

Delegated Report

Case No.

13/0722

LOCATION: 291 Abbey Road, London, NW10 7SA

PROPOSAL: Non-material amendment application to:-

- (a) reduce basement area
- (b) omit windows from eastern elevation
- (c) omit plant room enclosure
- (d) relocation of 'PV' panels
- (e) alterations to fencing
- (f) reduction in number of vehicle loading bay shutters from 6 to 5
- (g) omit yard managers/mechanics building and re-configure yard layout

of full planning permission 12/2112 dated 9 November 2012 for demolition of existing buildings and proposed erection of new 2-storey storage facility (Use Class B8), single storey building to rear of the site, widening of existing kerb radii on both vehicle access points, new boundary treatments, with associated vehicle, cycle & motorcycle parking and subject to a Deed of Agreement dated 9th November 2012 under Section 106 of the Town and Country Planning Act 1990, as amended

RECOMMENDATION

Grant consent for the changes as non-material amendments to the original planning permission.

EXISTING

The application relates to the redevelopment of 291 Abbey Road.

The application site is located on the southern side of Abbey Road in Park Royal. The site is currently undergoing redevelopment following the grant of planning permission 12/2112.

The site is situated within land designated as a Strategic Industrial Land, and is surrounded entirely by industrial and warehousing buildings which is typical of the Park Royal area.

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HISTORY

12/2112 – Granted

Demolition of existing buildings and proposed erection of new 2-storey storage facility (Use Class B8),

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single storey building to rear of the site, widening of existing kerb radii on both vehicle access points, new boundary treatments, with associated vehicle, cycle & motorcycle parking and subject to a Deed of Agreement dated 9th November 2012 under Section 106 of the Town and Country Planning Act 1990, as amended.

POLICY CONSIDERATIONS

National

Greater flexibility for planning permissions Guidance, Department for Communities and Local Government, November 2010.

National Planning Policy Framework (27 March 2012)

Brent UDP 2004

BE2 – Townscape: Local Context & Character

BE7 – Public Realm: Street scene

BE9 – Architectural Quality

Brent Core Strategy – July 2010

s.96A Town & Country Planning Act 1990, as amended by s190 Planning Act 2008.

Main Consideration;

Impact on the design and external appearance

CONSULTATION

As the application is made for a non-material minor amendment and not for planning permission then public consultation is not normally required, and in this case it was not considered necessary.

REMARKS

Following the grant of planning permission 12/2112 on the 9 November 2012 some minor changes are being proposed. These changes are seeking to make the following alterations;

1. Removal of yard managers building;

This building has been omitted from the car park/service area, and the layout has been altered to suit. This sees the re-positioning of the jet wash bay, vehicle charging point, diesel storage and refuse compactor. None of these changes are considered to have a material impact on the approved scheme.

2. Reduction of basement floorspace;

It is proposed to reduce the size of the basement from 1178sqm (as approved) to 750sqm. This is below ground level and will not have a material impact.

3. Re-configuration of internal room layout;

This does not affect the use of the building, nor does it impact on the external appearance of the building. This is not considered to have a material impact.

4. Window to east elevation omitted;

It is proposed to remove a window and replace this with blank panel. Overall this will not have a material impact.

5. Introduction of electric wires on top of fencing;

This is required as an additional security measure and is considered to be acceptable as a non-material amendment.

6. Removal of first floor plant room;

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It is proposed to remove the first floor plant room (258sqm) entirely. This reduces the building envelope at this level. A small standalone external standby generator has been added to this level.

7. Re-location of PV panels;

It is proposed to move a number of PV panels from their 'approved' location on the main roof of the building to the first floor flat roof (where the building envelope has been reduced - see 6) above). These will not be prominent, nor will they be visible from the streetscene. This alteration is not considered to be material to the external appearance of the development.

8. Removal of pedestrian fenced caged area from the western elevation;

This is considered to be non-material to the overall development.

9. Reconfiguration of louvered panels on south elevation;

It is proposed to installed the louvered panels in a different arrangement, but it is not considered that this will have a material impact on the appearance of the building.

10. Alterations to roller shutter bays to rear loading area;

The approved scheme includes a series of 6 rear vehicle bays for loading/unloading, each with its own roller shutter. It is proposed to reduce the number of shutters from 6 to 5. This will not have a material impact and will still satisfy the buildings servicing requirements.

On balance it is considered that the proposed amendments to the building, car parking layout and the elevations can be treated as non-material minor amendments to the drawings approved through planning consent 12/2112 as the individual changes do not change the scale or nature of development, nor do they materially affect the design approach or result in significant changes to the external appearance of the building.

RECOMMENDATION: Grant Consent