

Delegated Report	Application Address	Expiry Date:	26/08/2014			
	65 & 67 Maygrove Road Fortune Green NW6 2EH	Consultation Expiry Date:	03/07/2014			
Officer		Application Number(s)				
Gavin Sexton		2014/3542/P				
Proposal(s)						
Variation to condition 12 (approved plans) to planning application 2012/5934/P granted on 21/02/2013 for the redevelopment of the site to provide 91 residential units (abbreviated); namely to move east building 2m back from approved building line at the front and 1m back at the rear.						
Recommendation(s):	Grant variation of condition					
Application Type:	Variation or Removal of Condition(s)					
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	28	No. of responses	00	No. of objections	00
Summary of consultation responses:	4 site notices were placed in the vicinity of the site An advert was placed in the Ham & High newspaper on 12 th June 2014 There were no responses.					
CAAC/Local groups* comments: <small>*Please Specify</small>	N/A					
Site Description						
The application site comprises properties at 65 and 67 Maygrove Road, located on the north side of the street, adjacent to the pedestrian entrance to Maygrove Peace Park. To the rear of the site the land rises steeply and adjoins the Peace Park to the east and north.						
The site is located east of Kilburn Town Centre and has good access to shopping, leisure and other facilities. There are good public transport links in close proximity to the site. The site is not located within a Conservation Area nor is the building on the site listed.						
Relevant History						
Approval granted subj to s106 on 21/02/2013 under ref 2012/5934/P for the redevelopment of the site to provide 91 residential units (abbreviated).						
25/07/2013: Approval granted (2013/2815/P) for conditions 6 (hard and soft landscaping), 9 (cycle storage), 11 (green roof) and 19 (sustainable urban drainage)						
25/07/2013: Approval granted (2013/4315/P) for condition 13 (Details of Chartered Engineer)						

Relevant policies

LDF Core Strategy and Development Policies

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

DP24 - Securing high quality design

DP27 - Basements and Lightwells

Assessment

The application seeks to set the east block of the approved building further back from Maygrove Road.

The key issues for consideration are: design and the impact on Maygrove Peace Park and amenity of Park users, affordable housing and impact on occupants.

Design and impact on park

The front building line would be set back by 2m from the approved building line, which was recessed by c.3.8m from the main front elevation due to the topography and ownership outline of the site and the need to protect and preserve the trees adjacent on the Maygrove frontage. The rear building line would be 1m closer to the Park. In order to avoid loss of floorspace by the compression of the floorplate the building would be marginally widened by c 20cm to the east.

The east block as approved is invisible in approaches from the west and a further setback of 2m would have no significant material impact on the appearance of the building in frontal views. It would be most apparent in the approach from the east but the change is not considered to be detrimental to the appearance of the building. The widening of the building by 20cm would have no material impact on the appearance of the development. The rear setback of 1m would not be overly discernible and would not have a harmful impact on the appearance of the building.

The changes would have no significant impact on the basement level although the position of the retaining wall around the east block would change slightly. The front wall line would retreat by c1m from the retained trees in the bank facing Maygrove road. This is considered to be a positive move which would benefit the trees. The changes are not so significant as to warrant any change to the Basement Impact Assessment.

The changes would bring the east block (which would be 13m wide at the rear) closer to the Peace Park, at the point where there is relatively dense tree canopy within the park. It is considered that Park users' experience of the additional proximity would only be marginally noticeable. The change would not be so significant as to be harmful to the amenity of park users nor to the character of the park.

Affordable housing and occupants

The east block predominantly houses the affordable units. The applicant has submitted an updated detailed schedule of accommodation which identifies that the changes to the building footprint would result in c2.3sqm additional Gross floorspace being added to the scheme. The changes within individual housing units are minimal and would not be significant. Overall the changes to the affordable housing content are *de minimus*.

The front area setback would provide additional openness at ground floor on the street elevation. This would give additional relief to occupants of the ground floor units who would have improved outlook.

To the rear the changes to the building line would not be significant.

The scheme is underway and the changes represent a minor on-site amendment. It is therefore considered unnecessary to secure a deed of variation to the s106 legal agreement.

Recommend: approve minor material changes to the building lines.