



Environmental Planning  
Design & Management

Liz Sullivan  
Principal Planning Officer  
London Borough of Brent  
Regeneration and Growth  
Civic Centre  
Engineers Way  
Wembley  
HA9 0FJ

Our reference 6663  
Your reference PP-04698302 & PP-04714671  
Date 07/01/2016

Dear Liz,

**Hybrid planning application comprising: Full planning permission for the demolition of the Former Adventure Playground; the construction of a two-storey building with first floor walkway connecting to Stonebridge Primary School (use class D1); reconfiguration of Stonebridge Primary School's playground including the provision two Multi-Use Games Areas and the erection of new perimeter fencing; the reconfiguration of Shakespeare Avenue to connect to Hillside and the creation of 1.2ha of public open space. Outline planning permission for the erection of a part 3, 4 and 6-storey apartment block comprising 16x 1bed, 25x 2bed and 10x 3bed flats (use class C3) at Hillside and 22x 3-storey houses (use class C3) along Milton Avenue with all matters reserved**

I am writing to submit a hybrid planning application via the Planning Portal (PP-04698302) for the demolition of the Former Adventure Playground; the construction of a two-storey building with first floor walkway connecting to Stonebridge Primary School (use class D1); reconfiguration of Stonebridge Primary School's playground including the provision two Multi-Use Games Areas and the erection of new perimeter fencing; the reconfiguration of Shakespeare Avenue to connect to Hillside and the creation of 1.2ha of public open space. Outline planning permission for the erection of a part 3, 4 and 6-storey apartment block comprising 16x 1bed, 25x 2bed and 10x 3bed flats (use class C3) at Hillside and 22x 3-storey houses (use class C3) along Milton Avenue with all matters reserved.

A Listed Building Consent application has also been submitted via the Planning Portal (PP-04714671) for the proposed works to the Grade II listed Stonebridge Primary School building.

I enclose the following information to support these applications:

- This covering letter and a completed application form for outline planning permission and listed building consent.
- CIL forms 1 and 2.
- Location plan.
- Existing site plan.
- Existing floor plans, elevations and sections.
- Proposed site plan.
- Phasing plan.
- Demolition plans.
- Proposed floor plans, elevations and sections.

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- Detailed plans for stair and lift core.
- Detailed plans for bridge link.
- Tree Protection Plan.
- Hard Landscape General Arrangement Plan.
- Landscape Colour Plan.
- Design and Access Statement: Stonebridge Redevelopment and Surrounding Lands – Masterplan and Housing at Hillside and Milton Avenue.
- Design and Access Statement: Stonebridge Redevelopment and Surrounding Lands – Stonebridge Primary School.
- Landscape Concept Report Planning Statement.
- Transport Assessment.
- Stonebridge Primary School Travel Plan.
- Residential Open Land (Hillside) Travel Plan.
- Residential Milton Avenue Travel Plan.
- Retail (Hillside) Travel Plan.
- Pre-Development Arboricultural Survey.
- Preliminary Ecological Assessment.
- Daytime Bat Survey.
- Nocturnal Emergence and Dawn Bat Survey.
- Brent Sustainability Checklist.
- BREEAM Pre-Assessment Report.
- Sustainability Statement.
- Energy Statement.
- Ventilation Statement.
- External Lighting Statement.
- Water Statement.
- Acoustic Design Review Report.
- Flood Risk Assessment.

A fee of £11,500 will be paid by London Borough of Brent's Capital Projects Team. The fee has been calculated in accordance with the guidance set out on the Planning Portal's website with regard to hybrid planning applications<sup>1</sup>. The Planning Portal reference is PP-04698302.

As part of the hybrid application we also formally request a Screening Opinion pursuant to Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. Further details of the request are set out in Section 4 of the Planning Statement.

Please do not hesitate to contact me if you require any further information to progress this application.

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<sup>1</sup> Outline component - £385 per 0.1ha for sites up to and including 2.5ha. The site area for the outline component is 0.55ha.

Detailed component – Erection of buildings (not dwellings, agricultural, glasshouses, plant nor machinery) – more than 75sqm but no more than 3,750sqm - £385 for each of 75sqm or part thereof. The total GEA for the proposed school building is 1,736sqm.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jon Grantham', followed by a horizontal flourish and a period.

Jon Grantham  
Director, Planning  
LUC  
jon.grantham@landuse.co.uk