

# **Planning Committee Supplemental Agenda**

**Date:                    Wednesday 4 September 2024**

9. **Addendum (Pages 3 - 6)**

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**HARROW COUNCIL**

**SUPPLEMENTAL ADDENDUM**

**PLANNING COMMITTEE**

**DATE: 4<sup>th</sup> SEPTEMBER 2024**

1/01	<b>Wembley National Stadium, Olympic Way, Wembley, HA9 0WS PL/1376/24</b>
Page 231	<p><b>2.0 PROPOSAL</b></p> <p><b>AMENDED PARAGRAPH TO PROPOSAL SECTION</b></p> <p>2.2 This amendment to Condition 1 of planning permission reference LPA ref. 20/4197 therefore seeks permission for the use of the Stadium, on a permanent basis, for up to 54 major events, with a major event considered as an event with a capacity in excess of 60,000 people. For the avoidance of doubt the Variation of condition application under reference 20/4197 permitted 9 additional events above the 37 permitted under the initial permission under reference 99/2400. The current variation of condition seeks to add an additional 8 major event days in combination with the 9 major event days permitted under variation 20/4197, thereby combining the separate limits on sporting and non-sporting events totalling 17 up and beyond the initial 37 event days.</p>
Page 232	<p><b>5.0 BACKGROUND</b></p> <p><b>AMENDED PARAGRAPH TO BACKGROUND SECTION</b></p> <p>Para 5.2 The variation of the cap highlighted above is itself a variation of other event caps as per below,</p> <p>LPA ref. 17/0368 (approved 18 August 2017): Variation of Condition 3 (Event Cap) and removal of Condition 33 (Temporary Traffic Management) of planning permission reference 99/2400. This enabled up to 22 additional major sporting Tottenham Hotspur Football Club (“THFC”) events between 1 August 2017 and 31 July 2018 at the Stadium under a new Condition 1.</p> <ul style="list-style-type: none"> <li>• LPA ref. 18/4307 (approved 07 March 2019): Variation of Condition 1 (Event Cap) and 2 (Temporary Traffic Measures) of planning permission reference 17/0368. This enabled 8 (3 events at 90,000</li> </ul>

	<p>capacity, 5 at a 62,000 capacity) additional major sporting THFC events up to the 12 May 2019. The permission was subject to a Deed of Variation to the original S.106 Agreement to encompass a package of enhance mitigation measures for THFC home games.</p> <ul style="list-style-type: none"> <li>• LPA ref. 20/4197 (approved 21 June 2021): Variation of Condition 1 (Event Cap) of planning permission reference 18/4307. This enabled up to 9 additional major non-sporting events per event calendar year. This permission was also subject to a Deed of Variation to secure further mitigation measures in respect of the major non-sporting events.</li> </ul> <p>The previous requests were in large part on account of Tottenham Hotspurs FC using the stadium for a temporary period of time while their new stadium was built.</p>
<p><b>Page 235</b></p>	<p><b>7.0 Conclusion</b></p> <p><b>AMENDED PARAGRAPH TO CONCLUSION SECTION</b></p> <p><b>Para 7.1</b></p> <p>The proposed increase of eight (8) non-sporting major events would result in additional pressure to the rail and underground lines on those particular days although research conducted by the applicants outlined in the Environmental Statement (Dated April 2024 by Steer Group) has confirmed capacity at the time of events ending would be sufficient to cater for the numbers in attendance at the relevant events.</p>
<p><b>3/01</b></p>	<p>291 &amp; 291a Northolt Road, South Harrow, Harrow, HA2 8HX - PL/0545/24</p>
<p><b>Page 225</b></p>	<p><b>APPENDIX 5 – ADDITIONAL INFORMATION RE AGENT CORRESPONDENCE</b></p> <p>The application agent has forwarded members of the Harrow Planning Committee a letter dated 2<sup>nd</sup> September 2024 in response to the officer committee report. This is repeated at the end of this report appendix for convenience, and to ensure all parties are aware of its contents.</p> <p>In response, officers would like to clarify the final pre-application written response included information relating to the retained dormer, where it was confirmed the Council’s default position was that it should be reduced in line with the Harrow’s Residential Design Guidance to allow greater setback from the roof edges, allowing it to sit more comfortably within the roofslope.</p> <p>The refusal reason for lack of gross internal area (GIA) for a 4 bed unit is covered in the main report. This is not in relation to the property’s ceiling height for the bedroom nor relates to the residential</p>

	<p>bedroom within the main building but in terms of overall usable floorspace (GIA) available to future occupants. The space within the now unconverted loft of the outrigger is deemed not to contribute to the overall floorspace of the unit, meaning overall it comes up substantially deficient (under by approximately 24m<sup>2</sup>).</p> <p>This shallow section of the loft (max height 1.3 metres; average height 800mm) within the roof space is not applicable to be counted within the GIA calculations as it not usable on a day-to-day basis due to its size restrictions and, importantly, lack of permanent access (roof hatch only).</p> <p>Whilst not directly addressed within the relevant London Plan Policy D6 , this stance is supported by general best practice; case law and Royal Institute of Chartered Surveyor (RICS) Guidance on this topic (see Appendix 6).</p> <p>Furthermore, it is noted that 2015 appeal scheme (see appendix 4) related to a 3 bed unit, so is not directly comparable in this regard. Ultimately, it is the applicant's role to ensure that the resultant property is policy compliant and otherwise acceptable within the allowable building envelope.</p>
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