

10 March 2017

Deller and Palmerston Road site, Wealdstone

in the London Borough of Harrow

planning application no. P/1619/16

This addendum sets out various factual updates, clarifications and corrections which need to be considered in conjunction with the representation hearing report originally published on 2 March 2017.

Representations to the Mayor

The Mayor has received three further representations from local residents, one representation from Navin Shah, Assembly Member for Brent and Harrow, and two representations from Councillor Philip O'Dell as an elected representative of Wealdstone Ward and Councillor David Perry as an elected representative of Malborough Ward. The representations from local residents raise objections to the proposals with regards to the impact of the development on existing infrastructure, services, neighbouring amenity, traffic congestion, and potential anti-social behaviours; the lack of family homes that are proposed; and the scale/height of the proposed development and the development that is out of character.

The representation from Navin Shah supports the principle of the development on the disused brownfield site, the principle of growth in the opportunity area and the Heart of Harrow Housing Zone. However, the representation objects to the development with regard to the scale of the proposed tall buildings and its impacts on the existing built environment. It also raises concerns on the design of the basement car park and its adverse impact on disabled residents and those in family size dwellings.

The representation from Councillor Philip O'Dell fully supports the principle of the development of the brownfield sites and the Council's objectives to regenerate Wealdstone District Centre, create much needed family homes and meaningful employment for the people of Wealdstone. However, the representation objects to the proposed heights of buildings and the design of the basement car park in terms of its accessibility for disabled drivers and the number of spaces it can provide.

The representation from Councillor David Perry objects to the height of the proposed buildings, the bulk, mass, density of the proposed development and its impact on traffic and congestion, parking.

The issues raised by these representations are addressed as appropriate within the material planning considerations section of this report, and, where necessary, through the proposed planning conditions, planning obligations and/or informatives outlined in the recommendation section of the Hearing report.

Amendments to the report

To clarify:

- Reason for approval II: This should read "The scheme would provide 186 residential units, of which 74 would be affordable (40% by unit and 41% by habitable room)."
- Reason for approval III states "~~GLA officers are satisfied that material considerations exist to justify departure from the AAP guidance as to the building heights and that outcomes and design considerations also exist to justify the scale of the development~~". This should read "GLA officers are satisfied that the height proposed is justified and meets the requirements of Policy AAP6".

- Paragraph 8: To reflect the affordable housing section of the stage 3 report in paragraphs 85 and 89, paragraph 8 should read:

Affordable housing and wheelchair homes

A minimum of 74 homes (40% of overall units and 41% of overall habitable rooms) on the site to be provided as affordable homes, with 30% affordable rent and 70% shared ownership in terms of units, and 33% affordable rent and 67% shared ownership in terms of habitable rooms. Details of affordability will be secured.

- Paragraph 77 states “GLA officers are satisfied that material considerations exist to justify ~~departure from~~ these particular site-specific elements of the development plan. This should read “GLA officers are satisfied that material considerations exist to justify the conflict with these particular site-specific elements of the development plan”. This is to reflect the approach taken in the Land use principles section of the stage 3 report.
- Paragraph 97 states “An early review mechanism is proposed for this development if ~~the Enabling Works have~~ not been substantially implemented within two years of the date of consent. This should read “An early review mechanism is proposed for this development if it has not been substantially implemented within two years of the date of consent”. This is to clarify the trigger for the review mechanism.
- Paragraph 161 states “The accessibility of the proposed play space is covered in the play space section of this report in paragraph ~~161~~”. This should read “The accessibility of the proposed play space is covered in the play space section of this report in paragraph 121”.
- Paragraph 256 states “GLA officers propose an early review mechanism if ~~the Enabling Works have~~ not been implemented within two years of the date of consent.” This should read “GLA officers propose an early review mechanism if the development has not been substantially implemented within two years of the date of consent.” As per paragraph 97 above, this is to clarify the trigger for the review mechanism.

Condition to be added:

- At the request of the Council, it is suggested that a new condition (condition 68 as shown in appendix 1) be added to restrict the commercial uses being converted to residential use without planning permission.

for further information, contact GLA Planning Unit (Development & Projects):

Colin Wilson, Senior Manager - Planning Decisions

020 7983 4783 email colin.wilson@london.gov.uk

Sarah Considine, Strategic Planning Manager (Development Decisions)

020 7983 5751 email sarah.considine@london.gov.uk

Hermine Sanson, Senior Strategic Planner (case officer)

020 7983 4290 email Hermine.sanson@london.gov.uk
