

Agenda Item 04

Supplementary Information Planning Committee on 26 November, 2020

Case No.

20/2473

Location	6 and 6A Coombe Road, London, NW10 0EB
Description	Demolition of the existing buildings and redevelopment of the site comprising the erection of a part three, four, six and seven storey building providing flexible employment workspace on ground and part of first floor, and self-contained flats with associated car and cycle parking spaces, refuse and recycling stores, amenity space, landscaping and associated development

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1. Affordable Housing

As stated in paragraph 22, the affordable rented units have been offered at London Affordable Rent levels. However, this offer was made after the viability appraisal, which was based on higher rent levels, had been submitted and reviewed on behalf of the Council. Paragraph 23 notes that the applicant's appraisal demonstrates a deficit of approx £4.03m, whereas paragraph 24 states that the Council's review reduces the deficit to approx £3.5m.

The applicant has subsequently provided a revised viability appraisal, adopting the same assumptions as the Council's review and using London Affordable Rent levels. As would be expected as a result of reducing rent levels, the introduction of London Affordable Rent increases the deficit to approx £4.77m. The proposal continues to deliver beyond the maximum reasonable proportion of affordable housing.

2. Amended Plans

Amended and additional plans have been submitted, to remove short-term cycle parking stands from the public footway, and to provide more information on the relationship with neighbouring properties. The list of approved plans in Condition 2 will be amended accordingly.

3. Environmental Health

Environmental Health officers have confirmed that the air quality assessment submitted is acceptable. No objections are raised, subject to compliance with the air quality assessment, submission of a construction method statement, and contaminated land investigation and remediation. These conditions are as proposed in the committee report, and no amendments to the conditions are required.

4. Points of clarification on committee report

The agent has drawn attention to a number of minor factual inaccuracies and points of interpretation in the committee report, which should be read as follows. These do not materially impact the nature of the scheme, or officers' assessment of it.

- '**Proposal in detail**' section refers to a part four, five and six storey building, whereas the building proposed is part three, four, six and seven stories. The proposal is correctly described in the Description (as consulted on) and in paragraphs 1 and 34.
- '**Monitoring**' section should include figures as in the following table:
- **Floorspace breakdown**

Primary use	Existing	Retained	Lost	New	Net gain
Buisnesses and light industry	671	0	671	728	57

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- **Paragraph 4:** Regarding existing businesses on site, one of the units was occupied by the London Reclaimed Brick Merchants when the previous application was determined but at the time of the officer's site visit for this application was occupied by a general builders' merchant, whereas the other unit has remained occupied by a scaffolding business.
- **Paragraph 27:** The maximum height of the proposed building is 23.85m from street level (excluding lift overruns). Whilst it would not be over 30m high, it would still fall within the classification of tall buildings set out in Brent's emerging Policy BD2 as it would be generally more than six metres above the general prevailing heights of the surrounding area.
- **Paragraph 42:** incorrectly states that five wheelchair accessible units are proposed. The actual number proposed is six (one on each floor), which slightly exceeds the minimum 10% requirement.
- **Paragraph 86:** incorrectly refers to four wheelchair accessible parking spaces. The actual number proposed is five, which equates to provision for 9.6% of the residential units, exceeding the requirement for 3% provision set out in draft London Plan Policy T6.1.

Recommendation: Remains to grant consent in accordance with the conditions and obligations set out in the Committee Report.

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