual retail unit with a floorspace in excess of 2,000 square metres (Gross External Area) within the development hereby approved shall be used for food retailing.

Reason: Sequentially preferable sites are identified in the Wembley Area Action Plan.

- 7 The number of rooms of Student Accommodation that may be delivered pursuant to this consent shall not exceed 361 unless an alternative number of rooms is submitted to and approved in writing by the Local Planning Authority, such amount not to exceed the proportion of student accommodation set out within Policy WEM 23 of the Wembley Area Action Plan 2015 or the maximum floorspace set out within the description of development.

Reason: To ensure a mixed and balanced community and to ensure that the delivery of student housing does not affect the delivery of conventional housing against the Council's housing targets

- 8 The student accommodation hereby approved shall not be occupied for a period of more than 13 weeks in any year other than by Students. For the purpose of this condition, Students are defined as any person enrolled on a full time UK accredited and based further education course at a recognised higher education institution for not less than 80 % of the course time unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the accommodation meets an identified need and contributes towards a balanced community.

- 9 The development within Plot W10 shall not be occupied unless the adjoining element of the "Boulevard", between Royal Route and South Way (as detailed within planning application reference 15/3599 or any subsequent consent which includes the construction of this element of the Boulevard) has been completed in full unless a programme of works has been submitted to and approved in writing by the Local Planning Authority and the works are completed in full accordance with that programme.

Reason: In the interest of the character and appearance of the Boulevard

- 10 The works to Royal Route, its structure and to the ground levels and surface treatments under Royal Route shall be completed in full prior to earlier of first occupation of the development within: Plots W08; W10; or the proposed hotel within the site of application reference 15/3599 (or any subsequent application for the redevelopment of this part of that site) unless a programme of works has been submitted to and approved in writing by the Local Planning Authority and the works are completed in full accordance with that programme.

Reason: In the interest of the streetscene, design and appearance of the area, legibility and permeability for pedestrians and cyclists.

- 11 Residential car parking shall not be provided within Plots E01, E02, E03 or E05 unless details of alternative accesses that do not conflict with stadium vehicular or crowd flows have been submitted to and approved in writing by the Local Planning Authority and those details have been implemented in full.

Reason: In the interest of highway flow and safety, as residential car parking within these plots may result in increases in the egress time during Stadium events for the Blue Car Park hereby approved, and may result in potential conflict between pedestrians and vehicles along Perimeter

Way on Stadium Event Days

- 12 The residential car parking spaces shall be used for the parking of vehicles associated with the residential units within this development and shall not be used for any other purpose, such as the provision of Stadium Parking.

Reason: In the interest of highway flow and safety.

- 13 No goods, equipment, waste products, pallets or materials shall be stored in any open area within the site and the loading areas indicated on the approved plans shall be maintained free from obstruction and not used for storage purposes (whether temporary or permanent) unless prior written approval has been obtained from the Local Planning Authority.

Reason: To ensure a satisfactory environment for future users.

- 14 All existing crossovers rendered redundant by this proposal shall be reinstated to footway at the applicant's own expense and to the satisfaction of the Council's Head of Transportation, or other duly authorised person, prior to the occupation of the relevant part of the development.

Reason: In the interests of traffic and pedestrian safety.

- 15 The construction tolerances referred to within drawing A-00-009 Rev 4 "Parameter Plan 09 – Proposed Heights" shall only relate to the final constructed heights of building and the buildings as proposed within applications for the approval of Reserved Matters shall be designed to comply with the maximum heights as denoted on this drawing, as altered by the additional height specified for lift motor rooms, plant and extract, and the additional height specified for parapet levels.

Reason: In the interest of visual amenity and townscape.

- 16 Parapets that project more than one metre above the relevant maximum height specified with drawing A-00-009 Rev 4 shall be designed to be predominantly open in their visual appearance.

Reason: To ensure a high standard of design and appearance.

- 17 A Student Accommodation Demand Assessment shall be submitted and to and approved in writing by the Local Planning Authority in relation to each Reserved Matters Applications within which Student Accommodation (Sui Generis) is proposed.

Reason: In the interest of the provision of a mixed and balanced community

- 18 Prior to first occupation of any plots that include Student Accommodation, a Student Management Plan detailing measures to manage the use of any associated servicing bay(s) during key periods including the periods when students will load and unload possessions at the start and end of the college year, the pre-booking of arrival times and staff resourcing to assist this and having regard to Stadium Event day conditions, shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented in full for the life of the development.

Reason: In the interest of highway and pedestrian safety and flow, and parking saturation in the locality.

- 19 Prior to the commencement of works to the superstructure on relevant part of the development as hereby permitted, details of the following as they relate to that part of the development shall be submitted to and approved in writing by the Local Planning Authority, either within the Reserved Matters applications (if specifically referenced within that submission) or under separate cover, with the exception of plots E05 & W06 which shall only be subject to the submission and approval of paragraphs a) to j) below.

- a) Details of materials for all external surfaces, including samples which shall be made available for viewing on site or in another location as agreed;
- b) Details of any plant, including locations, external appearance and any proposed screening;
- c) Highway, footpath and cycle way layout, within the relevant part of the development

- including connections and traffic management measures, sub-surface details, surfacing materials and street furniture;
- d) Details of cycle storage, including the number of spaces (which shall accord with London Plan standards), structures, layout, equipment, access, security and weather proofing appropriate to the type of cycle storage;
- e) Details of any motorcycle and car parking provision, including layouts, allocation, cumulative (site-wide) parking provision and projected future provision, which shall not exceed 0.4 car parking spaces per residential unit, but shall include disabled parking provision comprising 10 % of allocation for residential parking spaces and 5 % allocation for commercial premises;
- f) Details of electric vehicle charging points, which shall comprise a minimum of:
 - i. 20 % of car parking spaces with active and 20 % with passive charging points for residential development;
 - ii. 20 % active and 10 % passive for office development; and
 - iii. 10 % active and 10 % passive for retail parking spaces.
- g) Details of any CCTV;
- h) Measures incorporated to mitigate the impacts of wind within the development.
- i) Details of the on plot connections to the site wide heat network and relative to the indicative or actual routing of the site wide network.
- j) The location of services, including the grouping of services where feasible;
- k) The internal layout of buildings and layout and detailed design of roof terraces or other areas of external space, including internal circulation areas, refuse-storage areas, any plant room(s), any other internal area and any areas of external space.
- l) Means of access for vehicles, pedestrians and cyclists to and from the relevant part of the development;
- m) Details of the levels of daylight received for Habitable Room windows of any Residential Dwellings within the relevant part of the Development.
- n) Details of the provision of private external amenity space for residential units, including the size, location of private balconies, terraces and gardens and access between the dwellings and their associated space(s).

The approved details shall be implemented in full prior to first occupation or use of the relevant part of the development.

Reason: To ensure a satisfactory development, in the interest of residential amenity, design quality and visual appearance, highway flow and safety and sustainable development.

- 20 Prior to the commencement of works on the superstructure on the relevant part of the development hereby approved, scheme for the landscape works and treatment of that part of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to the earlier of first occupation or first use of the relevant part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. Such a scheme shall include:-
- a) a planting plan, (including species, plant sizes and planting densities);
 - b) subsurface treatments, including details of root management systems for all trees;
 - c) proposed walls and fences, indicating siting, materials and heights;
 - d) any proposed contours and ground levels;
 - e) areas of hard landscape works and external furniture, and proposed materials;
 - f) the detailing and provision of green/brown roof(s);
 - g) measures to enhance the ecological value of the site;
 - h) Details of any Sustainable Urban Drainage Systems;
 - i) Details of the proposed arrangements for the maintenance of the landscape works.

Any trees or shrubs that are a part of the approved scheme that, within a period of five years after planting, is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species and in the same positions, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory appearance and setting for the proposed development, to ensure that it enhances the visual amenity of the area and to ensure a satisfactory environment for future residents, occupiers and other users.

- 21 A Parking Management Plan relating to non-event days, setting out the allocation control, operation and charging structures for non-residential parking, and the allocation of non-residential parking spaces shall be submitted to and approved in writing by the Local

Planning Authority and the approved plan shall be implemented in full.

Reason: In the interest of highway flow and safety, and sustainable transport.

- 22 A Stadium Event Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with Wembley National Stadium Limited / The FA and Transport for London prior to the commencement of works on plots E01, E02, E03, E04 or E05 or on the park to the south of Engineers Way hereby approved, and the plan shall thereafter be implemented in full for the life of the development. The Plan shall include:

- Details of the Stadium Event Car and Coach Parking Spaces, comprising the location of spaces, the maximum number of car, coach and mini-bus parking spaces within each area;
- Scenarios for the allocation of the parking spaces (should the allocation of spaces be proposed to vary from event to event), including the number of cars and coaches to be parked in each area for each scenario;
- The means by which parking spaces are booked and allocated;
- Access and egress routes and arrangements for vehicles between the Stadium Event Car and Coach Parking Spaces and the wider network;
- Access and egress routes and arrangements for pedestrians travelling between the parking areas and the Stadium, including proposed road closures such as the closure of part of South Way;
- Event day management procedures, including the marshalling of vehicles and pedestrians during stadium access and egress;
- Details demonstrating that the cumulative total number of Stadium Event Car and Coach Parking Spaces for each scenario equals 2,900 cars; or 1200 cars and 458 coaches and 43 minibuses; or combination thereof;
- The location of blue badge parking spaces, the number of spaces within each area and the route between the parking spaces and the Stadium including any management measures to assist disabled visitors;
- The means by which the relevant authorities and bodies will be notified which scenario will be implemented for each event;

On Stadium Event Days, the identified number of spaces within the areas designated for stadium car, coach and/or mini-bus parking for the selected scenario pursuant to the Stadium Event Parking Management Plan shall only be used for the purpose of stadium car, coach and/or mini-bus parking.

Reason: In the interest of highway flow and safety, disabled access, access and egress associated with Stadium Events and the regeneration of the area.

- 23 Prior to the commencement of works on the superstructure of the school, details of the arrangements for the parking of vehicles for the proposed school within the "Red" multi-storey car park shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works and the approved details shall be implemented in full.

Reason: In the interest of highway flow and safety.

- 24 Prior to the commencement of works on the superstructure of the new school on Plot YH1 (York House car park), a scheme of improvement works to the Royal Route footways between Wembley Hill Road and the pedestrian entrance to the Red Car Park shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be implemented in full prior to first occupation of the school.

Reason: In the interest of highway flow and pedestrian safety.

- 25 Notwithstanding the details provided within Parameter Plan 11 (Drawing 1312-HED-SW-ZZ-DR-L-1801 P02), further details of the cycle routes accompany all applications for Reserved Matters for parts of the development which include areas within which "primary pedestrian/cycle routes" are located within this parameter plan, detailing the width and nature of cycle routes, surface treatments, signage and how the cycle routes are proposed to be marked out.

Reason: In the interest of sustainable transportation, non-car modes of access and the provision of cycling infrastructure together with the character and recreational value of the park.

- 26 Prior to first occupation of the relevant part of the development, a Delivery and Servicing Plan (DSP) based on the Framework DSP, and which shall also:
- Restrict the maximum length of servicing vehicles using on site access routes other than Harbutt Road, Olympic Way and West Olympic Way to 12 m; and
 - Restrict the hours of on-street servicing to 0630 to 1000 hours and 2000 to 2200 hours Monday to Saturday and 0800 to 1100 hours on Sundays
- shall be submitted to and approved in writing by the Local Planning Authority and the approved DSP shall be implemented for the life of the development.

Reason: In the interest of highway and pedestrian flow and safety.

- 27 Prior to the commencement of works on the relevant part of the development, a Construction Logistics Plan (CLP) based on the Framework CLP shall be submitted to and approved in writing by the Local Planning Authority and the approved CLP shall be implemented for the duration of demolition and construction.

Reason: In the interest of highway and pedestrian flow and safety.

- 28 A site management plan, detailing the maintenance and cleaning regime for the public and communal external spaces within the development, shall be submitted to and approved in writing prior to first use of the public or communal spaces within the development and the approved plan shall be implemented for the life of this development.

Reason: To ensure a good quality of environment is provided.

- 29 Applications for the approval of Reserved Matters for part of the development that include residential floorspace (within Use Class C3) shall be accompanied by details of the provision of play and recreational space and any associated equipment within the communal parts the relevant part of the development that are required to meet the minimum standards for play space as set out within Wembley AAP Policy WEM 38. The approved play and recreational space and any associated equipment situated within the relevant part of the development site shall be implemented in full prior to first occupation of the relevant part of the development. The playspace shall thereafter be retained and maintained in accordance with the manufacturers specifications.

Reason: To ensure that a good quality of accommodation is provided for future residents.

- 30 A minimum of
- 10 % of hotel rooms;
 - 5 % of student accommodation rooms;
 - 10 % of Affordable Rented residential units;
- shall be provided as wheelchair accessible accommodation whilst 10 % of all private and intermediate residential units and 5 % of student accommodation rooms (in addition to the 5 % of student accommodation rooms referred to above) shall be "easily adaptable" for residents who are wheelchair users. Reserved matters applications that include such accommodation shall demonstrate that these minimum targets for accessible and easily adaptable rooms and units will be achieved.

Reason: To ensure that the development is suitably accessible.

- 31 Details of any proposed counter-terrorism measures shall be submitted to and approved in writing by the Local Planning Authority in consultation with the MET Police prior to the commencement of works on the superstructure on the relevant part of the development and the approved details shall be implemented in full prior to completion of the relevant part of the development hereby approved.

Reason: To ensure that the development accords with Policy 7.13 of the London Plan.

- 32 Any plant shall be installed, together with any associated ancillary equipment, so as to minimise the transmission of noise and vibration into neighbouring premises. The rated noise level from all plant and ancillary equipment shall be 10dB(A) below the measured background noise level when measured at the nearest noise sensitive premises. Prior to the installation of plant, an

assessment of the expected noise levels of any plant shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be carried out in material compliance with BS4142:2014 'Methods for rating and assessing industrial and commercial sound.' and shall include any mitigation measures necessary to achieve the above required noise levels. The plant shall thereafter be installed and maintained in accordance with the approved details.

Reason: To protect acceptable local noise levels in the interest of the amenities of sensitive uses, and in accordance with Brent Policy EP2.

- 33 A scheme of sound insulation measures to address potential noise transfer between commercial uses and residential uses within the building shall be submitted to and approved in writing by the Local Authority prior to the commencement of works on the superstructure of buildings that include both commercial and residential uses. The approved measures shall thereafter be implemented in full.

Reason: To protect acceptable local noise levels in the interest of the amenities of sensitive uses, and in accordance with Brent Policy EP2.

- 34 Prior to the commencement of construction works to the superstructure on the relevant part of the development, details shall be submitted to and approved in writing by the local planning authority demonstrating that residential units, rooms of student accommodation, and hotel rooms (unless the relevant part does not include such uses) will be constructed so as to provide sound insulation against externally generated noise such that:

- For facades identified as being affected by stadium and/or rail noise, the resultant internal noise levels between the hours of 11.00pm and 7.00 am shall not exceed 33 dB LAeq, 15 min and 38 LAeq, 15 min from 7.00am to 11.00pm;
- For all other facades the resultant internal noise levels between the hours of 11.00pm and 7.00 am shall not exceed 30 dB LAeq, 8hr and 35 LAeq, 16 hr from 7.00am to 11.00pm;

These criteria apply with windows shut and with an appropriate ventilation system installed. Any mechanical ventilation system shall not give rise to a noise level greater than the above internal noise standards or a sound level in any 1/3 octave band in the range 50Hz to 8kHz that is more than 5 dB above immediate adjacent 1/3 octave bands.

The development shall be constructed in accordance with the approved details and any noise mitigation measures shall be retained for the life of the development.

Reason: To safeguard the amenities of residents and other occupiers.

- 35 Prior to the commencement of works on the superstructure of any relevant part of the development that within which an educational establishment is proposed, details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that sound insulation against externally generated noise has been incorporated such that the resultant internal noise levels during the hours of operation of the school are in compliance with recommended levels within BB93 acoustic design of schools unless otherwise agreed in writing by the Local Planning Authority. The relevant part of the development shall be constructed in accordance with the approved details.

Reason: To safeguard the amenities of users of the educational establishment(s).

- 36 Details demonstrating that the relevant part of the development will be designed to ensure the following vibration levels stated in BS6472:2008 Evaluation of human exposure to vibration in buildings (1Hz to 80 Hz), as set out below, are not exceeded in relation to residential development (Use Class C3) or Student Accommodation (Sui Generis) shall be submitted to and approved in writing prior to the commencement of works on the superstructure of the relevant part of the development and the relevant part of the development shall be carried out in accordance with the approved details.

Place	Vibration dose values - Low probability of adverse comment (m/s ^{1.75})
Residential buildings 16 h day	0.2 to 0.4
Residential buildings 8 h night	0.1 to 0.2

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources

- 37 Prior to the commencement of the relevant part of the development, a Construction Method Statement (CMS) shall be submitted to and agreed by the Local Planning Authority outlining measures that will be taken to control dust, noise and other environmental impacts of the development. The CMS shall include details of a dust monitoring plan, to be implemented during construction and demolition works. The CMS shall confirm that:
- The best practical means available in accordance with British Standard Code of Practice BS5228-1:2009 shall be employed at all times to minimise the emission of noise from the site;
 - The operation of the site equipment generating noise and other nuisance causing activities, audible at the site boundaries or in nearby residential properties shall only be carried out between the hours of 08:00 – 18:00 Mondays-Fridays, 08:00 -13:00 Saturdays and at no time on Sundays or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority;
 - Vehicular access to adjoining and opposite premises shall not be impeded;
 - All vehicles, plant and machinery associated with such works shall be stood and operated within the curtilage of the site only;
 - A barrier shall be constructed around the site, to be erected prior to demolition;
 - A suitable and sufficient means of suppressing dust must be provided and maintained.
 - A wheel washing facility shall be installed and operated to ensure that dust/debris is not carried onto the road by vehicles exiting the site.

The approved plan, or a revised plan as subsequently approved pursuant to this condition, shall be fully implemented throughout the demolition and construction of the proposed development.

Reason: To safeguard the amenity of the neighbours by minimising impacts of the development that would otherwise give rise to nuisance

- 38 An Air Quality Neutral Assessment that is in accordance with relevant guidance published by the Greater London Authority (GLA), and which includes mitigation measures should the development be found to not be air quality neutral, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works to the superstructure on the relevant part of the development. The approved assessment shall be carried out in full in relation to the relevant part of the development.

Reason: To protect local air quality, in accordance with Brent Policy EP3

- 39 Prior to the installation of the Combined Heat and Power (CHP) unit, details demonstrating the emissions standards of the CHP unit, which shall meet or improve upon the emissions standards and technical details described in the Air Quality Impact Assessment, shall be submitted to and approved in writing by the Local Planning Authority and the unit shall be installed in full accordance with the approved details and the unit shall be maintained thereafter in such a way as to ensure that these standards continue to be met.

Reason: To protect local air quality, in accordance with Brent Policies EP3 and EP4

- 40 Prior to the commencement of the use of the CHP unit (other than use required to undertake testing of the unit), details of tests undertaken on the installed unit to demonstrate that the emissions standards have been met shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect local air quality, in accordance with Brent Policies EP3 and EP4.

- 41 Prior to the installation of any boilers within the development (other than the CHP unit), details of the boilers installed demonstrating that the rated emissions of Oxides of Nitrogen (NOx) do not exceed 40 mg/kWh shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full and the boilers shall be maintained in accordance with the manufacturers specifications.

Reason: To protect local air quality, in accordance with Brent Policy EP3

- 42 The relevant part of the development hereby approved shall not commence unless a site investigation is carried out and remediation strategy is prepared by an appropriate person to determine the nature and extent of any contamination present. The investigation and strategy

shall be carried out in accordance with a scheme, which shall be submitted to and approved by the Local Planning Authority prior to the commencement of works, that includes the results of any research and analysis undertaken as well as details of remediation measures required to contain, treat or remove any contamination found. Any proposed remediation must be sustained for the life of the development and this must be justified by the applicant. If during works new areas of contamination are encountered, which have not previously been identified, then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority;

Reason: To ensure the safe development and secure occupancy of the site proposed for use.

- 43 Prior to first occupation of, or the commencement of the use within the relevant part of the development hereby approved unless a verification report, written by a suitably qualified person, has been submitted to and approved in writing by to the Local Planning Authority stating that remediation has been carried out in accordance with the remediation scheme approved pursuant to condition **42** and the site is safe for end use.

Reason: To ensure the safe development and secure occupancy of the site proposed for use in accordance with UDP policy EP6

- 44 Details of the extract ventilation system and odour control equipment for any commercial kitchens, including all details of external ducting, shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of any such equipment. The approved equipment shall be installed prior to the commencement of the relevant use and shall thereafter be operated at all times during the operating hours of the relevant use and maintained in accordance with the manufacturer's instructions.

Reason: To protect the amenity of existing and future residential occupiers.

- 45 Prior to the commencement of works on the superstructure on the relevant part of the development, a drainage strategy detailing any on and/or off site drainage works, shall be submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. Should the Local Planning Authority consider the above recommendation is inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Control Department (telephone 0203 577 9998) prior to the Planning Application approval.

- 46 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

- 47 Prior to the commencement of works on the superstructure on the relevant part of the development, a detailed surface water drainage scheme for the site, based on the 'Wembley Park Masterplan Flood Risk Assessment' reference 033770 Revision 03 dated 30 November 2015 produced by Burohappold Engineering shall be submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall include a restriction in run-off and surface water storage on site as outlined in the Flood Risk Assessment. The scheme shall subsequently be implemented in accordance with the approved details prior to first occupation of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

- 48 Applications for the approval of Reserved Matters relating to plots that include residential floorspace (Use Class C3) shall demonstrate how the following design standards are met for the residential development to ensure that a good standard of residential accommodation is provided (unless details are submitted to and approved in writing demonstrating that a good standard of residential accommodation will be achieved despite not fully complying with the below standards having regard to relevant planning policy and guidance at the time of submission in relation to this condition):
- No more than 8 units provided per core per floor;
 - Floor to ceiling height at a minimum of 2.5 m;
 - No studio units shall have a sole aspect;
 - All habitable have adequate ventilation, privacy and daylight;

Reason: To ensure a satisfactory standard of residential accommodation.

- 49 Prior to the commencement of works on the relevant part of the development hereby approved, details of an indicative phasing plan, including projections for the commencement and completion, as they relate to that part of the development shall be submitted to the Local Planning Authority, either within the Reserved Matters applications (if specifically referenced within that submission) or under separate cover.

Reason: to allow the local planning authority to understand the projected phasing of the development and to define the extent of a CIL phase for the purposes of the CIL Regulations 2010 as amended.

- 50 In relation to Plot W06 only, details of communal facilities to be provided for residents of the residential units within Plot W06 hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the residential units within Plot W06. Such details shall include the location, type and size of communal facility, hours of access and details of access arrangements including hours of access, which residents will be able to access those facilities and any other restrictions associated with access to the facilities. The facilities shall be provided prior to the first occupation of units or in accordance with a programme of delivery that has been submitted to and approved in writing by the Local Planning Authority. The facilities shall thereafter be retained and made available for the residents of the development as set out in the details approved pursuant to this condition.

Reason: To ensure a satisfactory standard of accommodation for future residents having regard to the Mayor's Housing Supplementary Planning Guidance and the development specification hereby approved.

INFORMATIVES

- 1 Environmental Health advise that, given the age of the building to be demolished it is possible that asbestos may be present. The applicant should be reminded of their duties under the Control of Asbestos Regulations and must ensure that a qualified asbestos contractor is employed to remove all asbestos and asbestos-containing materials and arrange for the appropriate disposal of such materials.
- 2 Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.
- 3 Thames Water advise that there are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this

site.

- 4 Thames Water advise that they would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."
- 5 Thames Water advise that a Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made at <http://www.thameswater.co.uk/business/9993.htm> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.
- 6 Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.
- 7 Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.
- 8 This is a phased development for the purposes of the CIL Regulations (2010 as amended). A phase can comprise: site preparation and demolition works, sub-structures, and/or buildings, plots or groups of plots. The extent of the CIL phase will be defined on the relevant phasing plan.
- 9 Superstructure is defined the part of a building or structure above its foundations.

Any person wishing to inspect the above papers should contact Hilary Seaton, Planning and Regeneration,
Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 1427