

Agenda Item 04

**Supplementary Information
 Planning Committee on 13 February,
 2019**

Case No. 17/5291

Location Willesden Green Garage, St Pauls Avenue, London, NW2 5TG
 Description Demolition of MOT garage and erection of a part seven-storey and part four storey building with basement level to provide 70 self-contained flats (35 x 1 bed, 22 x 2 bed and 13 x 3 bed) with ground, third and fourth floor amenity spaces and ground floor play area, provision of basement car parking, cycle and refuse storage, alterations to vehicular accesses and associated landscaping

Agenda Page Number: 41-78

An additional letter of objection has been received following the publication of the committee report, citing the following concerns:

Objection	Response
The site should be redeveloped for housing, but the under-use of the site does not justify failure to conform with policies and regulations	policy compliance discussed throughout the main report
An “appropriate” development would reflect the height and density of the mansions opposite, with 4-5 storeys, leaving Kingsley Court to dominate	See paragraphs 19-22 of the main report
The proposed building is taller, broader and bulkier than the surrounding buildings, reducing Kingsley court from a landmark and changing the character of the area	See paragraphs 19-22 of the main report
The proposal does not reflect the frontage building line from Kingsley court to the St Pauls Avenue terraces, and the Park Avenue frontage reflects the narrowest part of Kingsley Court	See paragraphs 19-22 of the main report. The proposed building reflects the building line of the adjoining terraces where adjoining, stepping forward as it approaches the junction.]
Development is not in keeping with this junction and area’s suburban feel, and growth should start from the High Street and not the suburban locations	See paragraphs 19-22 of the main report
The proportion of family sized and Affordable homes is below the Council’s target	See paragraphs 7-14 of the main report]
The density is over the London Plan range	See paragraphs 15-18 of the main report
There is limited visitor parking nearby	Parking is discussed in paragraphs 43-44 of the main report. Pay and display (visitor) parking bays are provided in various locations where CPZs are present within the borough.
The storage tanks will be a benefit in relation to flooding, but the proposal would increase the amount of wastewater	See paragraphs 56-59 of the main report

An image has been provided within this objection showing a view from the northern footway of St Pauls Avenue which the objector has said is based on the original application, with only the southern façade of Kingsley Court visible. It should be noted that this has been provided by the objector and not the applicant, and has not been verified by the applicant. The revised scheme was set further back from the footway than the original scheme. The corner and eastern façade of Kingsley Court will be visible from some locations on the northern St Pauls Avenue footway but obscured as one moves further east (towards Walm Lane). The impact to the heritage asset was discussed in paragraphs 19 to 22 of the main report.

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Recommendation: Remains approval subject to conditions and section 106 legal agreement.

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