ADDENDUM REPORT

Subject: Land East of Victoria Centre, Acton Lane, Park Royal, London, NW10 (OPDC application reference 17-0017-OPDC)

Meeting date: 13 December 2017
Report to: Planning Committee
Report of: Director of Planning

For Decision.

This report will be considered in public.

1 Introduction
1.1 This addendum report supplements the main committee report for agenda item 5 which relates to the planning application at Land East of Victoria Centre. It has been produced for the purposes of considering the application against the Consultation Draft London Plan (2017), which was published after the main committee report had been finalised. It also provides some minor clarifications to the main report.

2 Consultation Draft London Plan (December 2017)
2.1 On 1 December 2017, the Draft London Plan was published for public consultation until 2 March 2018. Whilst the Draft London Plan will not hold full weight for decision making purposes until it has been through examination and is finally published, it is a material consideration in the determination of this planning application.

2.2 Draft London Plan policy H15 (Specialist older persons housing) supports the provision of affordable housing within specialist older persons housing schemes, in accordance with Policy H5 (Delivering Affordable Housing) and Policy H6 (Threshold approach to applications). It goes on to require developments of this nature to deliver the highest standards of accessible and inclusive design in accordance with Policy D3 (Inclusive Design).

2.3 The proposed development provides 35% affordable housing and has been fully viability tested in accordance with the threshold approach, in line with guidance set out in the Mayor’s Affordable Housing and Viability SPG. It also meets the required inclusive design standards.

2.4 Table 4.4 (Annual borough benchmarks for specialist older persons housing) of the Consultation Draft London Plan (2017) provides a benchmark for the
provision of 230 new specialist housing units per annum within the London Borough of Brent. The proposal would contribute significantly towards meeting the annual benchmark for this type of accommodation within LBB.

2.5 Other relevant policies include those relating to Design (chapter 3), Sustainable Infrastructure (chapter 9) and Transport (chapter 10). Officers are satisfied that the proposal accords with the aims and objectives of the Consultation Draft London Plan and that there are no significant policy conflicts that would indicate an alternative recommendation or necessitate amendments to the scheme.

3 Minor Clarifications

3.1 Paragraph 2.1(a) refers to 48 x 1 bed units. This should read 49 x 1-bed units, as set out elsewhere in the report. For clarification, 49 x 1-bed units equates to 35% affordable housing when measured by units and habitable rooms.

3.2 Paragraph 2.1(a) also states that the contribution of £150,000 towards public realm, highways and transport improvements in Park Royal Centre shall be paid prior to the commencement of development. This should read prior to occupation of the development. This is a more appropriate trigger given the likely timescales anticipated for public realm improvements in the area.

3.3 The table beneath paragraph 7.23 should read “Affordable Rent, capped at 80% of Market Rents (exclusive of service charge)” rather than inclusive of service charge. The service charges for the proposed units are estimated to be in the region of £50 per week, in line with those at the nearby Visram House. The total indicative weekly rents inclusive of service charge would therefore be £243.

3.4 Whilst the affordable rents reported within the table have been expressed as exclusive of service charge, the estimated weekly rents inclusive of service charge would remain in line with the Local Housing Allowance and below the benefit cap.

4 Recommendation

4.1 Part 2.1 of the recommendation in the main Committee report is amended as follows:

2.1 Resolve to grant conditional planning permission subject to:

(a) The satisfactory completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:

1. Affordable housing

   a. The provision of 49 x 1 bed ‘extra care’ affordable housing units (35% by habitable room) as Affordable Rent at up to 80% of Market Rent levels, inclusive of service charges.

   b. A review mechanism:
i. A full re-appraisal of scheme viability to be triggered if the permission is not substantially implemented within 24 months after the grant of planning permission to test the scheme’s ability to provide additional affordable housing;

ii. A late review triggered on occupation of 75% of units to test the scheme’s ability to provide additional affordable housing.

c. Nomination to all affordable housing units to London Borough of Brent.

2. Public Realm, Highways and Transport
   a. Contribution of £150,000 towards public realm, highways and transport improvements in Park Royal Centre, to be paid prior to the occupation of development.
   b. The applicant to enter into a Section 278 agreement with the Local Highway Authority to secure highway works including reinstatement of the footway on Acton Lane adjacent to the boundary of the site.

4.2 The remainder of the recommendation remains unchanged from the main committee report.