

LOCATION: Brent Cross Regeneration Area

REFERENCE: 15/00834/CON

Received: 11 February 2015

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WARD: Golders Green

Expiry: 08 April 2015

APPLICANT: Brent Cross Development Partners

PROPOSAL: Submission under condition 2.4 for the variation of the 'Width' parameter associated with plots 53 and 54 within appendix 10 of the Revised Development Specification and Framework attached to Section 73 Permission F/04687/13 for the Comprehensive mixed-use redevelopment of the BXC Regeneration Area. This application for variation is made subject to the development of plots 53 and 54 in accordance with proposals submitted under Planning application 15/00720/RMA only

APPLICATION SUMMARY

Application has been made under Condition 2.4 to vary the width Scale threshold parameter for plots 53 and 54 in the event that these sites are developed in accordance with reserved matters application 15/00720/RMA.

Justification for the variation proposed is established within the assessment of the acceptability of Reserved Matters application.

RECOMMENDATION

Approve.

4. DESCRIPTION OF THE SITE, SURROUNDINGS AND PROPOSAL

4.1 Site Description and Surroundings

The proposal is spread over two roughly triangular sites of informal open space accessed off Brent Terrace. These plots are identified as Plot 53 (0.45ha) to the north and Plot 54 (0.3ha) to the south.

Brent Terrace is a long and straight cul-de-sac to the north of Cricklewood station. On the western side of the road are 19th century railway worker cottages with tiled roofs. These 2 storey brick buildings have single storey extensions facing Brent Terrace.

The eastern side of Brent Terrace is lined by a Hawthorn hedge, approx 6m in height which forms the boundary of the two triangular sites. The hedge is situated upon a bank which varies in height along the frontage of the plots and

raises the western side of the triangles to approximately 1m above the Brent Terrace road level.

The western boundary line of the triangles backs onto private gardens of the residential units of Clitterhouse Crescent. Rear gardens vary in depth from 15m to 25m. Properties on Clitterhouse Crescent are at a higher level than those on Brent Terrace with levels rising through the plots and gardens.

The maximum height difference on plot 53 is 2.9m above the Brent Terrace Road Level, on plot 54 this difference in levels increases to 3.3m.

PROPOSAL

This application has been submitted under condition 2.4 to vary the width parameter associated with Plots 53 and 54 (15/00834/CON) in the context of Reserved Matters Planning application 15/00720/RMA.

The buildings proposed under reserved matters application 15/00720/RMA for Plots 53 and 54 have a maximum width of 24m which exceeds the maximum width threshold of 12m contained within the Scale Thresholds table contained within Appendix 10 of the Revised Development Specification Framework (October 2013).

It is proposed that subject to plots 53 and 54 being developed in line with reserved matters planning application 15/00720/RMA the maximum 'Width' Parameter be extended from 12m to a maximum of 24m.

MATERIAL CONSIDERATION

The acceptability of such a variation from the approved parameters must be considered in terms of the acceptability of the proposed buildings when assessed against material planning considerations as well as any relevant standards or guidelines. If it is concluded that the development is acceptable in these terms and that it does not raise significant impacts relating to the Environmental Impact Assessment submitted with the S73 application or have implications relating to the comprehensive delivery of the Brent Cross Cricklewood Regeneration Project, then through Condition 2.4 a variation can be agreed to this parameter in line with the flexibility inherent in the S73 Consent.

'Width' as a parameter is defined within the RDSF as: "The shortest elevation (defined by reference to the dimensions of the smallest cuboid which can contain the proposed building) of any proposed building within a building zone."

Blocks A, B and C (which are of a similar form to one another) have a maximum 'width' of 24m. The remaining residential buildings (Terrace 1 and Terrace 2) do not exceed the 12m width Parameter.

In considering the extent of the deviation from the parameter, for 54% of their length the proposed buildings are within the 12m width parameter; a further 21% of the length of the buildings measure between 12m and 13m in width with only the remaining 25% of the buildings' length exceeding 13m in width.

The blocks are designed to respond to the triangular shape of the plots. As a result the depth of the blocks decreases where the plot depth is narrowest. The deepest part of the blocks are contained in the centre of each plot where the overall depth of the plot is the greatest and is considered to be able to accommodate a building of the depth proposed. At this point the blocks maintain a minimum distance from the boundary of 9.7m.

The proposed variation to the width threshold in the Scale Thresholds table is considered to be acceptable for the following reasons:

- The Council's 21m privacy distance between windows to habitable rooms as set out in the Sustainable Design and Construction SPD, is still complied with;
- The distance from boundaries of adjoining properties is considered to be acceptable;
- Scale and relationship of proposed buildings to surrounding context is considered acceptable and the appearance is retained of a 3 storey terrace presenting to the Brent Terrace elevation;
- An acceptable residential environment will be provided that meets the relevant standards. The proposed development meets and achieves amenity space standards for future residents as specified in the Design and Access Statement for the S73 Consent and is higher than London Plan amenity space standards, and meets or exceeds the London Plan internal space standards;
- Doorstop playspace is provided on site for Plot 54 in accordance with London Plan;

A full assessment of the buildings proposed under this RMA application is provided under the relevant headings in the remainder of Section 6 below.

It should be noted that the proposed variation has been assessed on the basis of the submitted proposals for Plot 53 and 54 under application 15/00720/RMA. The acceptability of the change to the width threshold is therefore directly linked to the proposed design and layout of this scheme. Any subsequent reserved matters applications or proposals for these plots would still be required to accord with the original width threshold of 12m as contained in the RDSF and any deviation would be required to be assessed afresh against the relevant material considerations and standards.

CONCLUSION

It is considered that in line with the recommendation for approval of the Reserved Matters for plots 53 and 54 under application '15/00720/RMA' the acceptability of the variation of the width parameter is demonstrated and the proposed variation should be approved.