

Agenda Item 04

Supplementary Information Planning Committee on 9 December, 2020

Case No.

20/2033

Location	Euro House, Fulton Road, Wembley, HA9 0TF
Description	Demolition and redevelopment to provide new buildings ranging between 11 and 21 storeys with basement levels; all for a mix of uses comprising 493 residential units, retail (Use Class A1) and industrial floorspace (Use Class B1(c)); provision of private and communal space, car parking, cycle parking, ancillary space, mechanical plant, landscaping and other associated works.

Application is accompanied by an environmental statement.

Agenda Page Number: 73-126

Amendments to main report

The levels of external amenity space provided for Block B, and therefore provision for the whole scheme (under paragraph 146), have been amended following officer clarification. The relevant tables should read as follows:

Block B	Policy Target	Private Balcony	Shortfall of policy	Communal Internal amenity	Cumulative Shortfall	% of req
79 x 1B2P	20	7	13			
80 x 2B4P	20	8.43	11.57			
Total units (x159)	3,180	1,227.4	1,952.6	60	1,892.6	41.5%

Whole scheme	Policy Target	Private Balcony	Shortfall of policy	Communal Roof Spaces	Communal Ground floors	Cumulative Shortfall	% of req
Total units (493)	9,860	3,990	5,870	1,306	3,810	754	92.4

As a result of these changes, the subsequent paras. 147 and 148 of the report have been amended to read as follows:

"147. Whilst the tables above break down the shortfall in amenity space provision against policy requirements across the different amenity space components by block, the summary position is that:

- 40% of the required amenity space provision is achieved through the provision of private balconies*
- 54% of the required amenity space provision is achieved through the provision of private spaces and roof communal spaces - this figure is increased to 92% with taking into account the 5 designated soft landscaped communal spaces on ground floor.*

Although Block B has a low headline level of amenity space provision (41.5%), this does not reflect the presence of this block adjacent to the main landscaped podium, which is expected to benefit the occupiers of this block in particular. Although not exclusively for use by occupiers of Block B, including this space within the figures would result in a significant uplift in provision for Block B, and officers give this substantial weight in their overall assessment.

148. The development falls marginally short of DMP19/BH13 standards by approximately 7.5%. It is considered that this provision has been reasonably maximised across the development, utilising all rooftops where possible, and it is therefore considered that despite this shortfall, the maximum reasonable amount of external amenity space has been provided throughout the site. It should also be noted that the scheme brings wider benefits in terms of opening up Wealdstone Brook and encouraging this to be more actively used, with

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the potential for a public route along the Brook, with the aim of adjoining sites tying into this. On balance, the proposed amenity space provision is therefore acceptable."

Conditions

Following further consultation, it has been agreed to amend condition 30 (relating to archaeology) to ensure that details do not need to be submitted prior to above ground demolition. Condition 30 has therefore been amended as follows:

'30. Prior to the commencement of works below ground level, further details of archaeological work shall be submitted to and approved in writing by the Local Planning Authority (in writing through the submission of an application for approval of details reserved by condition), in accordance with the recommendations set out within the Archaeological Assessment prepared by Oxford Archaeology dated 1st July 2020 (ref. 7531 v.4). These measures include (but are not limited to):

- Rotary boreholes are to be drilled at the site following vacancy of the current Tenants on a 10m by 10m grid based system within the anticipated area of the Underground features. Should features be identified the grid may be reduced;*
- Once the existing concrete slab is removed, inspection and watching brief of the Ground surface will be undertaken by an experienced geotechnical engineer and/or engineering geologist and an archaeologist to delineate the locations of the shafts if present. As a supplement to the drill hole investigation, a geophysical survey may be undertaken to identify the shaft location.*

If evidence of shafts or other historical structures is found, further work will be required to identify and record these elements, in consultation with the Council's Heritage officer and GLAAS. The development shall thereafter operate in accordance with the recommendations and/ or mitigation measures set out within the document.

Reason: To ensure the development complies with relevant heritage and archaeological planning policies, including London Plan Policy 7.8, Policy HC1 of the Mayor's Intend to Publish Local Plan, policy DMP7 of the adopted Development Management Policies and policy BHC1 of the draft Local Plan and the NPPF.'

Recommendation: Officers continue to recommend that permission is granted, subject to the legal agreement and amended conditions and informatives set out above and in the original committee report.