

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

22 January, 2020
05
19/2378

SITE INFORMATION

RECEIVED	1 July, 2019
WARD	Kilburn
PLANNING AREA	
LOCATION	Granville Centre, 80 Granville Road, London, NW6 5RA
PROPOSAL	Partial demolition of existing structures on site including part of the Granville building, refurbishment of the Granville and Carlton Centres and construction of 3 buildings ranging from one to eight storeys in height, to facilitate the provision of a mixed use development comprising 18 self-contained flats at part 1st - 8th floors and community facilities, offices and workshops at lower ground, ground and part first floors. Works include creation of play areas for the children's centre, nursery and school; additional community and event workspaces, outdoor amenity areas, secure cycle and refuse storage.
PLAN NO'S	Heritage Assessment Planning Statement Design and Access Statement Daylight/Sunlight Report Air Quality Assessment Arboricultural Impact Assessment Preliminary Ecology Appraisal Ecology Bat Emergence Survey Ecology Bat Roost Assessment Noise Impact Assessment Drainage Strategy Energy Statement Planting Schedule Statement of Community Involvement Statement of Consultation Sustainability Report Transport Statement 3D visuals AKA-070-P_A_600 REV P0 - BUILDINGS B & C TYPICAL DETAILS AKA-070-P_A_601 REV P0 BUILDINGS B & C TYPICAL DETAILS AKA_070_P_A_602 REV P0 BUILDINGS B & C TYPICAL DETAILS AKA_070_P_L_001 REV P0 PROPOSED SITE LOCATION PLAN AKA_070_P_L_009 REV P0 EXISTING BASEMENT AND LOWER GROUND FLOOR PLAN AKA_070_P_L_010 REV P0 EXISTING GROUND AND UPPER GROUND FLOOR PLAN AKA_070_P_L_010M REV P0 EXISTING GROUND FLOOR AND MEZZANINE PLAN AKA_070_P_L_011 REV P0 EXISTING FIRST FLOOR PLAN AKA_070_P_L_011M REV P0 EXISTING FIRST FLOOR MEZZANINE PLAN AKA_070_P_L_012 REV P0 EXISTING SECOND FLOOR PLAN AKA_070_P_L_013 REV P0 EXISTING ROOF PLAN AKA_070_P_L_020 REV P0 EXISTING SITE SHORT SECTIONS

AKA_070_P_L_020 REV P0 EXISTING SITE LONG SECTIONS
AKA_070_P_L_030 REV P0 EXISTING SITE ELEVATIONS
AKA_070_P_L_099 BASEMENT AND LOWER GROUND FLOOR PLANS
AKA_070_P_L_100 REV P0 GROUND AND UPPER GROUND FLOOR PLANS
AKA_070_P_L_101 REV P0 FIRST FLOOR PLAN
AKA_070_P_L_101M REV P0 FIRST FLOOR MEZZANINE PLAN
AKA_070_P_L_102 REV P0 SECOND FLOOR PLAN
AKA_070_P_L_107 REV P0 ROOF PLAN
AKA_070_P_L_200 REV P0 SITE LONG SECTIONS
AKA_070_P_L_201 REV P0 SITE SHORT SECTIONS
AKA_070_P_L_300 REV P0 SITE ELEVATIONS
AKA_070_P_L_400 REV P0 FLAT LAYOUT 1B2P TYPE A
AKA_070_P_L_401 FLAT LAYOUT 1B2P TYPE B
AKA_070_P_L_403 FLAT LAYOUT 2B4P TYPE B
AKA_070_P_L_404 REV P0 FLAT LAYOUT 3B6P TYPE A
AKA_070_P_L_405 REV P0 FLAT LAYOUT 3B6P TYPE B
AKA_070_P_L_406 REV P0 FLAT LAYOUT 4B8P WCH TYPE A
AKA_070_P_L_408 REV P0 FLAT LAYOUT 2B4P TYPE C
AKA_070_P_L_410 FLAT LAYOUT 3B6P TYPE C
AKA_070_P_L_500 REV P0 PHASING STRATEGY
AKA_070_P_L_800 EXISTING LANDSCAPE SITE PLAN
AKA_070_P_L_810 LANDSCAPE SITE PLAN
AKA_070_P_L_802 EXISTING WEST SIDE LANDSCAPE PLAN
AKA_070_P_L_803 EXISTING EAST SIDE LANDSCAPE PLAN
AKA_070_P_L_810 LANDSCAPE SITE PLAN
AKA_070_P_L_811 WEST SIDE LANDSCAPE PLAN LOWER GROUND FLOOR PLAN
AKA_070_P_L_812 WEST SIDE LANDSCAPE PLAN GROUND FLOOR PLAN
AKA_070_P_L_813 EAST SIDE LANDSCAPE PLAN
AKA_070_P_L_850 LANDSCAPING DETAILS
AKA_070_P_L_851 LANDSCAPING DETAILS
AKA_070_P_L_A100 BUILDING A: GROUND FLOOR PLAN
AKA_070_P_L_A101 BUILDING A: FIRST FLOOR PLAN - CARLTON WORKSPACE
AKA_070_P_L_A102 BUILDING A: SECOND FLOOR PLAN - CARLTON WORKSHOP
AKA_070_P_L_A103 BUILDING A: ROOF PLAN
AKA_070_P_L_A300 BUILDING A: ELEVATIONS
AKA_070_P_L_A301 REV P0 BUILDING A: ELEVATIONS
AKA_070_P_L_B100 BUILDING B: GROUND TO THIRD FLOOR PLANS
AKA_070_P_L_B200 REV P0 BUILDING B: SECTIONS
AKA_070_P_L_B300 BUILDING B: ELEVATIONS
AKA_070_P_L_C100 REV P0 BUILDING C: LOWER GROUND/GROUND FLOOR PLANS
AKA_070_P_L_C101 BUILDING C: FIRST TO FOURTH FLOOR PLANS
AKA_070_P_L_C200 BUILDING C: SECTIONS
AKA_070_P_L_C300 BUILDING C: ELEVATIONS
AKA_070_P_L_C301 BUILDING C: ELEVATIONS
AKA_070_P_L_D100 BUILDING D: FLOOR PLANS
AKA_070_P_L_D300 BUILDING D ELEVATIONS
AKA_070_P_L_E100 REV P0 BUILDING E: FLOOR PLANS
AKA_070_P_L_E200 BUILDING E: SECTIONS
AKA_070_P_L_E300 REV P0 BUILDING E: ELEVATIONS
CG099.3.01 TREE REMOVALS PLAN
CG099.3.02.LPG LANDSCAPE PLAN
CG099.3.03.LPR ROOF LANDSCAPE PLAN
CG099.3.05.PA1 PLANTING AREA 1: NURSERY PLAYGROUND
CG099.3.05.PA2 PLANTING AREA 2: THE WOODS
CG099.3.05.PA3 PLANTING AREA 3: CENTRAL FORECOURT
CG099.3.05.PA4 PLANTING AREA 4: COMMUNITY GARDEN
CG099.3.05.PA5 PLANTING AREA 5: CASCADING GARDEN
CG099.3.05.PA6 PLANTING AREA 6: GRANVILLE ROAD
CG099.3.05.PA7 PLANTING AREA 7: PRIVATE TERRACES

CG099.3.05.PA8 PLANTING AREA 8: COMMUNITY ROOF TERRACE
CG099.3.D01.TTP TEMPORARY TREE PROTECTION_P1
CG099.3.D02.STP STANDARD PROPOSED TREE PIT
CG099.3.D03.TP TYPICAL PLANTING DETAILS
AKA-070--P_L_402 REVP0 FLAT LAYOUTS 4B7P TYPE A
AKA-070--P_L_407 REVP0 FLAT LAYOUTS 4B8P TYPE A
AKA-070--P_L_409 REVP0 FLAT LAYOUTS 4B7P TYPE B
AKA-070-P_L_103 REVP0 THIRD FLOOR PLAN
AKA-070-P_L_104 REVP0 FOURTH FLOOR PLAN
AKA-070-P_L_105 REVP0 FIFTH FLOOR PLAN
AKA-070-P_L_106 REVP0 SIXTH FLOOR PLAN
AKA-070-P_L_B101 REVP0 BUILDING B: 4TH FLOOR - ROOF PLAN
AKA-070-P_L_C102 REVP0 BUILDING C: 5TH FLOOR - ROOF PLAN

**LINK TO DOCUMENTS
ASSOCIATED WITH
THIS PLANNING
APPLICATION**

When viewing this on an Electronic Device

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_145986

When viewing this as an Hard Copy _

Please use the following steps

1. Please go to pa.brent.gov.uk
2. Select Planning and conduct a search tying "19/2378" (i.e. Case Reference) into the search Box
3. Click on "View Documents" tab

RECOMMENDATIONS

Resolve to **grant** planning permission subject to conditions.

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

Conditions

1. 3 Years to commence development
2. Development to be built in accordance with approved plans
3. Details of SUDs/Drainage secured
4. Management Plan for affordable workspace, enterprise hub and Community Halls
5. Affordable housing
6. Restriction of community centre facility in D1 use.
7. Restriction on housing to be within C3 use (no C4 use)
8. Bike storage to be provided
9. Details of water consumption
10. Requirement for 10% wheelchair accessible units
11. Submission of employment and training plan
12. Submission of construction management plan
13. Submission of energy assessment
14. Non-road mobile machinery to be limited in terms of power output
15. Contaminated land site investigation
16. Contaminated Land remediation
17. Submit details of materials
18. Submit details of overheating mitigation
19. Submit details of Highway works agreement
20. Submit details of external lighting
21. Details of tree works and protection secured
22. Details of nominations agreement for affordable housing
23. Restrict parking permits – car free agreement
24. Submit details of communal satellite/telecoms equipment
25. Submit details of sound insulation between premises
26. Submit verification of Air quality mitigation
27. Submit air quality neutral assessment
28. Hours of use for non-residential uses
29. Submit details of obscure glazing
30. Restriction of doors/gates opening out over the highway
31. Submit details of sustainable development
32. Submit Biodiversity action/management plan
33. Submit details of recording of historic details
34. Submit landscaping and play details
35. Submit details of extraction in event of retail units utilising commercial kitchen
36. Submit details of Considerate Constructor Scheme

Informatives

1. Quality of imported soil
2. CIL liable approval
3. Party Wall
4. Building near boundary
5. London living Wage
6. Fire safety
7. Contact Highways
8. contact Thames Water
9. Thames Water – minimum water pressure
10. Highways licence required to oversail footpath

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.

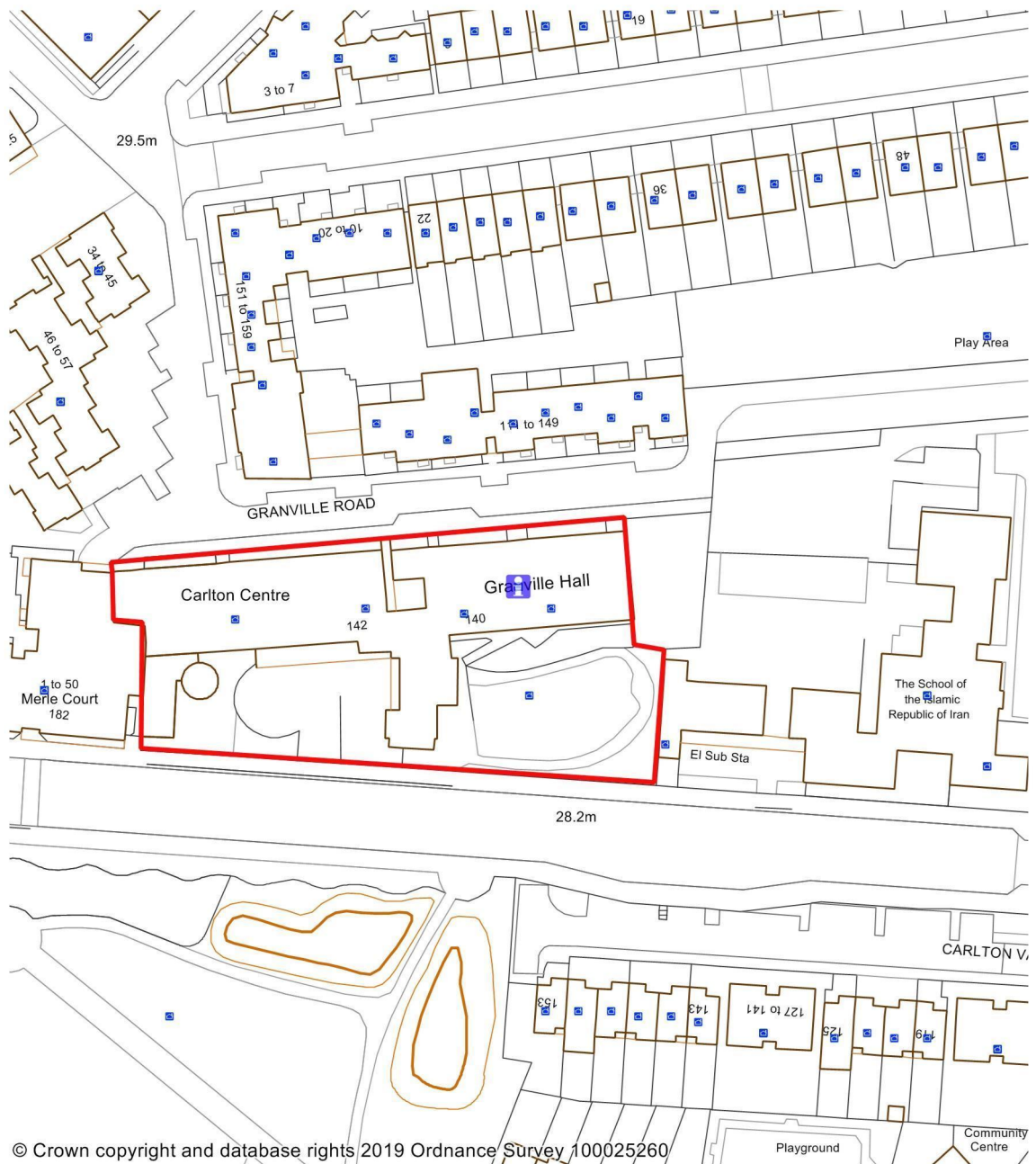
SITE MAP



Planning Committee Map

Site address: Granville Centre, 80 Granville Road, London, NW6 5RA

© Crown copyright and database rights 2011 Ordnance Survey 100025260



This map is indicative only.

PROPOSAL IN DETAIL

Partial demolition of existing structures on site including part of the Granville building, refurbishment of the Granville and Carlton Centres and construction of 3 buildings ranging from one to eight storeys in height, to facilitate the provision of a mixed use development comprising 18 self-contained flats (4 x 1-bed, 3 x 2-bed, 4 x 3-bed and 7 x 4-bed) at part 1st - 8th floors and community facilities, offices and workshops at lower ground, ground and part first floors. Works include creation of play areas for the children's centre, nursery and school; additional community and event workspaces, outdoor amenity areas, secure cycle and refuse storage.

The existing and proposed floorspace can be summarised as follows:

	Existing net internal area (NIA) (sq.m)	Proposed NIA (sq.m)	Difference (sq.m)
Workspace (SKT)	431	1061	630
Community/Event Space	289	420	131
Nursery School	408	503	95
Children's Centre	222	272	50
Temporary tenants (community type use)	1032	0	-1032
Sub Total	2382	2256	-126
Shared Plant	110	330	220
Housing	0	1687	1687
Total	2382	3943	1561

The majority of structures considered to be non-designated heritage assets on site are to be retained and three new structures are proposed to be constructed. This includes a more contemporary building up to 8 storeys high fronting Granville Road, punctuating the retained existing buildings accommodating residential use on upper floors and a Children's Centre on the Ground floor and first floor. A second predominantly residential block up to 6 storeys high is proposed fronting Carlton Vale with community/event space on the ground floor. A predominantly two storey building is proposed in the south east corner of the site fronting Carlton Vale for community / event space with roof garden. An extension to the existing nursery and improved outdoor play area is proposed on the south of the site with the retained structures fronting Granville Road to be used for community/workspace/enterprise hub uses.

The internal layout of retained buildings is to be rationalised and refurbished.

The development seeks to incorporate the more prominent elements of the existing buildings and amalgamate them with new development upon the site. It would involve the removal of some modern additions to the existing buildings including the lift tower and a two storey south projection of the Granville Children's Centre. The proposals would result in a redistribution of outdoor amenity space which is to be reconfigured and improved upon including a central courtyard area, community garden and nursery play area and roof garden on the community / event space building proposed in the south east of the site.

EXISTING

The site comprises former church mission buildings of the late Victorian/Edwardian era at the Carlton and Granville Centres with modern extensions used for community type facilities incorporating a number of occupiers including a children's centre and nursery school.

The site sits within the South Kilburn Masterplan area and forms part of Phase 4 of the South Kilburn

Regeneration Programme. It is approximately 0.4 hectares in area and situated between Granville Road to the north and Carlton Vale to the south and South Kilburn open space beyond.

The site comprises the Carlton Centre, the Granville Centre and various modern extensions - along with a garden and playground space to the south of both buildings.

The Carlton and Granville Centres house a number of different community type uses. These include:

- Granville Plus Children Centre
- Granville Plus Nursery School
- South Kilburn Trust (SKT) Offices
- The Granville Centre: Community and Enterprise Hub run by SKT
- Granville Community Kitchen
- The Otherwise Club
- New business and employment advice
- South Kilburn Studios
- ULFA/Rumi's Cave (meanwhile use in former adult education centre)

The Carlton and Granville Centres have some historic and architectural interest and can be considered non-designated heritage assets. To the north east of the site lies the South Kilburn Conservation area.

Both buildings are designated as assets of community value.

The site has a Public Transport Accessibility Level of 5 (PTAL 5).

The site is within Air Quality Management Area.

SUMMARY OF KEY ISSUES

- The key planning issues for Members to consider are set out below. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. 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** an online petition which had 2,064 signatories at the time of submission and upon last review had 2,199 signatories. A paper based pro-forma petition of 623 signatories objecting to the scheme and 52 individual submissions objecting to the scheme. The material planning considerations within these comments form part of the application's assessment.
- **Re-provision of community facilities/Assets of community value** – The development would refurbish and reformat existing community facilities, with improved provision for educational uses, workspaces and a community enterprise hub, a new community hall is also to be provided and outdoor amenity space is to be reprovided across the site. There is to be a small overall loss of community floorspace (approximately 126 sqm / 5% of the exiting net floorspace). Some objectors consider the Affordable Workspace to be community space and therefore consider the loss to be greater. However, the workspace is considered to represent a community facility that would benefit the community and assist in the delivery of the wider objectives of the South Kilburn Masterplan SPD,

and the proposed workspace is subject to an appropriate management plan to secure this. It should be noted that floorspace does not have to be in the D1 use class to be considered a community facility within the terms of Core Strategy Policy CP23.

- **Affordable homes / unit mix** – 100% provision of affordable homes in affordable rent tenure. 18 units are to be provided 11 of which would be family sized dwellings, which meets acute need in the borough.
- **Design/Heritage impacts** – The Carlton and Granville buildings are deemed to be non-designated heritage assets. Whilst there is some impact to the non-designated heritage asset in that a section of an historic building would be removed, replacement building would be of a high quality design and the overall impact on the scheme is not considered to be significant. Furthermore, the harm noted to this element of design is outweighed by the overall benefits of the scheme including modernised community facilities which assist with regeneration plans of the South Kilburn Masterplan SPD and the provision of 100% affordable rented social homes with large proportion as family housing. The overall design approach is considered appropriate to the locality.
- **Quality of accommodation** – The proposed accommodation would be of good quality size and layout, consistent with London plan and Brent local plan standards, with good access to light, outlook and amenity space overall. Levels of external amenity space meet Mayoral standards but fall below Brent standards as set out within Policy DMP19. However, given the proximity to open spaces, a good standard of accommodation is considered to be provided.
- **Neighbour amenity** – Some harm to daylight/sunlight is identified to windows of 111-149 Granville Road, however the scale of harm considered in the context of the Mayor's guidance and the growth and regeneration of the wider South Kilburn Masterplan area is within tolerance and on balance the overall living conditions of these properties would not be significantly harmed and the impacts are considered acceptable.
- **Highways** – No significant harm is considered to the highway network and site accessibility is considered to be improved. The proposal is to be subject to a parking permit restriction secured by legal agreement and disabled parking can be applied for on street if required.
- **Trees, landscaping and public realm** – Whilst some trees are to be removed from the site, overall improvements to the public realm can still be delivered with appropriate landscaping and improved built environment.
- **Environment and sustainability** – Consideration has been given to ecology and the sustainable development of the proposals. Subject to appropriate conditions net gains for biodiversity can be secured for the site. The development is subject to requirements to secure 35% reduction over Part L building regulation requirements, net zero emissions target and BREEAM rating of excellent.

RELEVANT SITE HISTORY

The following is a summary of relevant planning history:

(Granville)

17/2914 - Refurbishment of community centre (Use Class D1) to facilitate the change of use to a mixed use community centre (Sui Generis) with associated external alterations to the south elevation including a new entrance, lift platform, roof terrace and associated landscaping. Approved 23/08/2017

CONSULTATIONS

The following consultation was undertaken for a period exceeding the minimum statutory requirement of 21 days:

Four site notices were placed outside the site to north and south.

Neighbour notification letters were sent to 229 nearby addresses.

A press notice was placed in the local paper.

The applicants also undertook local consultations prior to the application which informed the design and layout of the application and meetings with key stakeholders. Consultation has also been undertaken with the Stephen Lawrence Charitable Trust.

Summary of responses

A digital petition at the time of the submission to council held 2,064 signatories, latest review of the petition found 2199 signatories. Signatories come from across the world, the majority outside of the South Kilburn area.

The petition was titled: Would you like to see Rumi's Cave continue?

The petition web page describes how the community centre is to be closed down and turned into flats. The stated aim of the petition is *"it is vital that we save our building or are given an alternative building to continue all of the work we do."*

Rumi's Cave is described as providing the following services:

Food bank, Soup Kitchens and community lunches, Breakfast Clubs for school children and local residents, Night Shelter for the homeless, Tea & Chat sessions for the elderly, IT support for the elderly, Martial Arts and Yoga (Children & Adults), Language Courses, Music Lessons, Knitting & Crochet club, Mental Health support groups, Open mic and poetry sessions, Free Community movie nights, Interfaith music nights, Herbal medicine Training, Alternative Medicine Treatments.

No planning reasons are suggested in addition to the stated objection. It is clear there is objection to loss of space for use by Rumi's Cave/ULFA Aid, this seems to be based on the suggestion the Carlton building is to be turned into flats which is not the case. The space which Rumi's Cave/Ulfa Aid currently occupies on a temporary short term lease is to be refurbished to primarily serve as an enterprise hub to serve the local community and was formerly an adult education centre. A full discussion regarding the consideration of community facilities can be found from paragraph 9 onwards.

623 pro-forma objection letters. The pro-forma letter asks the signatory to declare their stance on the application (Object in all cases), fill in name and address and offers a comment box which some signatories have provided comment.

Summary of pro-forma comments:

Keep community centre open, object to loss of facility as currently operated	See principle section
Existing facilities prevents isolation and	See principle section

promotes wellbeing	
Existing facilities aids social interaction and sense of community	See principle section

52 letters of objection have been received from individuals and organisations

Summary of comments

Comment	Officers Response
Loss of multi-purpose community space, reprovided space won't serve same purpose	See principle section
Loss of community use space by 77%	Net loss has been identified in proposal in detail section, floorspace to be secured for community benefit by condition
Loss of local resident events, proposed community hall is not sufficient to meet community with such diverse needs	Range of spaces provided considered to meet a range of differing needs of the community, with more flexible and efficient space
Loss of employment, partnership and volunteers, currently facilities have 50 staff and volunteers and work in partnership with other organisations. Brent would be at a loss if activities ceased. Flats can be built elsewhere	Employment opportunities will arise throughout the development with community workspace and enterprise hub as well jobs in the running of other community spaces
Increase in anti-social behaviour, lack of real engagement with locals and lack free events support for community could result in violence and anti-social behaviour. 705 reports of Anti-social behaviour in South Kilburn area in last year. No outlet or support for residents	There is no conclusive evidence of this claim. Community facilities are to be re-provided as well as provide learning and work opportunities as well as what ever community event space is utilised for by the local community themselves.
Reprovided community facility and 18 flats would not outweigh loss of existing facility	See principle section
Proposed office space not D1 use class or community space	See principle section
Charity do excellent work in local community and need to remain in the community, local community does not need other types of community space.	See principle section

Community consultation events does not reflect what community wants	Extensive consultation has been undertaken and local referendum on South Kilburn SPD of which this site is identified for a mix of uses was voted for, 84% in favour on 72% turnout.
Rumi's cave helps all segments of the community, improves interfaith dialogue and is a safe space for Muslim's	The community will be able to avail of the re-developed community space.
Loss of space for Rumi's cave will have negative consequences for everyone.	See principle section
Rumi's cave is of cultural and social significance on regional and international level.	See principle section
Prevents isolation and mental health issues	The proposed scheme is for the benefit of the community and will offer opportunities for community interaction which should help prevent such issues
Short term economic benefits outweighed by social costs of the scheme	The entire planning balance has been considered, see report.
Increased need for community space given nearby development	Although there is a small loss of net internal area the reconfigured space is to be of a more efficient and useable layout enabling greater use.

Consultees:

Thames Water – No objection.

Metropolitan Police – no comment

London Fire Brigade – no comment

NHS – no comment

Lead Local Flood Authority – The site is within a fluvial flood zone 1, presents no sign of surface water flooding on our hydraulic model which is also a zone 1.

The site also indicates a low probability of groundwater flooding and the discharge rates are restricted to 5/l/s which is acceptable. The response is considered and assessed against the relevant Local Plan Policies below.

Highway Authority – no objection, subject to conditions.

POLICY CONSIDERATIONS

The following planning policy documents and guidance are considered to be of relevance to the determination of the current application with some of the key policies referenced below relevant document, although the whole document is considered:

National Planning Policy Framework

The London Plan consolidated with alterations since 2011 (March 2016)

2.18 Green infrastructure

3.1 Life Chances for All

3.3 Increasing Housing Supply

3.4 Optimising Housing Potential

3.5 Quality and Design of Housing Developments

3.6 Children and Young People's Play and Informal Recreation Facilities

3.8 Housing Choice

3.9 Mixed and Balanced Communities

3.12 Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes

3.16 Protection and Enhancement of Social Infrastructure

3.18 Education Facilities

5.2 Minimising Climate Change

5.3 Sustainable Design and Construction

5.6 Decentralised Energy in Development Proposals

5.7 Renewable Energy

5.10 Urban Greening

5.12 Flood Risk Management

5.13 Sustainable Drainage

5.15 Water Use and Supplies

6.3 Assessing Effects of Development on transport Capacity

6.9 Cycling

7.2 An Inclusive Environment

7.3 Designing Out Crime

7.4 Local Character

7.5 Public Realm

7.6 Architecture

7.7 Location and Design of Tall and Large Buildings

7.8 Heritage Assets and Archaeology

7.14 Improving Air

7.15 reducing and Managing Noise

7.19 Biodiversity and Access to Nature

7.21 Trees and Woodlands

Draft London Plan

GG1 Building Strong and inclusive communities

GG2 Making the best use of land

GG3 Creating a healthy city

GG4 Delivering New Homes Londoners need

GG5 Growing a Good Economy

GG6 Increasing Efficiency and Resilience

D1 London's Form and Characteristics

D2 Delivering Good Design

D3 Inclusive Design

D4 Housing Quality and Standards

D5 Accessible Housing

D6 Optimising Housing Density

D7 Public Realm

D10 Safety, Security and Resilience to Emergency

D11 Fire Safety

D12 Agent of Change

D13 Noise

G1 Green Infrastructure

G5 Urban Greening

G6 Biodiversity and Access to Nature

G7 Trees and Woodlands

H1 Increasing Housing Supply

H5 Delivering affordable housing

H6 Threshold approach to applications

H7 Affordable housing tenure

H12 Housing size mix

S1 Developing London's Social Infrastructure

S3 Education and Childcare Facilities

S4 Play and Informal Recreation

E1 Offices

E2 Low-cost Business space

E3 Affordable Workspace

HC1 Heritage and Culture

HC5 Supporting London's Culture and Creative Industries

SI1 Improving Air Quality

SI2 Minimising Green house Emissions

SI3 Energy infrastructure

SI4 Managing Heat Risk

SI5 Water Infrastructure

SI7 Reducing Waste and Supporting the Circular Economy

SI12 Flood Risk Management

SI13 Sustainable Drainage

T4 Assessing and Mitigating Transport Impacts

T5 Cycling

T6 Car Parking

T7 Deliveries, servicing and construction

DF1 Delivery of the Plan and Planning Obligations

Brent Core Strategy (2010)

CP1: Spatial Development Strategy

CP2: Population and Housing Growth

CP5: Placemaking

CP6: Design & Density in Place Shaping

CP9: South Kilburn Growth Area

CP17: Protecting and enhancing the suburban character of Brent

CP18: Protection and Enhancement of Open Space, Sports and Biodiversity

CP19: Brent Strategic Climate Change Mitigation and Adaptation Measures

CP21: A Balanced Housing Stock

CP23: Protection of existing and provision of new Community and Cultural facilities

Brent Development Management Policies (2016)

DMP 1: Development Management General Policy

DMP 7: Heritage Assets

DMP 9A: Managing Flood Risk

DMP 9B: On Site Water Management and Surface Water Attenuation

DMP 11: Forming an Access on to a Road

DMP 12: Parking

DMP 13: Movement of Goods and Materials

DMP 15: Affordable Housing

DMP 18: Dwelling Size and Residential Outbuildings

DMP 19: Residential Amenity Space

Brent Draft Local Plan

BD1: Leading the Way in Good Urban Design

BSI1: Social Infrastructure and Community Facilities

BE1: Economic Growth and Opportunities For All

BGI1: Green and Blue Infrastructure in Brent

BH1: Increasing Housing Supply in Brent

BHC1: Brent Heritage Assets

BH5: Affordable Housing

BH6: Housing Size Mix

BG12: Trees and Woodlands

BSUI2: Air Quality

BSUI4: On Site Water Management and Surface Water Attenuation

BT1: Sustainable Travel Choice

BT2: Parking and Car Free Development

BT3: Freight and Servicing

Site Specific Allocations (2011)

West London Waste Plan (2015)

Supplementary Planning Documents/Guidance (SPD/SPG)

Brent SPD1: Design Guide for New Development (2018)

Brent s106 Planning Obligations SPD (2013)

Brent South Kilburn Masterplan SPD (2017)

Brent Waste Planning Guide

South Kilburn Conservation Area Character Appraisal

Mayor's Affordable Housing and Viability SPG

Mayor's Housing SPG

Mayor's Shaping Neighbourhoods: Play and Informal Recreation SPG

Mayor's Sustainable Design and Construction SPG

Mayor's Social Infrastructure SPG

Mayor's All London Grid SPG

National Planning Practice Guidance

National Design Guide

DETAILED CONSIDERATIONS

Principle

1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise'.
2. The application site has a varied history starting as a Christian mission in the Victorian era. The overall site is now used for variety of uses and the permission 17/2914 affirms a mixed use of the Granville Building.
3. The South Kilburn Masterplan SPD identifies the site as one capable of delivering mixed of uses including an Enterprise Hub, education, community space and residential development. A redevelopment of the site with such a range of use supports the objectives of the plan and the wider regeneration of the South Kilburn area.
4. The site is located in the South Kilburn Growth Area and therefore Core Strategy (CS) Policy CP9 is relevant encouraging a series of commercial uses, community facilities, improved recreation spaces and delivery of housing. In addition, CS Policy CP1 encourages mixed use development in growth areas such as South Kilburn and is an area CS Policy CP2 expects significant delivery of housing.
5. London Plan policy 3.16 states: *"B - Development proposals which provide high quality social infrastructure will be supported in light of local and strategic social infrastructure needs assessments. Proposals which would result in a loss of social infrastructure in areas of defined need for that type of social infrastructure without realistic proposals for re-provision should be resisted. The suitability of redundant social infrastructure premises for other forms of social infrastructure for which there is a defined need in the locality should be assessed before alternative developments are considered."*
6. London plan paragraph 2.14 includes South Kilburn as an area for regeneration. The South Kilburn Masterplan SPD has identified the Carlton and Granville Site as one capable of delivering a mix of uses as part of the broader regeneration of the South Kilburn area, which has traditionally suffered from high unemployment rates (p.14 of South Kilburn Masterplan SPD). The community enterprise hub is considered to serve a community appropriate need subject to [submitted?] management plan securing benefits to the local community in the form of subsidised space for events/meetings, employment, and training opportunities improving community interaction.
7. The Infrastructure Delivery Plan forms part of the evidence base for the emerging Brent Local plan and sets out the Council's understanding of what infrastructure will be required to meet the levels of growth outlined in the plan. In relation to South Kilburn it sets out the need for a social enterprise hub delivering training and affordable business opportunities, the provision of a new multi-use community centre and the refurbishment of existing centres. The community provision within this application would respond to those needs.
8. The South Kilburn Masterplan SPD as the adopted document forming part of the current Local Plan. The Masterplan specifies the retention or replacement (at an equivalent or better quality and in an appropriate location) of a number of community centres, with specific reference to the Carlton and Granville Centres. It is specified that new centres should include rooms with a range of sizes, be flexible in their design to cater for a wide range of activities and include sufficient storage space, toilet and kitchen facilities.
9. CS Policy CP23 seeks to protect existing community facilities. Whilst there is some overall loss of floorspace in community type uses, a range of facilities is proposed, and those facilities are to be redeveloped and improved. Overall the small scale loss is considered to be mitigated by the rationalised and modernised facilities. The proposals would offer significant improvement in layout, access and

usability enabling much more efficient use of the community type uses on site and is considered a significant benefit of the proposals. It is therefore considered that the community facilities would be significantly improved despite the reduction in floorspace.

10. Some public comment has been concerned with the net loss of community type floorspace. However, it is important to note the specific policy wording. Policy CP23 refers to the protection of community and cultural facilities or their loss mitigated where necessary. The policy does not specify that there should not be a net loss of floorspace and it is important to consider the type and nature of facilities that are proposed. In this instance there is a comparatively small scale loss of net floorspace within the new community facility provision. Some of the floorspace is changing. For example, the multi-use community floorspace and the community focused affordable workspace is increasing in size. The nursery and children's centres are also increasing in size. The space that was used as an adult education centre and has been used by Rumi's cave in 2018 and 2019 is not being reprovided. However, overall there the community facilities are considered to be improved, benefitting the community as well as supporting the wider regeneration benefits of the South Kilburn masterplan area.
11. The petitions received by the Council centred on the potential loss of space for the Rumi's cave organisation. Rumi's cave entered the site on a temporary arrangement in 2018. This part of the site was formerly used as an adult education centre. The South Kilburn masterplan clearly identifies the site for a range of uses including an enterprise hub, education, community space and residential development and the proposal looks to deliver those uses. The South Kilburn masterplan SPD was recently endorsed by a significant majority in a local referendum (72% of eligible residents voted, 84% voted in favour of the masterplan).
12. Whilst some limited weight can be given to the charitable work and benefit to the community Rumi's cave provides as a community facility use, planning decisions are informed by the proposed land use and the development plan rather than a particular occupier of a building at the time of an application. The development plan should be given significant weight by the decision maker.
13. Some objection comments cite that office space demonstrated as part of the proposals fall outside the scope of community type uses. While this would be the case for standard office space let on the private market, the office space is proposed to serve a community function, with a management plan submitted which sets out how the space will be operated. A condition is proposed to secure a management plan which would ensure this space continues to serve and support the community and improve local engagement, employment and enterprise opportunities which is consistent with the objectives of the South Kilburn Masterplan SPD for this site and the Local Plan.
14. Whilst some objections have focussed upon the specific parameters of the D1 use class, the policy is not referenced in terms of D1 use class. It is possible for buildings to serve a community/social infrastructure purpose without strictly being within the D1 use class as defined by The Town and Country Planning (Use Classes) Order 1987. The broader site has a mix of uses present currently and flexibility in the specific uses is considered to be appropriate.
15. CS policy CP2 requires to plan for additional housing, which this development would contribute towards, in particular affordable housing, all units are to be affordable (affordable rent) units, which is a significant benefit of the proposals.
16. Whilst officers do sincerely empathise with the challenges of finding space for charitable organisations, planning decisions are required by law to be based upon the adopted development plan unless material considerations indicate otherwise.
17. It is notable Rumi's cave have a short term lease arrangement, understood to expire in 2021. The Local Planning Authority (as a distinct authority from the Council, although sits within the Council) has a legal requirement to objectively assess the application on its planning merits.
18. Whilst some material weight can be given to the charitable work and benefit to the community Rumi's Cave and other organisations utilising the existing space offer, planning decisions are generally informed

by the proposed land use and the development plan rather than a particular occupier of a building/land at the time of an application. The development plan should be given significant weight by the decision maker.

19. Given the retention of a mix of community and social infrastructure based uses on site, plus delivery of housing the principle of development is considered acceptable and in accordance with the objectives of the development plan.

Asset of Community Value

20. The Carlton and Granville buildings are designated as Assets of Community Value. The proposals seek to enhance the community benefit of the broader site in addition to providing much needed affordable housing.
21. There is no loss of Asset of community Value and the proposals is considered to enhance the community value of the site.

Character and Appearance

- 22.** London Plan policy 7.1 (“Lifetime Neighbourhoods”) advises that the design of new buildings and the spaces created by them should “*help to reinforce or enhance the character, permeability, and accessibility of the neighbourhood*” while policies 7.4, 7.5 and 7.6 confirm the requirement for achieving the highest architectural quality, taking into consideration the local context and its contribution to that context. Design should respond to contributing towards “a positive relationship between urban structure and natural landscape features...” Additional design guidance can be found in DMP1 (“Development Management General Policy”) and within the Councils SPD1 (“Design Guide for New Development”).
23. Core Strategy Policy CP17 states that the distinctive suburban character of Brent will be protected from inappropriate development. Local Plan Policy DMP1 states that development will be acceptable provided it is of a location, use, concentration, siting, layout, scale, type, density, materials, detailing and design and complements the local area.

Granville Road

24. The proposals seek to create a level central arrival point to the broader site via the Granville Road entrance and seeks to replace part of the frontage with a new building (Block C) of a larger and more contemporary contrast to the buildings of Victorian/Edwardian heritage proposed to be retained either side. The additional height of Block C responds to the broader context of the broader South Kilburn estate which has buildings of significant height.
25. The design of the predominantly residential block in Granville Road would read as a modern addition rather than seek to mimic or pastiche the older Victorian/Edwardian buildings of which it would sit alongside. The design does sensitively borrow the materiality of red brick from existing buildings and seeks to utilise high design detail at ground floor levels to enhance pedestrian experience of the buildings.
26. A small scale improved entrance is proposed for the nursery.
27. Although there is an overall increase in scale and mass over existing, this does not appear out of context of in wider South Kilburn area, which has several taller structures.

Carlton Vale

28. The south of the site is much more open in character with play spaces and amenity land, with some modern extensions extruding from the principal buildings fronting Granville Road. There is the opportunity

to improve local character with the removal of some modern extension with sensitively designed buildings, and improved landscaping.

29. The extension to the nursery projects southwards from the principle Carlton building and is single storey structure with a sweeping pitched roof with gable end fronting Carlton Vale, landscape improvements to the playground are also proposed as is canopy projecting off the south elevation of the nursery. The extension would enable improved use of the nursery, the design is considered appropriate to its context.
30. A 6 storey predominantly residential block (Block B) is proposed in the middle of the site fronting Carlton Vale, it is stepped on the west side at 3 storey of modest design with window detailing adding some visual interest to the building. The height, scale and siting responds to other developments in the Carlton Vale streetscene such as the 8 storey Merle Court which abuts the road frontage.
31. Further to the east a community garden and cascading garden is proposed on the existing community garden with landscape enhancements. This area is to be integrated in function integrated with access route through the site and a central courtyard setting which is to improve permeability and accessibility between the different uses on site and between Granville Road and Carlton Vale.
32. A small playground is proposed for the Granville Plus Children's Centre, which is to be located in the lower storeys of the 8 storey block which is to merge with the existing buildings. The mass of this structure is broken up with recessed and protruding balconies, roof gardens and steps in the elevations. There is appropriate architectural merit in the scheme which is considered to be a design sensitive to its wider context.
33. A part two, part three storey community/events building is proposed for the east side of the site with an innovative design which contributes the character of the locality in both form and design detail with use of intricate tile cladding and v shaped roof form. A roof garden on this building is to also form part of the community garden.
34. The landscaping strategy is considered to be of an appropriate quality. The applicant has taken prominent trees in the public footpath and within the site into consideration in the layout of proposals. There would be scope to formalise appropriate landscaping which would help to soften the and integrate the development further into the streetscene, details of which can be secured by condition.
35. The improved legibility through the site and potential pedestrian link between Granville Road and Carlton Vale is positive aspect of the scheme.
36. Overall the proposals are considered to represent visually attractive, good quality architecture which would help to improve the function and overall quality of the area, with sympathetic and innovative design and effective landscape and appropriate mix of uses and improved accessibility and community facilities, consistent with the objectives of the development plan.

Heritage

37. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("Listed Buildings Act") confirm that special attention shall be paid to the desirability of preserving a listed building or its setting (s.66) and preserving or enhancing the character or appearance of that area (s.72).
38. Paragraph 196 of the NPPF advises where a development proposal would amount to less than substantial harm to the significance of a heritage asset this harm should be weighed against the public benefits of the proposals.
39. Paragraph 197 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset requires a balanced judgement having regard to the scale of any harm or loss of the significance of the asset.
40. The proposals predominantly affect the Granville Road elevation of the site where there is strongly

defined frontage with historic and decorative facades. The development would retain the historic façade for the most part but the façade would be punctuated with contemporary development to improve the access into and through the site at ground level but also provide additional residential accommodation in upper floors. At the street edge this building would visually read as 4 storey with additional storeys recessed away from the building frontage. The building to be demolished forms the poor quality section of the historic group and is an appropriate place for change. It should be noted most of the existing buildings will remain and will be restored as well as the front boundary. This is a significant benefit to the scheme and the area. Although the scheme will include the demolition of the earliest part of the building on the Granville Road elevation, this part of the building has been altered and not described as any greater heritage significance than the other buildings in the Heritage Statement. Its loss is mainly because of the level changes needed to modernise the building. The replacement infill, although somewhat taller, does not dominate the overall façade. It has been designed to reflect the existing character of the building with brick and terracotta elements.

41. When considering the effect on the significant of the non-designated heritage asset, the proposals impact would be minor in that the replacement would be of a high quality design and not harm the overall appearance of the streetscene and its character. Therefore, although modern this addition would be appropriate and remove the poor quality section of the buildings on this side of the site.
42. The demolition of the later structures on the site that are described as 'no heritage significance' in the Heritage Statement is of clear benefit. The new Community Hall that faces Carlton Vale has been carefully designed for its prominent location and will be constructed of traditional patterned clay hung tiles.
43. It is noted that new buildings will obscure the Granville buildings. However, the elevation of these buildings are already partially obscured by modern extensions. Furthermore, the new construction is entirely necessary for the regeneration and the much needed restoration and adaptation of the remaining buildings on the site. Much of the new construction is in traditional brickwork and, on balance, can be seen as better than exists.
44. A historical records condition is proposed to record anything of heritage value and interest in the buildings prior to commencement of works.
45. The proposals would not significantly impact upon the character or setting of the South Kilburn Conservation Area, with glimpses of the development that may be possible from the Conservation Area not inconsistent with the broader form of development visible in the locality. The proposals are a sufficient distance from any other heritage assets in the locality and not considered to unduly impact upon their setting or significance. Therefore although visible from the conservation area the harm would be very limited and not have a bearing on the significance of the heritage asset. Therefore when considered against the requirements of the NPPF there would be harm to the Conservation Area.
46. On balance, the proposals overall are considered to preserve the historic character of the buildings and locality. No harm is considered to arise to the Conservation Area. The proposed replacement building would be of an appropriate high quality modern design and the public benefits of 18 affordable homes with high proportion of family homes and improved accessible community facilities are considered to clearly outweigh any harm identified to heritage assets.

Affordable Housing

47. London Plan policy 3.12 requires borough's to seek the maximum reasonable amount of affordable housing, taking account of a range of factors including local and regional requirements, the need to encourage rather than restrain development and viability. The policy requires borough's to take account of economic viability when negotiating on affordable housing. DMP15 – Affordable Housing, and Core Strategy CP2 require that 50% of new homes should be affordable with a tenure split of 70% affordable rented housing and 30% intermediate housing at affordability levels meeting local needs.

48. The residential units are to be 100% affordable rent and this is a significant planning gain and benefit of the scheme. There is currently acute affordable housing need in the borough especially for affordable rent units therefore 100% affordable rented offer is considered a significant improvement over the policy requirement and a significant public benefit.

Unit Mix/Family sized dwellings

49. CS Policy CP2 of Brent's Core Strategy 2010 seeks for 25% of new homes within the borough to be family sized (three bedrooms or more). The proposal achieves 61%% (11 out of 18 units) family sized units, which is a significant improvement over the policy target and positive aspect of the scheme. In addition there 7 x 4bed units delivered as affordable rent and helps meets acute need in this area.

Density

50. CS Policy CP6 supports high densities in areas of good public transport accessibility, subject to the quality of the design, location of the site and the need to provide family housing. Given the site is predominantly within community type uses the amount of housing is considered proportionate to the wider context of the site.

Quality of Residential Accommodation

51. Local Plan Policy DMP1 and DMP18 state that it is important that development provide high levels of internal amenity and create a high quality environment, and should be consistent with London Plan Policy 3.5, Table 3.3 'Minimum Space Standards for New Dwellings'.

52. The size of the units and amenity areas are set out in the tables below:

Block B (southern residential block fronting Carlton Vale)

Building	Level	Unit type	No. of unit type	Net Internal area (NIA) of each unit (sq.m)	Private amenity Space of each unit (sq.m)
Block B	1-2	3b6p Type B	2	97.9	9.0
Block B	1-2	2b4p Type C	2	72.1	8.3
Block B	3	4b8p Type A	1	128.1	15.3
Block B	4-5	4b7p Type B	2	121.0	14.3

Total Number of units in Block B = 7

Total private amenity space in Block B= 78.5 sq.m

Additional communal amenity space Block B = 44 sq.m

Total amenity space in Block B = 122.5sq.m

Block C (Northern residential block fronting Granville Road)

Building	Level	Unit type	No. of unit type	Net Internal area (NIA) of each unit (sq.m)	Private amenity Space of each unit (sq.m)
Block C	1	3b6p Type C	1	98.8	9.0
Block C	1-2	4b8p Type A (wheelchair accessible)	2	133.1	9.4
Block C	2	3b6p Type A	1	95.0	8.3
Block C	3	2b4p Type B	1	74.6	7.0
Block C	3-4	1b2p Type B	2	50.3	6.7
Block C	3-4	1b2p Type A	2	50.6	5.0
Block C	5-6	4b7p Type A	2	120.6	15.1

Total Number of units in Block C = 11

Total private amenity space in Block C = 87.4 sq.m

Additional communal amenity space Block C = 69 sq.m

Total amenity space in Block C = 156.4 sq.m

Total number of Units = 18

Total Amenity space = 278.9 sq.m .

53. All of the residential units would exceed the minimum floorspace standards as required by DMP policy DMP18 and London Plan policy 3.5 with efficient layout and generally good aspect, outlook and light.
54. DMP policy DMP19 provides guidance for outdoor residential amenity space of 20sqm per flat and 50sqm per family unit the expected amount. Of a unit mix of proposed the development would generate a requirement of 690 sq.m.
55. Each residential unit has access to private amenity space ranging from 5 sq.m to 15.3 sq.m in addition communal roof gardens are provided on both residential buildings offering additional outdoor amenity.
56. Consideration has been given to the fact that the site is quite constrained and larger balconies may result in increased overlooking to neighbouring residential properties as well as a negative impact on the character of the area due to increase in mass and scale. In addition to this the size of the units are generous in some cases, exceeding minimum space standards by a considerable amount and offset some of the shortfall in amenity space. There is the difficulty of achieving amenity provision with the increased demands of family sized units on a site which seeks to deliver such a mix of uses and retain community amenity space. There is ample outdoor recreation opportunities in the immediately adjacent community garden and South Kilburn Open Space.
57. The proposed levels of external amenity space fall below those specified within policy DMP 19. However, on balance the proposal is considered to deliver high quality of accommodation with adequate outdoor recreation opportunities for future residents.
58. Overall the flats would have good access to outlook, light and general living conditions would be good.

Neighbouring Amenity

59. Local Plan Policy DMP1 seeks to ensure new development, amongst other things, provides high levels of internal and external amenity and does not unacceptably increase exposure to noise, light and general disturbance. This is supported by SPD1.

Privacy

60. The design guide for new developments SPD1 outlines the minimum distance between habitable facing windows is 18m and distance from windows to private amenity space should be 9m.
61. Block C faces toward Granville Road, where recent residential development is located (111-149 Granville Road). The separation distance is 16m however there is an existing relationship in place between the two existing built forms and there is an intervening road between the properties which reduces perception of overlooking of individual properties with natural surveillance, focus upon the road activity and partial tree cover which mitigates against the potential harm.
62. There would not be significant harm to residents of existing or proposed development.
63. Block B facing Carlton Vale has no existing residential properties within 18m and is not considered to significantly affect privacy of neighbouring occupiers.
64. The proposals include a range of uses and users across the site, including siting of new homes. The relationship of blocks B and C in relation to each other and other uses on site would need to provide adequate privacy of reasonable living conditions. The relationship between the residential elements of Blocks B and C gives rise to no directly facing habitable room windows, maintaining a minimum of 18m between facing windows.
65. Where windows could possibly have a greater impact on residents' sense of privacy is the relationship between the Carlton building which lies approximately 9m away to the north of Block B at its narrowest point and 11m away from the west facing elevation of Block C at the narrowest point. To protect residential amenity it is recommended a condition to obscure glaze windows in the Carlton Building which could have a direct impact upon residential privacy in the new homes of blocks B and C.
66. Other windows may afford some oblique and intermittent views in day to day use between the residential and non-residential uses on site and between blocks B and C, however these are not held to significantly impact upon living conditions.
67. Overlooking of school and nursery buildings and playgrounds is to be expected in an urban setting and is acceptable.
68. On balance the development would retain adequate privacy for future occupiers and neighbouring uses.

Daylight/Sunlight

69. The applicant has submitted a daylight sunlight analysis based the Building Research Establishment (BRE) guidance *Site layout planning for daylight and sunlight: a guide to good practice*, which advises on planning developments for good access to daylight and sunlight, and is widely used by local authorities during planning permission to help determine the impacts of new developments.
70. A detailed assessment has been submitted for daylight, sunlight and overshadowing which demonstrates future residents and users of the amenity space areas would have good access to light.
71. The design guide for new developments SPD1 outlines the 30 and 45 degree principles on pg.27. Where

there are failures of these principles the impact on outlook and the sense of enclosure to neighbouring properties and garden space can increase. When considered with a daylight/sunlight study it can be established if any significant harm would arise to residential amenity.

72. The London Plan SPG – Housing gives guidance stating at paragraphs 1.3.45 and 1.3.46:
73. *1.3.45 An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.*
74. *1.3.46 The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced, but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.*
75. Residents of adjoining sites could be potentially affected by the proposals, particularly residents 111-149 Granville Road, which itself is a relatively recent development in the South Kilburn Estate Regeneration. Review of the Point 2 Surveyors report shows there are several windows where daylight and sunlight could be affected beyond the generally accept 20% loss of vertical sky component suggested in the BRE guidance as being acceptable.
76. There are some failures of BRE guidance on the daylight/sunlight impact (whether with or without balconies included and weighing up loss of Vertical sky component (VSC) some rooms are only marginally over the 20% loss of VSC.
77. The losses in excess of BRE guidance range between approximately 20% and 40% of VSC which can be a noticeable impact to habitable rooms. Nonetheless there is reasonable degree expectation within area with a masterplan encompassing some significant regeneration and increase in development some loss of light may occur to achieve the wider objectives of the plan. The range of loss is not so significant it would outweigh the benefits of the proposals and adjoining residents are considered to retain acceptable living conditions on balance.
78. While other windows have in excess of 20% losses they either have alternative windows with good access to light, non-habitable room windows or even with a 20% loss or more retain a good level of vertical sky component (generally above 20 degrees which is considered good for an urban location). Additional consideration is given where the rooms serve a bedroom as opposed to living room as they are generally less relied upon during daylight hours. Given the scale the project over the size of existing it is unlikely to block out entire vistas and skyward light and views would still be appreciable by neighbouring dwellings.
79. Daylight distribution analysis is generally a more detailed calculation of impact daylight received by rooms, rather than a measurement at the window. The table below identifies rooms with loss in excess of 20% of daylight distribution and the type rooms they serve:

Room/Floor	Room Use	% Loss
R2/50 (Ground Floor)	Living Room	28.0
R3/50 (Ground Floor)	Bedroom	33.1
R1/51 (First Floor)	Living Room	24.0
R2/51 (First Floor)	Bedroom	28.2
R3/51 (First Floor)	Bedroom	34.1
R4/51 (First Floor)	Bedroom	33.8

R5/51 (First Floor)	Bedroom	30.0
R6/51 (First Floor)	Living/Kitchen/Dining	26.0

80. The majority of the rooms listed above serve bedrooms where impacts tend to be less impact upon living conditions given their primary use as sleeping areas than upon main living areas and the application of guidance can be interpreted more flexibly. These leaves rooms R2/50, R2/51 and R6/51 which suffer 28%, 24% and 26% losses of daylight distribution respectively. Whilst over the 20% loss exceeds standard BRE guidance some flexibility is encouraged by both BRE and London Plan SPG given the urban setting and wider growth area/regeneration area context the harm is not considered excessive in these circumstances.
81. Some windows to 111-149 Granville Road are also set behind projecting balconies and the alternative tests without the balconies in place show that a reduction may still occur. Whilst it is therefore considered that these owners may experience a reduction in daylight as a result of the proposed development, the retained daylight levels (without balconies) are considered acceptable for this urban location which is also within the South Kilburn Growth Area.
82. 1 window within the Peel Project is situated beneath a large overhang of the property which severely restricts the amount of daylight this room can currently enjoy, with an existing VSC of 0.15%. With the Proposed Development in place, this room would experience a small actual reduction of 0.11% which would have a very small scale impact on occupiers.
83. There is some small scale overshadowing of the Iranian school site however the school still retains good access to daylight and sunlight overall.
84. Annual probable sunlight hours are not diminished significantly beyond accepted standards within BRE guidance.
85. The siting and layout of the proposals is such that outlook is not considered to be significantly harmed to neighbouring or future occupiers.

Noise

86. Local Plan Policy DMP1 states that new development will be acceptable providing it does not unacceptably increase exposure to noise and general disturbances.
87. The noise assessment report was carried out by AKLN acoustics in June 2019. Brent's Environmental Health Team have reviewed the submission and found that noise generated between the uses is unlikely to give rise to excessive nuisance to future occupiers.

Lighting

88. The proposal is for non-residential uses to be within the same development as the residential units therefore, there could be issues with lighting impacting on the residential use. To ensure there are not any excessive impacts, details of any external lighting are recommended to be agreed through condition.

Odour

89. Some of the non-residential kitchenettes may be for commercial scale use although serving a community purpose. A suitable condition is proposed to ensure appropriate ventilation and extraction of cooking odours.

Highways

90. Policy 6.3 of the London Plan confirms that the impact of development proposals on transport capacity and the transport network should be fully assessed. The proposal should comply with policies relating to better streets (Policy 6.7), cycling (Policy 6.9), walking (Policy 6.10), tackling congestion (Policy 6.11), road network capacity (Policy 6.12) and parking (Policy 6.13). Policies DMP11 and 12 provide the criteria upon which developments will be assessed with regard to layout and access / servicing / parking standards.
91. The NPPF para.109 states, "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."
92. The site is located within PTAL 5 where generally car free development can be considered acceptable consistent with policy DMP12.
93. Policy DMP12 requires that where additional on-street parking might be generated, this needs to be safely accommodated. The location of the site within a CPZ means that overspill parking by staff is very unlikely, whilst community facility visitors would be able to use the pay and display bays in Granville Road as at present, which generally appear to have some spare capacity available during the day.
94. Brent's overnight parking surveys from 2013 show parking in the area is more heavily occupied at night, although the applicant has provided more up-to-date surveys from 2018 showing greater levels of spare capacity in the length of Granville Road fronting the site than before. Nevertheless, the amount of spare capacity is still less than would be likely to be generated by these 18 flats and to address any parking concerns, it is recommended that the new flats are designated as 'parking permit restricted', thereby removing the right of future residents to on-street parking permits.
95. Any disabled Blue Badge holders would be exempt from the 'parking permit restriction' agreement and can therefore still use on-street parking bays in Granville Road, with dedicated disabled bays able to be provided to meet a particular need (particularly for the two proposed wheelchair units) if requested.
96. A mixture of bicycle and scooter parking is proposed in five locations across the site for the non-residential uses, providing about 35 spaces. This complies with London Plan requirements and is also a considerable uplift on the limited bicycle parking provision within the site at present.
97. A total of 37 secure spaces are required for the flats and internal storage rooms have been indicated for 40 bikes on two-tier stands, which would meet standards.
98. Adequate refuse storage for the flats is proposed fronting the highways of Carlton Vale and Granville Road, thereby allowing easy access for refuse collection staff. This is also the case for the non-residential uses. However, the door to the store for Building B must be amended so as not to open outwards over the public footway of Carlton Vale, this can be secured by condition.

99. As with the existing site, no off-street loading area is available for the retained offices in the Carlton Centre, but this is an existing situation that is not worsened by this proposal.
100. The proposals would include a through route for pedestrians connecting Granville Road and Carlton Vale, with gates at either end. This is very much welcomed as a means of improving pedestrian accessibility to and through the site. It is proposed that the gates would remain open throughout the day, but be closed and locked at night to reduce anti-social behaviour after dark.
101. With this desire line for pedestrians being created through the site, which would emerge onto Carlton Vale close to a footpath through the park opposite, the need for better pedestrian crossing facilities on Carlton Vale close to the centre of the site has been identified.
102. There is an existing pedestrian refuge and speed table towards the eastern end of the site that is close to existing site entrances for the Carlton Centre, but which would be of less use for the proposed site layout. The applicant therefore proposes to relocate this refuge eastwards to serve the new desire line and this suggestion is welcomed. However, the associated speed table should be repositioned too (the speed cushions near to the centre of the site would need to be swapped with the speed table) and alterations would also be required to the on-street parking bays to keep the new crossing point clear of parked cars. It may be possible to relocate these westwards rather than removing them altogether.
103. A more detailed highway layout for the Carlton Vale frontage would therefore need to be drawn up and approved. However, the proposals are acceptable in principle and should be undertaken by the developer through a S278 Agreement.
104. There are redundant footway crossovers in place across the Granville Road and Carlton Vale footways fronting the Granville Centre site and as part of the redevelopment, these should also be removed and restored to footway with full-height kerbs at the applicant's expense through the S278 Agreement.
105. It is also noted that balconies are proposed to oversail the publicly adopted highway of Carlton Vale by about 450mm from Building B at a height of about 3.8m. This is acceptable in principle, but would require an oversailing licence under S177 of the Highways Act 1980 from Brent's Highways & Infrastructure service.
106. With regard to future trip generation, the non-residential uses are replacements for existing uses and would therefore generate comparable numbers of trips to the existing building. Only the proposed residential units are therefore considered likely to lead to any uplift in trips to and from the site.
107. Based on comparisons with surveys for two other social-housing developments in inner London with low or zero parking trip generation is not likely to be significant enough to have a noticeable impact on the local highway network.
108. The vast majority of trips are expected to be made on foot and the improvements to the pedestrian access on Carlton Vale would help to safely accommodate these trips.
109. The road accident history for the area within about 250m of the site was also examined for the last five years. This showed seven accidents in the area, of which five occurred on Carlton Vale. The accident total is low and there are not considered to be any road safety issues that would be worsened by this proposed 'parking permit restricted' development.
110. Overall the development would be safe with suitable access and the impacts on the highway would be limited.

Wheelchair accessibility

111. London Plan Policy 3.8 requires 90% of new housing to meet Building Regulation requirement M4 (2) "accessible and adaptable dwellings". It also requires 10% of new housing to meet the Building

Regulation requirement M4(3) "wheelchair user dwellings", Two flats have been designed to comply with building regulation M4 (3), which complies with the required 10%.

Generally accessibility through the site is improved given level differences present and wheelchair accessibility for uses on site would be required to be built in accordance with building control regulations.

Air quality

112. The applicant has submitted an Air Quality assessment. This assessment identified the need for mechanical ventilation to be fitted to ensure that residents were not exposed to poor air quality levels. Therefore, this should be conditioned.

113. Demolition and construction therefore has the potential to contribute to background air pollution levels and cause nuisance to neighbours.

114. Prior to the commencement of the development a Construction Method Statement shall be submitted to and agreed by the Local Planning Authority outlining measures that would be taken to control dust, noise and other environmental impacts of the development.

115. Brent is currently part of the 'London low emission construction partnership'. Therefore the use of Non Road Mobile Machinery of net power between 37kW and 560kW is required to meet at least Stage IIIA of the EU Directive 97/68/EC and its amendments. This would apply to both variable and constant speed engines for both NOx and PM. This can be secured by condition.

Land Contamination

116. The site to be redeveloped has been identified as previously contaminated and therefore a full assessment of land contamination should be undertaken especially as the proposed use includes residential. The applicant has submitted a Hydrock Desk Study and Ground Investigation dated March 2018. This site investigation has identified that soils have high levels of Lead and benzo-a-pyrene and that further gas monitoring should be undertaken. Appropriate remediation can be secured by condition.

Trees / Landscaping

117. London Plan Policy 5.10 ('Urban Greening') and DMP Policy DMP1 seeks to retain high amenity trees and landscape features and provide appropriate additions or enhancements. Trees are a key component of green infrastructure and help to create resilient and more sustainable development.

118. Core Policy 18 ('Protection and Enhancement of Open Space, Sports and Biodiversity') of the Core Strategy confirms that support would be given to the improvement of the built environment.

119. There is some loss of trees across the site, however retained trees would retain the overall quality of the streetscene. The tree officer has reviewed the application and raises no objection to this scheme on arboricultural grounds. Any loss of trees can be mitigated with appropriate landscaping and a condition is recommended to secure adherence to protection and mitigation measures identified in the Arboricultural report by ACS Consulting.

120. The landscaping arrangements offer a more flexible and diverse arrangement of amenity areas and is considered to take opportunity to improve the existing arrangements. Specific planting schemes can be

secured by condition.

121. Improved amenity / landscaping provision includes:

Nursery entrance (35 sq.m)

Nursery Playground (527 sq.m)

Residential communal roof terraces (44 sq.m and 69 sq.m)

Central Courtyard (333 sq.m)

Creche Playground (35 sq.m)

Cascading Garden (236 sq.m)

Roof Garden (on community hall) (195 sq.m)

Community Hall entrance (36 sq.m)

Community Garden (410 sq.m)

122. The greening of development with roof gardens and amenity areas contribute of the greening of the landscape and biodiversity opportunities. The railings to the Carlton Vale boundary are a transparent boundary treatment which would improve visibility and appreciation of the improved landscape offering on the site and retain a sense of openness and spaciousness. There is limited scope for improved urban greening in the Granville Road façade given the established built form, a roof garden is proposed in Block C.

Biodiversity / Ecology

123. Policy 7.19 ('Biodiversity and access to nature') of the London Plan requires development proposals to contribute to mitigating the effects of climate change by considering integrating green infrastructure and to make a positive contribution, where possible, to the protection, enhancement, creation, and management of biodiversity. Core Policy 18 ('Protection and Enhancement of Open Space, Sports and Biodiversity') of the Core Strategy confirms that support would be given to the improvement of the built environment for biodiversity and nature conservation.

124. Local authority has a duty to consider potential impacts upon biodiversity, wildlife and protected species as part of policy and decision making as set out in sec 40 of the National Environment and Rural Communities Act 2006 (as amended) (NERC) and The Wildlife and & Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations 2010 (as amended). It is an objective of the NPPF (paragraphs 8 and 175) to help improve biodiversity.

125. The applicant has submitted an ecology report and bat emergence survey to identify the potential risks. The Council's officers have reviewed the report and agree with the conclusions the risk to protected species is low. Although pipistrelle bats are identified as commuting and foraging in the area, no significant risk is identified to wildlife or protected species from the proposals.

126. To ensure no harm occurs to foraging opportunities for the bats and to encourage biodiversity on site a biodiversity management plan, including additional details for landscaping to ensure net gain of foraging opportunities on site would be required by condition. The Local Planning Authorities Ecology advisor has also recommended that an ecology review of the site is undertaken before the development takes place given the passage of time between the previous ecology surveys done on the site and likely implementation of the development.
127. A suitable biodiversity management plan could be conditioned to meet the objectives of policies CP18 and DMP para 5.6 which requires all developments to make a positive contribution to biodiversity.

Flood Risk

128. London Plan policies 5.12 and 5.13 require the consideration of the effects of development on flood risk and sustainable drainage respectively. Policy DMP9A ('Managing Flood Risk') confirms that new development must avoid and reduce the risk of flooding, and not increase the risks elsewhere and that planning permission would only be granted for proposals which have addressed all sources of flood risk and would not be subject to, or result in unacceptable levels of flood risk on site or increase the level of flood risk to third parties. DMP9B ('On Site Water Management and Surface Water Attenuation') requires minor schemes to make provision of an appropriate SuDS scheme where feasible.
129. The lead local flood authority is satisfied the proposals represent no significant additional flood risk. The site is within a fluvial flood zone 1, presents no sign of surface water flooding on our hydraulic model which is also a zone 1.
130. The site also indicates a low probability of groundwater flooding and the discharge rates are restricted to 5/l/s which is acceptable.
131. Thames Water hold no objection about sewerage or surface water drainage infrastructure capacity.

Sustainable Design and Construction

132. London plan Policy 5.3 Sustainable Design and Construction and the Mayors Sustainable Design and Construction SPG requires applicants to demonstrate sustainable design standards are integral to new development, including its construction.
133. The applicant has included an Energy and Sustainability Statement to address major development sustainability requirements as set out in Policy 5.2 of the adopted London Plan. The statement also sets out the development will connect to the South Kilburn Energy Centre and District Heating Network.
134. A condition or legal agreement is to secure the need for the development to achieve a Breeam rating of at least excellent for the non-residential element and a minimum of 35% improvement over Part L of 2013 Building regulations.
135. The sustainability officer considers the energy strategy has been well thought out, however, the guidance from GLA is that fabric improvements should achieve a 10% reduction, which is not achieved. The site wide emissions have resulted in a 34% improvement in total, however, the requirement is 35%.

This may be down to the refurbished areas, which are not specifically addressed within the GLA guidance, other than to advise that they should be improved and there would be difficulty improving the performance of old buildings. The condition or S106 clause should require that all new build achieve at least a 35% improvement over Part L on site. The new build residential should also be targeting zero carbon.

136. In terms of the Carbon Offset, the strategy of improvements in the existing buildings to offset any carbon generated in the residential is acceptable and in accordance with the carbon offset guidance. This would need to be reviewed throughout the process to confirm that the target reductions are met and that the strategy is in accordance with the carbon offset guidance.
137. The domestic overheating report says that the scheme will include acoustic ventilation panels for areas which have a potential to overheat but the submitted elevations do not include them. This can be secured by condition and is not considered to materially affect the appearance of the building.
138. There may be some overheating issues in the existing (non-domestic) buildings there would need to be a non-domestic overheating analysis and consideration as to how to minimise overheating risks in the existing building.
139. Sustainability and Energy implementation strategies must be submitted and approved prior to a material start to achieve the objectives of the plan.
140. London Plan policy 5.18 confirms that through the Local Plan, developers should be required to produce site waste management plans (SWMP) to arrange for the efficient handling of construction, excavation and demolition waste and materials. The supporting text to CP19 ('Brent Strategic Climate Change Mitigation and Adaptation Measures') of the Core Strategy confirms that developers would be expected to play their part in reducing the overall waste arising and is managed towards the upper end of the waste hierarchy.
141. A construction method statement/management plan condition could demonstrate acceptable construction practices to avoid excess waste and nuisance arising from the development.

Equality

142. In line with the Public Sector Equality Duty, the Council must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. In making this recommendation, regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation).

Conclusion

143. On balance, the proposals are considered to accord with the development plan, the adopted South Kilburn Masterplan SPD identifies the site for a mix of uses, having regard to material planning considerations. The Masterplan was voted upon by local referendum (72% participation rate, 84% voted in favour). The proposed development is considered to be of an appropriate design with acceptable impacts on neighbouring land uses and residents and appropriate mix of uses and re-provision of community type facilities which would continue serve the local community. There are significant public benefits of the scheme with modernisation of community type facilities enabling more efficient and accessible use of the site plus the delivery of 18 affordable homes, 11 of which are family sized units. This is considered to clearly outweigh any of the scheme's disbenefits, including the the limited harm to

the non-designated heritage assets.

144. Whilst there is clearly much public concern with the fate of ULFA/Rumi's Cave presence in the locality, this is considered to have very limited weight in the planning merits of the case due to the need to assess the site's use rather than individual operator. Officers do empathise with the situation, however planning law requires decisions to be made in accordance with the development plan.

S106 DETAILS

The application requires a Section 106 Agreement, in order to secure the following benefits:-

- Payment of the Council's legal and other professional costs in (a) preparing and completing the agreement and (b) monitoring and enforcing its performance
- Affordable Housing.
- Managed affordable workspace and community use plan
- Employment and training opportunities during construction and operation phases
- Car-Parking Permit Free development to remove the rights of residents to apply for parking permits in the surrounding roads in the vicinity of the site,
- Energy - Achieve a zero carbon' standard. The remaining regulated carbon dioxide emissions, to 100 per cent, would be off-set through a cash in lieu contribution
- Submission of a Delivery & Servicing Plan for the community and workspace areas
- Public access and right of way to community gardens
- Undertaking of on and off site highway works through an agreement under S38/S278 of the Highways Act 1980

And, to authorise the Head of Area Planning, or other duly authorised person, to refuse planning permission if the applicant has failed to demonstrate the ability to provide for the above terms and meet the policies of the Development Plan and Section 106 Planning Obligations Supplementary Planning Document by concluding an appropriate agreement.

CIL DETAILS

This application is liable to pay **£0.00** * under the Community Infrastructure Levy (CIL).

We calculated this figure from the following information:

Total amount of eligible* floorspace which on completion is to be demolished (E): 1476 sq. m.

Total amount of floorspace on completion (G): 2318 sq. m.

Use	Floorspace on completion (Gr)	Eligible* retained floorspace (Kr)	Net area chargeable at rate R (A)	Rate R: Brent multiplier used	Rate R: Mayoral multiplier used	Brent sub-total	Mayoral sub-total
(Brent) Social housing	2318	0	842	£200.00	£0.00	£252,600.00	£0.00
(Mayoral) Social housing	2318	0	842	£0.00	£60.00	£0.00	£52,553.31

BCIS figure for year in which the charging schedule took effect (Ic)	224	323
BCIS figure for year in which the planning permission was granted (Ip)	336	
TOTAL CHARGEABLE AMOUNT	£252,600.00	£52,553.31

*All figures are calculated using the formula under Regulation 40(6) and all figures are subject to index linking as per Regulation 40(5). The index linking will be reviewed when a Demand Notice is issued.

**Eligible means the building contains a part that has been in lawful use for a continuous period of at least six months within the period of three years ending on the day planning permission first permits the chargeable development.

Please Note : CIL liability is calculated at the time at which planning permission first permits development. As such, the CIL liability specified within this report is based on current levels of indexation and is provided for indicative purposes only. It also does not take account of development that may benefit from relief, such as Affordable Housing.



Application No: 19/2378

To: Sally Styles
CMA Planning
113 The Timberyard
Drysdale Street
N1 6ND

I refer to your application dated **04/07/2019** proposing the following:

Partial demolition of existing structures on site including part of the Granville building, refurbishment of the Granville and Carlton Centres and construction of 3 buildings ranging from one to eight storeys in height, to facilitate the provision of a mixed use development comprising 18 self-contained flats at part 1st - 8th floors and community facilities, offices and workshops at lower ground, ground and part first floors. Works include creation of play areas for the children's centre, nursery and school; additional community and event workspaces, outdoor amenity areas, secure cycle and refuse storage.

and accompanied by plans or documents listed here:

Heritage Assessment
Planning Statement
Design and Access Statement
Daylight/Sunlight Report
Air Quality Assessment
Arboricultural Impact Assessment
Preliminary Ecology Appraisal
Ecology Bat Emergence Survey
Ecology Bat Roost Assessment
Noise Impact Assessment
Drainage Strategy
Energy Statement
Planting Schedule
Statement of Community Involvement
Statement of Consultation
Sustainability Report
Transport Statement
3D visuals
AKA-070-P_A_600 REV P0 - BUILDINGS B & C TYPICAL DETAILS
AKA-070-P_A_601 REV P0 BUILDINGS B & C TYPICAL DETAILS
AKA_070_P_A_602 REV P0 BUILDINGS B & C TYPICAL DETAILS
AKA_070_P_L_001 REV P0 PROPOSED SITE LOCATION PLAN
AKA_070_P_L_009 REV P0 EXISTING BASEMENT AND LOWER GROUND FLOOR PLAN
AKA_070_P_L_010 REV P0 EXISTING GROUND AND UPPER GROUND FLOOR PLAN
AKA_070_P_L_010M REV P0 EXISTING GROUND FLOOR AND MEZZANINE PLAN
AKA_070_P_L_011 REV P0 EXISTING FIRST FLOOR PLAN
AKA_070_P_L_011M REV P0 EXISTING FIRST FLOOR MEZZANINE PLAN
AKA_070_P_L_012 REV P0 EXISTING SECOND FLOOR PLAN
AKA_070_P_L_013 REV P0 EXISTING ROOF PLAN
AKA_070_P_L_020 REV P0 EXISTING SITE SHORT SECTIONS

AKA_070_P_L_020 REV P0 EXISTING SITE LONG SECTIONS
AKA_070_P_L_030 REV P0 EXISTING SITE ELEVATIONS
AKA_070_P_L_099 BASEMENT AND LOWER GROUND FLOOR PLANS
AKA_070_P_L_100 REV P0 GROUND AND UPPER GROUND FLOOR PLANS
AKA_070_P_L_101 REV P0 FIRST FLOOR PLAN
AKA_070_P_L_101M REV P0 FIRST FLOOR MEZZANINE PLAN
AKA_070_P_L_102 REV P0 SECOND FLOOR PLAN
AKA_070_P_L_107 REV P0 ROOF PLAN
AKA_070_P_L_200 REV P0 SITE LONG SECTIONS
AKA_070_P_L_201 REV P0 SITE SHORT SECTIONS
AKA_070_P_L_300 REV P0 SITE ELEVATIONS
AKA_070_P_L_400 REV P0 FLAT LAYOUT 1B2P TYPE A
AKA_070_P_L_401 FLAT LAYOUT 1B2P TYPE B
AKA_070_P_L_403 FLAT LAYOUT 2B4P TYPE B
AKA_070_P_L_404 REV P0 FLAT LAYOUT 3B6P TYPE A
AKA_070_P_L_405 REV P0 FLAT LAYOUT 3B6P TYPE B
AKA_070_P_L_406 REV P0 FLAT LAYOUT 4B8P WCH TYPE A
AKA_070_P_L_408 REV P0 FLAT LAYOUT 2B4P TYPE C
AKA_070_P_L_410 FLAT LAYOUT 3B6P TYPE C
AKA_070_P_L_500 REV P0 PHASING STRATEGY
AKA_070_P_L_800 EXISTING LANDSCAPE SITE PLAN
AKA_070_P_L_810 LANDSCAPE SITE PLAN
AKA_070_P_L_802 EXISTING WEST SIDE LANDSCAPE PLAN
AKA_070_P_L_803 EXISTING EAST SIDE LANDSCAPE PLAN
AKA_070_P_L_810 LANDSCAPE SITE PLAN
AKA_070_P_L_811 WEST SIDE LANDSCAPE PLAN LOWER GROUND FLOOR PLAN
AKA_070_P_L_812 WEST SIDE LANDSCAPE PLAN GROUND FLOOR PLAN
AKA_070_P_L_813 EAST SIDE LANDSCAPE PLAN
AKA_070_P_L_850 LANDSCAPING DETAILS
AKA_070_P_L_851 LANDSCAPING DETAILS
AKA_070_P_L_A100 BUILDING A: GROUND FLOOR PLAN
AKA_070_P_L_A101 BUILDING A: FIRST FLOOR PLAN - CARLTON WORKSPACE
AKA_070_P_L_A102 BUILDING A: SECOND FLOOR PLAN - CARLTON WORKSHOP
AKA_070_P_L_A103 BUILDING A: ROOF PLAN
AKA_070_P_L_A300 BUILDING A: ELEVATIONS
AKA_070_P_L_A301 REV P0 BUILDING A: ELEVATIONS
AKA_070_P_L_B100 BUILDING B: GROUND TO THIRD FLOOR PLANS
AKA_070_P_L_B200 REV P0 BUILDING B: SECTIONS
AKA_070_P_L_B300 BUILDING B: ELEVATIONS
AKA_070_P_L_C100 REV P0 BUILDING C: LOWER GROUND/GROUND FLOOR PLANS
AKA_070_P_L_C101 BUILDING C: FIRST TO FOURTH FLOOR PLANS
AKA_070_P_L_C200 BUILDING C: SECTIONS
AKA_070_P_L_C300 BUILDING C: ELEVATIONS
AKA_070_P_L_C301 BUILDING C: ELEVATIONS
AKA_070_P_L_D100 BUILDING D: FLOOR PLANS
AKA_070_P_L_D300 BUILDING D ELEVATIONS
AKA_070_P_L_E100 REV P0 BUILDING E: FLOOR PLANS
AKA_070_P_L_E200 BUILDING E: SECTIONS
AKA_070_P_L_E300 REV P0 BUILDING E: ELEVATIONS
CG099.3.01 TREE REMOVALS PLAN
CG099.3.02.LPG LANDSCAPE PLAN
CG099.3.03.LPR ROOF LANDSCAPE PLAN
CG099.3.05.PA1 PLANTING AREA 1: NURSERY PLAYGROUND
CG099.3.05.PA2 PLANTING AREA 2: THE WOODS
CG099.3.05.PA3 PLANTING AREA 3: CENTRAL FORECOURT
CG099.3.05.PA4 PLANTING AREA 4: COMMUNITY GARDEN
CG099.3.05.PA5 PLANTING AREA 5: CASCADING GARDEN
CG099.3.05.PA6 PLANTING AREA 6: GRANVILLE ROAD
CG099.3.05.PA7 PLANTING AREA 7: PRIVATE TERRACES
CG099.3.05.PA8 PLANTING AREA 8: COMMUNITY ROOF TERRACE
CG099.3.D01.TTP TEMPORARY TREE PROTECTION_P1
CG099.3.D02.STP STANDARD PROPOSED TREE PIT
CG099.3.D03.TP TYPICAL PLANTING DETAILS

AKA-070--P_L_402 REVP0 FLAT LAYOUTS 4B7P TYPE A
AKA-070--P_L_407 REVP0 FLAT LAYOUTS 4B8P TYPE A
AKA-070--P_L_409 REVP0 FLAT LAYOUTS 4B7P TYPE B
AKA-070-P_L_103 REVP0 THIRD FLOOR PLAN
AKA-070-P_L_104 REVP0 FOURTH FLOOR PLAN
AKA-070-P_L_105 REVP0 FIFTH FLOOR PLAN
AKA-070-P_L_106 REVP0 SIXTH FLOOR PLAN
AKA-070-P_L_B101 REVP0 BUILDING B: 4TH FLOOR - ROOF PLAN
AKA-070-P_L_C102 REVP0 BUILDING C: 5TH FLOOR - ROOF PLAN

at **Granville Centre, 80 Granville Road, London, NW6 5RA**

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: 14/01/2020

Signature:

Gerry Ansell
Head of Planning and Development Services

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.

DnStdG

SUMMARY OF REASONS FOR APPROVAL

1

- 1 Prior to the commencement of the development, the approved development shall be registered with the Considerate Constructors Scheme (CCS) and aim to achieve best practice standards on the direct and indirect impacts of the construction work of this development and thereafter construct the development in accordance with best practice principles of CCS.

Reason: In the interests of sustainable development and neighbouring amenity.

- 2 The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 3 The development hereby permitted shall be carried out in accordance with the following approved drawings and documents:

Heritage Assessment
Planning Statement
Design and Access Statement
Daylight/Sunlight Report
Air Quality Assessment
Arboricultural Impact Assessment
Preliminary Ecology Appraisal
Ecology Bat Emergence Survey
Ecology Bat Roost Assessment
Noise Impact Assessment
Drainage Strategy
Energy Statement
Planting Schedule
Statement of Community Involvement
Statement of Consultation
Sustainability Report
Transport Statement
3D visuals

AKA-070-P_A_600 REV P0 - BUILDINGS B & C TYPICAL DETAILS

AKA-070-P_A_601 REV P0 BUILDINGS B & C TYPICAL DETAILS

AKA_070_P_A_602 REV P0 BUILDINGS B & C TYPICAL DETAILS

AKA_070_P_L_001 REV P0 PROPOSED SITE LOCATION PLAN

AKA_070_P_L_009 REV P0 EXISTING BASEMENT AND LOWER GROUND FLOOR PLAN

AKA_070_P_L_010 REV P0 EXISTING GROUND AND UPPER GROUND FLOOR PLAN

AKA_070_P_L_010M REV P0 EXISTING GROUND FLOOR AND MEZZANINE PLAN

AKA_070_P_L_011 REV P0 EXISTING FIRST FLOOR PLAN

AKA_070_P_L_011M REV P0 EXISTING FIRST FLOOR MEZZANINE PLAN

AKA_070_P_L_012 REV P0 EXISTING SECOND FLOOR PLAN

AKA_070_P_L_013 REV P0 EXISTING ROOF PLAN

AKA_070_P_L_020 REV P0 EXISTING SITE SHORT SECTIONS

AKA_070_P_L_020 REV P0 EXISTING SITE LONG SECTIONS

AKA_070_P_L_030 REV P0 EXISTING SITE ELEVATIONS

AKA_070_P_L_099 BASEMENT AND LOWER GROUND FLOOR PLANS

AKA_070_P_L_100 REV P0 GROUND AND UPPER GROUND FLOOR PLANS

AKA_070_P_L_101 REV P0 FIRST FLOOR PLAN
AKA_070_P_L_101M REV P0 FIRST FLOOR MEZZANINE PLAN
AKA_070_P_L_102 REV P0 SECOND FLOOR PLAN
AKA_070_P_L_107 REV P0 ROOF PLAN
AKA_070_P_L_200 REV P0 SITE LONG SECTIONS
AKA_070_P_L_201 REV P0 SITE SHORT SECTIONS
AKA_070_P_L_300 REV P0 SITE ELEVATIONS
AKA_070_P_L_400 REV P0 FLAT LAYOUT 1B2P TYPE A
AKA_070_P_L_401 FLAT LAYOUT 1B2P TYPE B
AKA_070_P_L_403 FLAT LAYOUT 2B4P TYPE B
AKA_070_P_L_404 REV P0 FLAT LAYOUT 3B6P TYPE A
AKA_070_P_L_405 REV P0 FLAT LAYOUT 3B6P TYPE B
AKA_070_P_L_406 REV P0 FLAT LAYOUT 4B8P WCH TYPE A
AKA_070_P_L_408 REV P0 FLAT LAYOUT 2B4P TYPE C
AKA_070_P_L_410 FLAT LAYOUT 3B6P TYPE C
AKA_070_P_L_500 REV P0 PHASING STRATEGY
AKA_070_P_L_800 EXISTING LANDSCAPE SITE PLAN
AKA_070_P_L_810 LANDSCAPE SITE PLAN
AKA_070_P_L_802 EXISTING WEST SIDE LANDSCAPE PLAN
AKA_070_P_L_803 EXISTING EAST SIDE LANDSCAPE PLAN
AKA_070_P_L_810 LANDSCAPE SITE PLAN
AKA_070_P_L_811 WEST SIDE LANDSCAPE PLAN LOWER GROUND FLOOR PLAN
AKA_070_P_L_812 WEST SIDE LANDSCAPE PLAN GROUND FLOOR PLAN
AKA_070_P_L_813 EAST SIDE LANDSCAPE PLAN
AKA_070_P_L_850 LANDSCAPING DETAILS
AKA_070_P_L_851 LANDSCAPING DETAILS
AKA_070_P_L_A100 BUILDING A: GROUND FLOOR PLAN
AKA_070_P_L_A101 BUILDING A: FIRST FLOOR PLAN - CARLTON WORKSPACE
AKA_070_P_L_A102 BUILDING A: SECOND FLOOR PLAN - CARLTON WORKSHOP
AKA_070_P_L_A103 BUILDING A: ROOF PLAN
AKA_070_P_L_A300 BUILDING A: ELEVATIONS
AKA_070_P_L_A301 REV P0 BUILDING A: ELEVATIONS
AKA_070_P_L_B100 BUILDING B: GROUND TO THIRD FLOOR PLANS
AKA_070_P_L_B200 REV P0 BUILDING B: SECTIONS
AKA_070_P_L_B300 BUILDING B: ELEVATIONS
AKA_070_P_L_C100 REV P0 BUILDING C: LOWER GROUND/GROUND FLOOR PLANS
AKA_070_P_L_C101 BUILDING C: FIRST TO FOURTH FLOOR PLANS
AKA_070_P_L_C200 BUILDING C: SECTIONS
AKA_070_P_L_C300 BUILDING C: ELEVATIONS
AKA_070_P_L_C301 BUILDING C: ELEVATIONS
AKA_070_P_L_D100 BUILDING D: FLOOR PLANS
AKA_070_P_L_D300 BUILDING D ELEVATIONS
AKA_070_P_L_E100 REV P0 BUILDING E: FLOOR PLANS
AKA_070_P_L_E200 BUILDING E: SECTIONS
AKA_070_P_L_E300 REV P0 BUILDING E: ELEVATIONS
CG099.3.01 TREE REMOVALS PLAN
CG099.3.02.LPG LANDSCAPE PLAN
CG099.3.03.LPR ROOF LANDSCAPE PLAN
CG099.3.05.PA1 PLANTING AREA 1: NURSERY PLAYGROUND
CG099.3.05.PA2 PLANTING AREA 2: THE WOODS
CG099.3.05.PA3 PLANTING AREA 3: CENTRAL FORECOURT
CG099.3.05.PA4 PLANTING AREA 4: COMMUNITY GARDEN
CG099.3.05.PA5 PLANTING AREA 5: CASCADING GARDEN
CG099.3.05.PA6 PLANTING AREA 6: GRANVILLE ROAD
CG099.3.05.PA7 PLANTING AREA 7: PRIVATE TERRACES
CG099.3.05.PA8 PLANTING AREA 8: COMMUNITY ROOF TERRACE
CG099.3.D01.TTP TEMPORARY TREE PROTECTION_P1
CG099.3.D02.STP STANDARD PROPOSED TREE PIT
CG099.3.D03.TP TYPICAL PLANTING DETAILS
AKA-070--P_L_402 REV P0 FLAT LAYOUTS 4B7P TYPE A
AKA-070--P_L_407 REV P0 FLAT LAYOUTS 4B8P TYPE A
AKA-070--P_L_409 REV P0 FLAT LAYOUTS 4B7P TYPE B
AKA-070-P_L_103 REV P0 THIRD FLOOR PLAN

AKA-070-P_L_104 REVP0 FOURTH FLOOR PLAN
AKA-070-P_L_105 REVP0 FIFTH FLOOR PLAN
AKA-070-P_L_106 REVP0 SIXTH FLOOR PLAN
AKA-070-P_L_B101 REVP0 BUILDING B: 4TH FLOOR - ROOF PLAN
AKA-070-P_L_C102 REVP0 BUILDING C: 5TH FLOOR - ROOF PLAN

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

- 4 The sustainable urban drainage system (SUDS) works shall be carried out fully in accordance with the Drainage Assessment report. The approved scheme shall be implemented in full prior to first occupation of the development and shall be retained for the lifetime of the Development.

Reason: To ensure the development meets the requirements of London Plan Policy 5.13 Sustainable Drainage.

- 5 The residential units of the development hereby approved shall be implemented and maintained for the lifetime of the development as 100% affordable rented housing (at rents up to 80% of the market rents and capped at Local Housing Allowance rates, inclusive of service charge, intended for households who cannot afford housing at market rates) and LB Brent will have the right to nominate people to be housed in the whole of the affordable housing development, unless otherwise agreed in writing with the local planning authority.

Prior to the occupation of the development a Nominations Agreement to define nominations criteria and arrangements shall be entered into with the Council, and submitted to and approved in writing by the Local Planning Authority. The Nominations Agreement will set out the policies and procedures for the nomination by the Council of prospective tenants to the development and shall be implemented on occupation and shall remain in effect for the lifetime of the development.

Reason: To ensure the development is implemented in accordance with the approved details submitted having regard to Local Plan affordable housing policy, the weight that was given to this scheme being 100% affordable when reaching a decision and to contribute to meeting Brent's identified housing needs, including meeting LB Brent's statutory housing duties.

- 6 The community centre facilities hereby permitted shall only be used for community events and community activities and for no other purposes other than within Class D1 of the schedule to the Use Classes Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification.

Reason: To ensure that the use remains appropriate for the site location and to ensure that the standards applied to the consideration of the approved development are maintained in connection with the completed development so approved.

- 7 The residential units hereby approved shall at no time be converted from C3 residential to a C4 small HMO, notwithstanding the provisions of Schedule 2 Part 3 Class L of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order) without express planning permission having first been granted by the Local Planning Authority.

Reason: To ensure that an adequate standard of accommodation is maintained in all of the residential units and in view of the restricted space within the site to accommodate additional bin or cycle storage.

- 8 The approved cycle storage facilities and bin storage facilities shall be installed and made available for use prior to first occupation of the development hereby approved and thereafter retained and maintained for the life of the development and not used other than for purposes ancillary to the occupation of the development hereby approved.

Reason: To encourage sustainable forms of transportation in the interest of highway flow and

safety.

- 9 The buildings shall be designed so that mains water consumption does not exceed a target of 105 litres or less per person per day, using a fittings-based approach to determine the water consumption of the development in accordance with requirement G2 of Schedule 1 to the Building Regulations 2010.

Reason: In order to ensure a sustainable development by minimising water consumption.

- 10 Not less than 10% of residential units shall be constructed to wheelchair accessible requirements (Building Regulations M4(3) or shall meet easily accessible/adaptable standards (Building Regulations M4(2)) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure suitable facilities for disabled users, in accordance with the London Plan policy 3.8.

- 11 (a) No development shall commence on site until a Training & Employment Plan has been submitted to and approved in writing by the Local Planning Authority which shall include but not be limited to the following:

- (i) the details of the Training & Employment Co-ordinator;
- (ii) a methodology for meeting the Training & Employment Targets and the Training & Employment Reporting Schedule;
- (iii) a commitment to offer an interview to any job applicant who is a resident in Brent provided that they meet the minimum criteria for the particular job

The approved Training and Employment Plan shall be implemented throughout the construction phases of the development for the lifetime of the construction of the Development.

- (b) The new community centre hereby approved shall not be occupied until the Training & Employment Verification Report has been submitted to and approved in writing by the Council.

Reason: In the interest of providing local employment opportunities.

Pre-commencement reason: part (a) of the condition seeks to exercise control over training and employment of Brent residents throughout the construction phase of the development and therefore needs to be discharged prior to construction.

- 12 Prior to the commencement of the development a Construction Method Statement 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 approved statement shall be implemented throughout the duration of construction.

The applicant must employ measures to mitigate the impacts of dust and fine particles generated by the operation. This must include:

- (a) damping down materials during demolition and construction, particularly in dry weather conditions,
- (b) minimising the drop height of materials by using chutes to discharge material and damping down the skips/ spoil tips as material is discharged,
- (c) sheeting of lorry loads during haulage and employing particulate traps on HGVs wherever possible,
- (d) ensuring that any crushing and screening machinery is located well within the site boundary to minimise the impact of dust generation,
- (e) utilising screening on site to prevent wind entrainment of dust generated and minimise dust nuisance to residents in the area,
- (f) installing and operating a wheel washing facility to ensure dust/debris are not carried onto the

road by vehicles exiting the site.

(g) the use of demolition equipment that minimises the creation of dust.

Non Road Mobile Machinery

Brent is currently part of the 'London low emission construction partnership'. Therefore, the use of Non Road Mobile Machinery of net power between 37kW and 560kW is required to meet at least Stage IIIA of the EU Directive 97/68/EC and its amendments. This will apply to both variable and constant speed engines for both NOx and PM.

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

Pre-commencement reason: The condition seeks to exercise control over the construction phase of the development and therefore needs to be discharged prior to construction.

- 13 Prior to the commencement of works the applicant shall enter into a Memorandum of Understanding (MOU) with the Local Planning Authority in order to provide appropriate offsetting measures for the development's carbon emissions as approved within the Energy Assessment.

No later than two months after practical completion of the development an Energy Assessment Review shall be submitted to and approved in writing by the Local Planning Authority. This shall include a review of the energy assessment commissioned at the applicant's expense and prepared by an independent assessor to demonstrate as built construction is in accordance with the approved Energy Assessment.

The applicant shall enter into a Memorandum of Understanding with the Local Planning Authority in order to provide appropriate offsetting measures for the development's carbon emissions as approved within the review of the Energy Assessment.

Reason: To ensure the development is in accordance with the principles of London Plan Policy 5.2.

- 14 Any plant shall be installed, together with any associated ancillary equipment, so as to prevent 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. An assessment of the expected noise levels shall be carried out in accordance with BS4142:2014 'Methods for rating and assessing industrial and commercial sound.' and any mitigation measures necessary to achieve the above required noise levels shall be submitted to the Local Planning Authority in writing for approval. The plant shall thereafter be installed and maintained in accordance with the approved details.

Reason: To safeguard the residential amenity of nearby properties.

- 15 Following the demolition of the buildings and prior to the commencement of building works, a site investigation shall be carried out by competent persons to determine the nature and extent of any soil contamination present. The investigation shall be carried out in accordance with the principles of BS 10175:2011. A report shall be submitted to the Local Planning Authority, that includes the results of any research and analysis undertaken as well as an assessment of the risks posed by any identified contamination. It shall include an appraisal of remediation options should any contamination be found that presents an unacceptable risk to any identified receptors. The written report is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the safe development and secure occupancy of the site

- 16 Any soil contamination remediation measures required by the Local Planning Authority shall be carried out in full. A verification report shall be provided to the Local Planning Authority, stating that remediation has been carried out in accordance with the approved remediation scheme and the site is suitable for end use (unless the Planning Authority has previously confirmed that no remediation measures are required).

Reason: To ensure the safe development and secure occupancy of the site

- 17 Prior to commencement of works above ground level, details of materials for all external work, including samples which shall be made available for viewing on site, shall be submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- 18 Prior to commencement of works above ground level, a revised Overheating Risk Assessment and Mitigation Strategy with detailed drawings to scale and materials for all external work including mitigating solar shading and opaque glazing shall be submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality and provides adequate living conditions.

- 19 No development above ground level shall commence until the developer has entered into an agreement with the Local Highways Authority to carry out the following works:

- (a) An agreement under S278 of the Highways Act 1980 to undertake works in the public highway at the developer's expense prior to occupation of the development in order to: (i) reposition the existing speed table and pedestrian refuge along the Carlton Vale frontage approximately 35m eastwards and reposition the existing speed cushions along the Carlton Vale frontage approximately 45m westwards to the vicinity of the existing pedestrian refuge; (ii) amend on-street parking bays along the Carlton Vale frontage to accommodate the amended location of the pedestrian refuge; (iii) reinstate all redundant vehicular crossovers to the site to footway with full height kerbs; and (iv) install four bicycle stands within the kerb build-outs along the Granville Road frontage, in accordance with detailed drawings to be approved by Brent Council's Highways & Infrastructure service based upon the layout shown on drawing AKA-070-P_L_100 Rev P0;
- (b) Removal of the right of future residents of the proposed flats to on-street parking permits in the vicinity of the site through a 'car-free' agreement;
- (c) Amendments to the refuse store doors to Block B so as not to open outwards over the adopted highway;

The development shall not be occupied until evidence that the abovementioned highway works have been implemented in full and certified as completed to an acceptable standard by the Local Highways Authority has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development provides a safe and functional highway environment and creates an accessible development.

- 20 Within six months of commencement of the development, details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the lighting fixtures, luminance levels within and adjoining the site. The lighting shall not be installed other than in accordance with the approved details.

Reason: In the interests of safety and the amenities of the area.

- 21 The tree protection measures as set out within the submitted Arboricultural Impact Assessment and Method Statement shall be adhered to through all stages of construction, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect existing trees during the course of construction works in order to ensure that the character and amenity of the area are not impaired.

- 22 Prior to the occupation of the development a Nominations Agreement to define nominations criteria and arrangements shall be entered into with the Council, and submitted to and approved in writing by the Local Planning Authority. The Nominations Agreement will set out the policies and procedures for the nomination by the Council of prospective tenants to the development and shall be implemented on occupation and shall remain in effect for the lifetime of the development.

Reason: To ensure the development is implemented in accordance with the approved details submitted having regard to Local Plan affordable housing policy, the weight that was given to this scheme being 96% affordable when reaching a decision, and to contribute to meeting Brent's identified housing needs, including meeting LB Brent's statutory housing duties.

- 23 No part of the development shall be occupied until details of the Landscaping including tree planting have been carried out in accordance with the approved plans.

Any planting that is 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 and all planting shall be replaced with others of a similar size and species and in the same position, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory standard of appearance and setting for the development.

- 24 The operational hours of the community hall use hereby approved shall be restricted between the following hours unless otherwise agreed in writing by the Local Planning Authority:

08:00 to 23.00 Sunday to Thursday

08:00 to 01.00am Friday to Saturday

The operational hours of the enterprise hub and workspace use hereby approved shall be restricted between the following hours unless otherwise agreed in writing by the Local Planning Authority:

08.00 to 23.00 Monday to Sunday

Reason: To protect the neighbouring amenity from excessive disturbance.

- 25 Prior to occupation of residential buildings, details of obscure glazing in the Carlton Building shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be installed before the first residential use of Blocks B and C thereafter permanently retained.

Reason: to protect residential amenity

- 26 Prior to the first occupation details of doors to refuse areas not opening over the highway shall be submitted to and agreed in writing with the local planning authority. The details shall be implemented as agreed and thereafter not open over the public highway unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the safety and efficient flow of the highway

- 27 Prior to the occupation of the development the applicant shall submit to the local planning authority for its approval a Management Plan for the operation of the Affordable workspace, Enterprise hub and community halls. The development shall be carried out and used in accordance with the approved details.

Reason: In order to ensure that reports to any party will be shared and acted upon.

- 28 Occupiers of the residential development, hereby approved, shall not be entitled to a Residents Parking Permit or Visitors Parking Permit to allow the parking of a motor car within the Controlled Parking Zone (CPZ) operating in the locality within which the development is situated unless the occupier is entitled; to be a holder of a Disabled Persons Badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970. For the lifetime of the development written notification of this restriction shall be included in any licence transfer lease or tenancy agreement in respect of the residential development. For the lifetime of the development a notice, no smaller than 30cm in height and 21cm in width, clearly informing occupants of this restriction shall be displayed within the ground floor communal entrance lobby of each building, in a location and at a height clearly visible to all occupants. On, or after, practical completion but prior to any occupation of the residential development, hereby approved, written notification shall be submitted to the Local Highways Authority confirming the completion of the development and that the above restriction will be imposed on all future occupiers of the residential development.

Reason: In order to ensure that the development does not result in an increased demand for parking that cannot be safely met within the locality of the site.

- 29 Prior to first occupation of the development hereby approved details of a communal television aerial and satellite dish system for each of the three buildings linking to all residential units within the development, shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented in accordance with the approved details. No further television aerial or satellite dishes shall be erected on the premises.

Reason: In the interests of the visual appearance of the development in particular and the locality in general.

- 30 Prior to use of the community centre hereby approved, a scheme of sound insulation measures shall be submitted to the Local Planning Authority for approval. The insulation shall be designed so that noise from the community centre operation does not result in an exceedance of the indoor ambient noise levels specified within BS8233:2014 'Guidance on sound insulation and noise reduction for buildings' in the flats above the community centre. This criterion applies with windows shut and with an appropriate ventilation system that does not give rise to a noise level greater than 30dB(A) at night or 35dB during the day or a sound level in any 1/3 octave band in the range 50Hz to 8kHz that is more than 5dB above immediate adjacent 1/3 octave bands. The approved insulation measures shall thereafter be implemented in full.

Reason: To protect acceptable local noise levels

- 31 Prior to the occupation of the development, the applicant shall submit a report which provides evidence that the mitigation measures described in the approved Air Quality Impact Assessment (Redmore Environmental ref 2292-2v2 dated 28/6/19) have been implemented. The report is subject to the approval of the Local Planning Authority.

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

- 32 An Air Quality Neutral Assessment must be undertaken in accordance with guidance published by the Greater London Authority (GLA) and submitted to the Local Planning Authority for approval. The assessment shall include mitigation proposals should it be found that the development is not air quality neutral.

Reason: To protect local air quality.

- 33 No development shall take place until the details of how the development is to be built to

achieve the following:

All new build non-residential areas should achieve a minimum 35% on site reduction above part L of Building Regulations and BREEAM rating of excellent. All refurbished areas should consider improvements as far as practicable as agreed with the Council.

All new build residential should target zero carbon with a minimum 35% on site reduction above Part L of Building regulations. In addition the new build residential should target a fabric (Be Lean) reduction of 10% or as much as practicable as agreed with the Council.

The development shall be carried out in accordance with agreed details.

Reason: In the interests of sustainable development

- 34 No development shall commence until A Biodiversity Management Plan (BMP) shall be submitted to, and be approved in writing by the Local Planning Authority. The content of the BMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.
- i) Update to Ecology/Bat Survey before construction or site works start.

The BMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the BMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details."

Reason: To enhance biodiversity and mitigate potential impact upon wildlife in accordance with Schedule 5 of the Wildlife & Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations 2010 (as amended) and to ensure due regard is paid to likely impact on the habitat of protected species in accordance with national Legislation and London Plan.

- 35 No development shall take place before a comprehensive record of the buildings (internally and externally) has been undertaken in accordance to Historic England Level 3 and submitted to and approved in writing by the Local Planning Authority. The recording is to be carried out by a professional archaeological/building recording consultant or organisation in accordance with the approved details.

REASON: To ensure a record of the building is made for future generations of the historic fabric both internal and external and the architectural significance of the heritage asset is recorded prior to demolition and alteration.

INFORMATIVES

- 1 The quality of imported soil must be verified by means of in-situ soil sampling and analysis. We do not accept soil quality certificates from the soil supplier as proof of soil quality.
- 2 The applicant is advised that this development is liable to pay the Community Infrastructure Levy; a Liability Notice will be sent to all known contacts including the applicant and the agent.

Before you commence any works please read the Liability Notice and comply with its contents as otherwise you may be subjected to penalty charges. Further information including eligibility for relief and links to the relevant forms and to the Government's CIL guidance, can be found on the Brent website at www.brent.gov.uk/CIL.

- 3 The provisions of The Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website www.communities.gov.uk
- 4 The applicant must ensure, before work commences, that the treatment/finishing of flank walls can be implemented as this may involve the use of adjoining land and should also ensure that all development, including foundations and roof/guttering treatment is carried out entirely within the application property.
- 5 Brent Council supports the payment of the London Living Wage to all employees within the Borough. The developer, constructor and end occupiers of the building are strongly encouraged to pay the London Living Wage to all employees associated with the construction and end use of development.
- 6 The Council recommends that the maximum standards for fire safety are achieved within the development.
- 7 The applicant is advised to notify the Council's Highways Service of the intention to commence works prior to commencement. They shall include photographs showing the condition of highway along the site boundaries. The Highways and Infrastructure Service will require that any damage to the adopted highway associated with the works is made good at the expense of the developer.
- 8 Thames Water advise the applicant that if they are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.
- 9 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 10 The applicant should contact the Head of Highways & Infrastructure to secure a licence to oversail the footway of Carlton Vale with balconies under S177 of the Highways Act 1980.

Any person wishing to inspect the above papers should contact Patrick Doyle, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5169