

PLANNING & ENVIRONMENT COMMITTEE MEETING

Wednesday 8th December 2010, 7.00PM

ADDENDUM TO THE REPORT OF THE ASSISTANT DIRECTOR OF PLANNING AND DEVELOPMENT MANAGEMENT

Agenda Item 1

Reference: H/03982/10

Address: Land at Station House and part of former Colindale Hospital site,
Colindale Avenue, London NW9

Response to GLA Stage 1 Report

The applicant has submitted a letter and addendums to the Sustainability Assessment and Energy Statements responding to each of the issues raised in the GLA Stage 1 Report as follows:

Access:

Large scale layout plans of the wheelchair accessible rooms should be provided in order for their accessibility to be assessed. The applicant should commit to the provision of an accessibility management plan by condition.

Response

The applicant has provided amended floorplans (drawing number A(GA)P110 Rev A) which shows the location of the wheelchair accessible rooms. Large scale layouts of the rooms have been provided to the GLA. A condition requiring an Accessibility Management Plan is included in this report.

Climate change adaptation:

The applicant should reconsider its decision to discount the provision of photovoltaic cells and should provide overall annual carbon dioxide savings relative to a 2010 building regulations compliant development.

Response

- *The applicant has submitted a detailed response by Richard Hodkinson Consultancy along with addendums to the Energy and Sustainability Statements. This concludes that a 16% reduction over the 2006 Regulation would be achieved from energy efficient measures within the hotel alone. The scheme will exceed 2010 Building Regulations on the reduction of CO2 emissions.*
- *The applicant has confirmed that they have signed a contract with Fairview New Homes to receive all of their heating and hot water requirements from the Energy Centre within the former Colindale Hospital development. Therefore they cannot commit to providing Photo Voltaic panels on the Aparthotel development.*
- *A letter has been submitted from Fairview New Homes which confirms that there is a contract between Hallmark Property Group and Fairview New Homes to make provisions for the Aparthotel to be connected to the*

Climate change adaptation:

The applicant should investigate the provision of further areas of green/brown roofs.

Response

- *The applicant has submitted an amended roof plan (plan number A(GA)P120 Rev.A) which shows that a further 428m² of brown roof will be provided on the roof of the 17th floor.*

Transport:

TfL did not raise any strategic concerns about the effects of the development however further clarification or commitments are required regarding parking, electric vehicle charging points and cycle parking together with an update on the implementation of the section 106 obligations for the wider scheme.

Response

- *Officers consider the increase in car parking provision proposed to be proportionally equivalent to the extant permission. These extra car parking spaces are required to the development.*
- *The applicants have submitted plan A(GA)P090 Rev.A which shows charging points now installed for 10 of the 47 parking spaces. This equates to 21%.*
- *On the issue of staff cycle parking, the anticipated staffing levels of between 100-150 employees can be accommodated by the 26 cycle parking spaces provided.*
- *The applicant has agreed to the Section 106 Heads of Terms set out in the committee report which require additional contributions towards public transport/step free access and junction improvements. Construction on the new Colindale Piazza is due to start next year following demolition of Station House in January 2011.*

Recommendation 1

The GLA has confirmed (e-mail dated 7th December 2010) that they are satisfied with the additional information that the applicant has provided in response to their Stage 1 comments and that the application complies with the London Plan. They have therefore confirmed that as per the recommendation in their Stage 1 report, the Mayor of London does not need to be consulted again on the application and the Local Planning Authority can determine the application.

Recommendation 1 on page 2 of the report should therefore be deleted.

Recommendation 2 on page 2 of the report should be amended to delete the words "Subject to recommendation 1 above".

Additional Plans:

The following documents and plans shall be added to the list of approved plans and documents in Condition 1 on page 3 of the report.

- 'Sustainability Assessment Addendum Statement' prepared by Richard Hodgkinson Consultancy dated November 2010;
- 'Energy Statement Addendum: Response to GLA Comments' prepared by Richard Hodgkinson Consultancy dated 29th November 2010.