

## Agenda Item 04

### Supplementary Information Planning Committee on 22 July, 2020

Case No.

19/4444

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Location	Unit 2, 2 Lowther Road and Units 3, 4 & 4A Lowther Road, Stanmore, HA7 1EP
Description	Demolition of existing buildings and redevelopment of the site to provide a part -2, part-4 and part-6 storey plus basement development comprising self-contained residential units (use class C3) and commercial floor space (Use class B1c) together with associated private and communal space, car parking and cycle storage and public realm improvements (amended description) subject to Deed of Agreement dated xx xx 2020 under Section 106 of the Town and Country Planning Act 1990.

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#### Employment floorspace

As noted in paragraphs 6 and 8 of the main report, the proposed floorspace of 1,637sqm represents a 6% increase over the existing floorspace of 1,541sqm. The industrial capacity of the site (65% of the 0.21ha site area) is actually 1,365sqm, but within paragraph 6 of the main report states that it is 1,345sqm. Paragraph 8 states that the proposed floorspace represents a 22% increase over the industrial capacity, whereas the correct figure is 20%.

The proposal is compliant with the requirement in Brent's draft Policy BE2 to increase employment floorspace across the site allocation. In the context of this policy, the industrial capacity of the site is a less important measure although it does give an indication of how the employment floorspace has been effectively optimised on this site, and the proposal represents an increase over both the existing floorspace and the industrial capacity.

#### Affordable housing

The affordable housing offer is assessed in paragraphs 20 - 25 of the main report, however the following paragraphs provide further context for the level of affordable housing proposed.

The site is in existing industrial use and is capable of being let to industrial tenants in its current condition. The income generated by the existing use increases the benchmark land value of the site (compared to, for example, a site that is vacant and has been cleared for redevelopment). In terms of sales values, the site is in an area of relatively low values (residential sales values are typically around £600 per square foot, whereas in other parts of the borough over £700 per square foot could be achieved). The combination of these two factors affects the viability of potential schemes and means that achieving a higher proportion of affordable housing would be difficult on this site.

As noted in paragraph 21 of the main report, the Council's review of the applicant's Financial Viability Appraisal (FVA) concluded that the scheme as proposed would deliver a deficit of £579,195. This was based on assumptions that officers consider to be reasonable, including 17.5% profit on private residential sales.

Sensitivity analysis has shown that the scheme would be in deficit even if no Affordable Housing was proposed. However, the level of deficit would be lower (£48,000). As such, while the scheme cannot viably deliver any Affordable Housing, the applicant has chosen to provide seven shared ownership homes. As such, the provision would deliver more than the maximum reasonable proportion of Affordable Housing and would accord with planning policy in relation to the Affordable Housing provision.

**Recommendation: Remains to Grant Permission subject to a section 106 agreement and conditions as set out in the main report.**

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