

Agenda Item 03

Supplementary Information Planning Committee on 14 October, 2020

Case No.

18/4904

Location	96 High Road, London, NW10 2PP
Description	Part demolition of existing buildings and retention of the original police station building comprising flexible commercial space (Class A1, D1, B1a, B1b, B1c) and redevelopment of the site to provide 28 residential units within a building extending up to 4 storeys together with private and communal space, waste/cycle storage, associated landscaping and public realm (amended scheme)

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Following the publication of the report, an objection has been received by Willesden Green Ward Cllr Donnelly Jackson raising the following points:

- Concerns regarding the height of the development – it should not match the height of the church opposite
- The spire of the church is an architectural feature, not a dwelling
- Impact on light and privacy on occupiers of 6 Huddlestone Road, especially from proposed balconies and terraces
- Impact on Huddlestone Rd in terms of parking, noise, provision of facilities such as rubbish collection
- Insufficient family housing and lack of affordable housing
- The proposal does not add to the character of the area and is more likely to detract from it
- Additional traffic from this and the development opposite.

The proposed height of the building (13.8m) will be lower than the ridge of the church (15m) and the spire (22m). Officers do not consider that the proposed building and would not dominate the views of the church. The overall design is considered acceptable, as detailed within the Report.

The potential impacts on privacy and light are discussed in detail within the main report.

The proposed development would be parking permit restricted. The site is in a town centre location with a good level of public transport access (PTAL 4) and where car free developments are encouraged. Refuse would be collected from Huddlestone Road to minimise the potential for disruption of traffic on High Road.

The proportion of family sized homes and the level of affordable housing are also discussed as detail within the main report..

Recommendation:

Remains approval subject to the conditions set out in the Committee report and the completion of a satisfactory Section 106 agreement.

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