

Agenda Item 02

Supplementary Information

Planning Committee on 24 June, 2020

Case No.

19/4545

Location	1-8 Capitol Industrial Park, Capitol Way, London, NW9 0EQ
Description	Demolition of the existing buildings and the redevelopment of the site to provide six buildings ranging between four to twelve storeys comprising residential units and commercial floorspace, and the erection of a part two part three storey commercial building with associated basement car parking, cycle storage, plant and shared external amenity space and landscaped courtyards at ground floor level, and other ancillary works.

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Controlled Parking Zone contribution

Paragraph 102 of the committee report confirms that a contribution to implementing a Controlled Parking Zone would be secured. An amount of £200,000 has now been agreed with the applicant, and this is the same amount as secured for the consented scheme.

Further clarifications

The agent has drawn attention to various positive aspects of the scheme and, whilst these points do not have any material impact on officers' assessment of the scheme, they are provided below for completeness:

Affordable housing and housing mix

Whilst the extant consent provides a high percentage (54%) of the Affordable Rented home with 3 bedrooms, the proposed scheme would increase this to 61% of the Affordable Rented home having 3 or 4 bedrooms. The number of Affordable Rented homes secured is the same as in the consented scheme, however with the inclusion of 4 bedroom homes and an increased number of habitable rooms in this tenure.

Officers agree that the inclusion of 4 bedroom homes is a positive feature of the scheme. This issue is covered in paragraphs 15 and 16 of the report.

Design, scale and appearance

With reference to paragraph 29, the layout of the properties facing Stag Lane (Block A) would be the same as in the consented scheme. This block would be the same height as in the consented scheme (as stated in paragraph 37).

Quality of accommodation

The committee report at paragraph 47 states that 173 units would be dual aspect and that this is a relatively low proportion. The agent's view is that the majority of units would be dual aspect.

Officers have reviewed the plans and consider that 197 of the 501 homes could be described as dual aspect. Some include small secondary windows in close proximity to other units that would not provide a significant amount of outlook but could be opened to provide cross-ventilation and prevent overheating during hot weather. Side windows facing into balconies and windows facing onto internal corridors are not considered to provide a second aspect. Overall, however, officers consider the quality of accommodation to be good.

Cycle parking

Paragraphs 103 and 105 of the report set out the amount and distribution of cycle parking in the original submission. Further details on cycle parking have subsequently been submitted, which has increased the overall amount of cycle parking that would be provided above that stated in the report and has introduced two cycle maintenance hubs within the site.

Officers consider these amendments to be welcome and to contribute to the policy objective of encouraging

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cycling. Transport officers and TfL have some further queries about the cycle parking arrangements, and these would be resolved through the recommended condition.

Amendments to conditions

The agent has requested changes to the proposed conditions as detailed below. Officers consider these to be acceptable and not to materially change the requirements of the conditions.

“Condition 5: The development shall provide 501 residential units (Class C3) once complete, as shown on the approved plans, unless otherwise approved by the Local Planning Authority.”

“Condition 6: The development shall provide a total of 4,051sqm of commercial floorspace (in Use Classes B1(a),(b) and (c), B8, D2 and A3) across the site once complete as shown on the approved plans, unless otherwise agreed in writing with the local planning authority.”

“Condition 8: 10% of the proposed residential units shall be completed as Wheelchair accessible (in the case of Affordable Rented homes) or easily adaptable (in the case of Private and Intermediate homes) in accordance with Building Regulations requirement M4(3) as set out on the approved drawings listed in Condition 2 and the remaining homes within the development shall be completed in accordance with Building Regulation requirement M4(2) unless otherwise agreed in writing by the Local Planning Authority.”

“Condition 9: Prior to first occupation of each Phase or Building the eElectric vehicle charging points that are to serve that Phase or Building (if any) shall be provided in accordance with the approved plans ~~prior to the commencement of use and occupation of the development~~, and shall not be altered thereafter without prior written consent from the local planning authority.”

“Condition 10: Prior to first occupation of each Phase or Building all parking spaces, cycle parking, bin storage, turning areas, loading bays, access road and footways relevant to that Phase or Building shall be constructed and permanently marked out ~~prior to first occupation of the relevant part of the development~~ and thereafter shall not be used other than for purposes ancillary to the development hereby approved.”

“Condition 11: All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction ~~phases~~ Phases shall comply with the emission standards set out in chapter 7 of the GLA’s supplementary planning guidance “Control of Dust and Emissions During Construction and Demolition” SPG 2014, or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction ~~phases~~ Phases of the development on the online register at <https://nrmm.london/>”

“Condition 12: The development hereby approved shall not be commenced until a phasing plan showing the location of ~~phases~~ Phases (and their related land, e.g. parking and amenity spaces), the sequencing for those ~~phases~~ Phases and indicative timescales for their delivery shall be submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the plan thereby approved. The phasing plan may be updated from time to time subject to the written approval of the Local Planning Authority.

Reason: To allow the Local Planning Authority to understand the relevant ~~phase~~ Phase of development that is subject to condition discharge, and to ensure coordination between the phasing plan as approved and the triggers in any relevant agreement made under Section 106 of the Town and Country Planning Act 1990 (as amended).”

“Condition 13: Prior to the commencement of each relevant Phase or Building ~~The development hereby approved shall not commence until a~~ Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority, outlining how construction vehicle activity will be managed for the relevant Phase or Building throughout the construction process. The works for each relevant Phase or Building shall thereafter be carried out in full accordance with the approved details.”

“Condition 14: Prior to the commencement of ~~the development~~ each relevant Phase or Building, a Construction Method Statement and Construction Management Plan 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 relevant Phase or Building development at each stage of the works for that Phase or Building

including demolition, earthworks, construction and track out.

The Each Phase or Building development shall be carried out strictly in accordance with the agreed details for that Phase or Building.”

Condition 15: Prior to development commencing in a Phase, details of tree protection measures for that Phase shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented throughout the relevant demolition and construction ~~phase~~ Phase for that Phase. Such details shall include:

...

(ii) a detailed arboricultural method statement and tree protection plan including details of all works in the relevant ~~phase~~ Phase including excavations for drainage and other services within the root protection area of any retained tree relating to all stages of development, including a detailed methodology and specification for an airspace investigation in proximity to T13 where works are to be undertaken in the vicinity of T13; These details shall observe the principles embodied within BS 5837:2012 (Trees in relation to design, demolition and construction – Recommendations), shall be implemented prior to any works commencing on site in the relevant Phase, shall be retained during the course of demolition and construction, and shall not be varied without the written agreement of the Local Planning Authority.

...

The Each Phase of the development shall thereafter be carried out in full accordance with the relevant approved details.

...”

“Condition 17: The Works on the basement development hereby approved shall not commence (other than site clearance and the demolition of the existing building), until further details of the basement (including a cross section) has been submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate that the headroom that will be achieved above the aisles within the basement car park, which shall be at least 2.6m along all access routes to disabled parking spaces unless otherwise approved in writing by the Local Planning Authority.

...”

“Condition 18: Prior to commencement of development on a Phase or Building (excluding any demolition, site clearance and the laying of foundations), details of materials for all external work for the Phase or Building (including samples which shall be made available for viewing on site or in another location as agreed) shall be submitted to and approved in writing by the Local Planning Authority. These details shall include mitigation measures to provide sitting wind conditions on balconies affected by stronger winds as recommended in paragraph 6.1.4 of the approved Wind Assessment.

...”

“Condition 19: Within six months of commencement of development on each Phase, a detailed landscape scheme shall be submitted to and approved in writing by the Local Planning Authority for that Phase. Such landscaping work shall be completed prior to first use or occupation of the development hereby approved for that Phase and thereafter maintained.

The submitted scheme shall include details of:

a) The planting scheme for the Phase site, which shall include species, size and density of plants, sub-surface treatments;

...”

“Condition 20: Notwithstanding the approved plans, prior to first occupation of each Phase commencement of use of the development, further details of cycle storage for that Phase, which shall be in accordance with London Cycling Design Standards, shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented in full prior to first occupation of the relevant part of the development, being the part of the development that the cycle storage serves.

Such details for the development as a whole shall include:

...

“Condition 21: Prior to commencement of each Phase development (excluding any demolition or site clearance), further details of how the Phase development shall be designed to allow future connection to a district heating network should one become available, shall be submitted to and approved in writing by the local planning authority and the development for the relevant Phase shall be completed in accordance with the approved details.”

“Condition 22: ~~Prior to first occupation or use of the residential parts of the development,~~ Within six months of commencement of development of a Phase containing residential development, further details of any external childrens play areas, any associated equipment and appropriate access arrangements shall be submitted to and approved in writing by the Local Planning Authority and the play areas shall be completed in accordance with the approved details prior to first occupation of the relevant ~~phase~~ Phase.”

“Condition 23: ~~Prior to first occupation or use of the development,~~ Within six months of commencement of development of each Phase or Building, details of photovoltaic panel arrays and air source heat pump installations shall be submitted to and approved in writing by the local planning authority. The details shall demonstrate that the carbon emissions reductions attributed to these elements will be as set out in the detailed design stage Energy Assessment, and shall include plan and elevation drawings to adequately demonstrate the visual impact upon the street scene of the installed energy facilities.”

“Condition 25: Prior to first occupation or use of a Phase of the development, a Delivery and Servicing Plan for the relevant Phase shall be submitted to and approved in writing by the Local Planning Authority and the approved plan shall thereafter be implemented from first occupation of the relevant part of the development. The Delivery and Servicing Plan for each Phase shall have regard to TfL guidance regarding Delivery and Servicing Plans.

The Delivery and Servicing Plan for the Phase within which Unit A is situated shall include details of how Unit A would be serviced in order to minimise the risk of delivery vehicles standing in close proximity to the mini-roundabout at the junction of Capitol Way and Stag Lane.

The Delivery and Servicing Plan for each relevant Phase shall include a restriction on the use of the loading bays along Capitol Way ... ”

“Condition 26: Prior to first occupation or use of ~~the development~~ a Phase or Building, a Parking Design and Management Plan for the Phase or Building shall be submitted to and approved in writing by the Local Planning Authority in consultation with Transport for London, and the plan shall thereafter be implemented in full for the life of the relevant Phase or Building development. The Plan shall be in accordance with the requirements of draft London Plan Policy T6.1 and shall include (unless otherwise agreed by the Local Planning Authority):

...

The development within each Phase shall thereafter be operated in full accordance with the approved details for the relevant Phase.”

“Condition 30: Prior to first occupation or use of a Phase which includes commercial uses ~~the development,~~ details of all external lighting, within that Phase which is to serve the commercial uses together with the lighting lux plan showing the lux levels (in vertical illuminance) at the nearest residential window façade, shall be submitted to and approved in writing by the local planning authority.”

Officers recommend the following amendments to Condition 16, to take account of Environmental Health officers’ comments in relation to the development being phased:

Condition 16: (a) ~~The development~~ Each Phase of development hereby approved shall not commence (other than site clearance and the demolition of the existing building) unless a site investigation is carried out and remediation strategy is prepared by ~~an appropriate person~~ competent persons in accordance with BS 10175:2011 + A2:2017 and the Environment Agency’s current Land Contamination Risk Management Guidance or any subsequent updates ~~‘Model Procedures for the Management of Land Contamination – Contaminated Land Report 11’ (CLR 11) (or other such updated British Standard)~~ to determine the nature and extent of any soil contamination present in the relevant Phase. ~~The investigation and strategy shall be~~

~~carried out in accordance with a scheme, which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works (other than site clearance and the demolition of the existing building), that includes the results of any research and analysis undertaken as well as details of remediation measures required to contain, treat or remove any contamination found. A report shall be submitted to and approved in writing by 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 in the relevant Phase. It shall include an appraisal of remediation options and a remediation strategy together with a timetable for its implementation should any contamination be found that presents an unacceptable risk to any identified receptors.~~

...

(b) ~~For each phase of development, any soil contamination remediation measures required by the Local Planning Authority shall be carried out in full. Prior to first residential occupation of the development, or the commencement of the approved use within each Phase the development hereby approved a verification report written by a suitably qualified person in accordance with BS 10175:2011 + A2:2017 and the Environment Agency's current Land Contamination Risk Management Guidance or any subsequent updates 'Model Procedures for the Management of Land Contamination – Contaminated Land Report 11' (CLR 11) (or other such updated British Standard) must be submitted to and approved in writing by the Local Planning Authority stating that remediation has been carried out for that Phase in accordance with the remediation scheme approved above and the site is safe for end use (unless the Local Planning Authority has previously confirmed that no remediation measures are required)."~~

Recommendation: Remains to Grant planning permission subject to Stage 2 referral to Mayor of London, s106 agreement, conditions and informatives as set out in the report.

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