North End Road, Wembley

CLIENT

Victoria Hall Student Housing

LOCAL AUTHORITY

London Borough of Brent

SCHEME DESCRIPTION

20 Storey Student Accommodation Building

SERVICES

Planning Appeals and Inquiries
s106 Negotiation

CASE STUDIES

Residential

Reducing s106 costs from £1.3m to £264,000 and winning appeal for major student housing scheme.

The former Northway Garage occupied an important site within the major Wembley Opportunity Area, less than 600m from the National Football Stadium. Our client wished to develop the site for 445 student residences within an iconic 20-storey building, which whilst greatly enhancing the density of development, would also provide a landmark for visitors arriving at Wembley.

Brent Council had a formula based approach to the calculation of s106 contributions across a wide variety of facilities, based simply on the number of bedrooms within a development. By researching the background of the formulae being used and by recognising the particular characteristics of the proposed occupants, we secured a reduction in the total amount sought from £1.3m to £264,000. This included removing any contribution towards education and leisure.

Despite successfully gaining an officer recommendation for approval, the application was refused by the Planning Committee for a single reason – overshadowing to neighbouring flats.

We presented evidence to the inquiry on the pressing need for student housing and the benefits of provision at this location. The appeal was allowed without disturbing the agreed s106 position.

