

Sarah Scannell
Interim Chief Planning Officer
By email.

March 28 2019
BCC 855 dmb

Dear Sarah,

Brentford Waterside, High Street Brentford TW8 0AB
Plot G ref: P/2019/0526
And P/2019/1203/NMA3.

The Planning Consultative Committee met this week to consider these applications and the issues raised in the development of the South Side of the High Street.

We noted that the NMA3 application (ref P/2019/1203) appeared to relate to the consented outline application for the whole development, but that the application had no supporting documents.

We would like to know the detailed effect of granting this application and to have the opportunity to comment on it.

The original outline consent was supported by a detail consent for phase 1. The applicant advised the Isleworth and Brentford Forum, recently, that work would start in May and we presumed this would begin with the construction of the phase 1 development.

Can you advise us as to whether a further application is likely to be lodged to amend the phase 1 detail consented design. If so, do you know the probable timetable?

The BCC has not yet been advised that the application for block G has been registered. We have not been invited to comment, although the 21 day notice was sent to residents nearby on March 7th with a closing date on March 28th. Copies of this notice have reached BCC members who live close to the site. We also noted that this application was not included in the weekly lists of pending applications.

Please can you make sure that the BCC are advised of each application relating to the South Side of the High Street.

It has been established that work on block G has started without having a valid detail consent. We understand that officers have recorded this fact on the site and advised the contractor that there is no valid planning consent and that your enforcement team have been so advised. However, work is still proceeding, flouting planning regulations.

We do consider that it is of the utmost importance that the Council, as the Local Planning Authority, should deal equally with enforcement issues whether the culprit is a single person or a major developer.

We ask the Council what action they are now taking to ensure that development on this site does not proceed before the appropriate consents have been given.

The BCC understands that the original outline application envisaged 7 floors of garaging above ground on block G. The consent also refers to an OD level for the top of the structure. The details of that consent are no longer held on the Council's web site so we would welcome clarification on this issue.

The BCC also holds Volume 2: Parameter Plans. It is one of 5 documents accompanying the application for the outline consent which described the Brentford Master Plan). Parameter Plan no 15 - Maximum Storey Heights." shows the whole of block G as "7 storey maximum".

The note on this plan sets a maximum height of 2.5m for garages above the ground floor.

The Design and Access Statement for the detail application for block G (para 2.2) states that "under the outline consent the use for the car park was already established on site with an outline quantum.... on eight floors including roof level"

Para 2.2 also states "On assumed floor to floor levels this gave a parameter max developable height of +30 AOD (21.8m above pavement) with an allocated +3m for lift core over-runs, guarding and peripheral build elements.

The effect of taking the perimeter walls to the roof car park the full 3m (D&AS page 14) produces an unbroken cube rising to AOD +33 which dwarfs the adjacent commercial buildings to the west.

Unfortunately block G will be the first structure to be seen by visitors arriving from the east and will not give them a warm welcome to Brentford's new centre.

The BCC fully appreciates the need for car parking on block G, but asks the council and the applicant to look for ways to reduce the hostile impact of this structure, which will also "harm" nearby conservation areas.

This approach we would ask you to follow is suggested in the cgi shown on page 16 (D&AS). This image shows an open ground floor. It would greatly improve the appearance of the façade if the proposed cladding was not taken through to pavement level. This Change could only be achieved if the plan (page 8) was amended.

The cgi shows a more sensitive treatment of the top of the building. To achieve this it would be necessary to stop the core lift one level below the roof and to alter the design of the perimeter walls.

The roof parking should be protected by contrasting screening, set back from the building edge. This would significantly improve the massing and appearance of this conspicuous building.

The BCC requests that the design of the building should be modified to reduce its impact before consent is granted.

Yours sincerely

Denis Browne
Chairman, Planning Consultative Committee

Cc Jennifer Ball Your Shout
Cllr Steve Curran
Martin Case Brentford Voice.