

Agenda Item 04

Supplementary Information

Planning Committee on 10 March, 2021 Case No.

20/1163

Location	1 Burnt Oak Broadway, Edgware, HA8 5LD
Description	Partial demolition, restoration and extension of former bingo hall (Use Class D2) to create a part-7, part-8 storey building to provide co-working space and purpose-built shared living units (Use Class Sui Generis), café (Use Class A3) with ancillary facilities and associated shared amenity space, landscaping, cycle and disabled parking.

Agenda Page Numbers: 83-122

Amendments to main report

Within the 'proposal in detail' section on page 87 of the report, the first paragraph incorrectly refers to the range in studio floorspace figures and the number of wheelchair accessible rooms. This should read as follows:

"A total of 125 studio flats would be provided, ranging from 17 sqm to 35 sqm in size, and including 13 wheelchair accessible rooms."

The table under paragraph 84 of the report (pages 105-106) has also been updated to reflect the above figures in relation to the proposed scheme.

Within the 'summary of key issues' section on page 88 of the report, paragraph 8 on Highways and transportation should refer to a financial contribution of £63,000, rather than £100,000. This is also clarified in paragraph 91 of the main report.

Within the 'statutory consultees' response section on page 90 of the report, the issues raised by LB Barnet's objections are discussed in more detail within paras. 43-45 of the report.

Paragraph 24 of the report has been amended to read as follows (emphasis added):

*"24. Each unit would be of a good size and layout, **with the majority** measuring at least 25 sqm, with a number of them being larger in order to cater for wheelchair access (13 in total, adjacent to the lift cores on floors 1-5) and to provide a range of unit types. The units provide sufficient space for a fold up bed, sofa, desk, full depth wardrobe, overhead storage and en-suite bathroom, with a significant number also served by a full width private balcony. The development also proposes that two studios can be converted into a larger 50sqm unit, however this would be controlled through the section 106 agreement so that they could not become self-contained units in their own right."*

Paragraph 27 of the report has been amended to refer to Policy H16 of the London Plan (2021).

Paragraph 29 of the report has been amended to correct the amount of proposed café floorspace to 165 sqm.

Paragraphs 32-33 of the main report (page 98) read incorrectly due to a formatting error. For clarity, these paragraphs should read as follows:

"32. Policy H16 goes on to state that this contribution should:

- be equivalent to 35 per cent of the units (when not on public sector land or industrial land appropriate for residential uses), to be provided at a discount of 50 per cent of market rent.*
- All large-scale purpose-built shared living schemes will be subject to the Viability Tested Route set out in Policy H5 'Threshold approach to applications', however,*

developments which provide a contribution equal to 35 per cent of the units at a discount of 50 per cent of the market rent will not be subject to a Late Stage Viability Review.

33. *Essentially, the development is therefore subject to the same viability tests as a conventional Use Class C3 housing scheme in this regard. A Financial Viability Assessment (FVA) has been submitted with the application, and this concludes that the proposed development would generate a deficit of approximately £7.7m below the benchmark profit, and therefore the development could not viably provide any cash in lieu contribution to affordable housing elsewhere in the borough."*

Paragraph 47 of the report incorrectly refers to the submission of an Environmental Statement. The final sentence of this paragraph has been removed.

The final sentence of paragraph 58 of the report has been amended to refer to 'dwellings', rather than flats.

Paragraph 71 of the report has been corrected to refer to the '*rear gardens of properties to the west/south-west at Limesdale Gardens.*'

Conditions

Following review of the committee report, the following additional conditions are recommended to be attached to the draft planning permission:

'23. The development hereby approved shall contain 165 sqm of commercial use at ground floor which shall not be used other than for purposes within Use Class A1 or A3 (Class E(a) or E(c) from September 2020) unless other agreed in writing by the Local Planning Authority, notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) and the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification).

Reason: In the interests of proper planning and to ensure the adequate provision of active frontage within this part of the Burnt Oak Town Centre.

24. Details of a scheme setting out the collection and storage of waste and recycled materials for a relevant building shall be submitted in writing to and for approval by the Local Planning Authority prior to first occupation of the development, unless otherwise agreed in writing by the Local Planning Authority.

The scheme shall address:

1) Waste and recycling collection frequency, following liaison with Brent's Waste Management Team

2) The collection storage areas

The details shall be implemented as approved prior to the occupation of the development, and maintained thereafter.

Reason: to protect the amenity of the locality.

'25. Notwithstanding what is shown on the approved plans, the entrance doors along the Burnt Oak Broadway frontage must not open outwards over the highway.

Reason: In the interests of highway and pedestrian safety.'

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.

