

LONDON BOROUGH OF BRENT

EXECUTIVE

DATE: 26<sup>th</sup> April 2004

FROM THE DIRECTOR OF ENVIRONMENT

FOR INFORMATION / ACTION

NAME OF WARD DUDDEN HILL & WELSH  
HARP

REPORT TITLE : GAVIN HOUSE, NEASDEN LANE PLANNING BRIEF

FP REF: ES-03/04-224

1. SUMMARY

- 1.1 This report seeks approval for a Planning Brief which has been prepared by the Planning Service in conjunction with local residents, community groups and members of the local Area Consultative Forum following a period of consultation from 1<sup>st</sup> March 2004 to 26<sup>th</sup> March 2004. The Brief is based on the policies in the adopted Unitary Development Plan 2004.
- 1.2 The Brief provides a comprehensive approach to the re-development of the site and guidance to the developers on the form of the development that the Council considers acceptable. The Brief also sets out the planning justification for a Section 106 Agreement associated with any future planning application for the site. It is proposed that the Brief be adopted as supplementary planning guidance.

2. RECOMMENDATION

- 2.1. That the revised Brief incorporating revisions following consultation (as set out in Appendix 3) be agreed.
- 2.2 That the revised Planning Brief be adopted as supplementary planning guidance for developers and as a material consideration for assessing any planning application for the site.

3. FINANCIAL IMPLICATIONS

- 3.1 The Planning Brief will form part of the policy framework for determining an application(s) for the site. The assessment of the planning application(s) will be undertaken in the normal way with costs contained within existing budgets.
- 3.2 Depending on the nature and scale of development, a Section 106 Agreement may be required. This would secure funding and benefits to mitigate any adverse impacts of the development and contribute to the regeneration of the Neasden area in line with the Neasden Regeneration Framework.

4. STAFFING IMPLICATIONS

- 4.1 The staffing implications are set out in the financial implications above.

## 5. ENVIRONMENTAL IMPLICATIONS

- 5.1 In promoting a mixed use scheme, the planning brief will have a role in effectively contributing to achieving balanced and sustainable communities. The Brief takes account of the site's location adjacent to Neasden tube station and seeks an appropriate density and mix of development.

## 6. DIVERSITY IMPLICATIONS

- 6.1 The planning brief sets out guidance for a mixed use development that will provide a range of facilities for this diverse community. The active frontages required as part of any scheme will provide local employment opportunities and an improved environment for all those people that use the station.

## 7. LEGAL IMPLICATIONS

- 7.1 The principle of Supplementary Planning Guidance is recognised in central government guidance (Planning Policy Guidance 1 and 12 in particular) as a way of covering detailed issues that support and supplement the policies within the Council's UDP. They are a helpful tool for both developers and the Council.
- 7.2 The framework for the planning system is contained within the Town and Country Planning Act 1990. Section 54A of the Act requires an application to be determined in accordance with the Council's Plan (UDP) unless other material planning considerations indicate otherwise.
- 7.3 Supplementary Planning Guidance(which can include area Planning Briefs) are not statutory documents in the same way as the UDP but are material considerations to be taken into account when determining individual applications.
- 7.4 The weight afforded to supplementary planning guidance when making decisions is increased if it arises out of and is consistent with the UDP and has been subject to and prepared with public consultation and been formally adopted by the Council.

## 8. BACKGROUND

- 8.1 The Neasden Town Centre Regeneration Framework was produced in late 2001 in consultation with local community and was formally adopted at Executive on 7<sup>th</sup> January 2004.
- 8.2 The Framework describes a strategy, setting out eight key action areas, including issues of transportation, acceptable land uses, increased residential densities, town centre management, a design strategy to create a distinctive environment, assisted by improvements to the public realm, a funding strategy and identifying key redevelopment opportunities. The site which is the subject of this brief is one such opportunity.

### Brief

- 8.3 The Council has had several enquiries about the existing Gavin House building and land area in recent months. The building which was developed in the mid seventies has been empty since 1999 and has fallen into a state of disrepair. Residents have repeatedly raised concerns about walking past this derelict site in the evenings.

- 8.4 A draft planning brief was prepared by the Council in December 2003. Planning Committee on 28<sup>th</sup> January 2004 agreed that the Brief be formally consulted upon with appropriate stakeholders in the Neasden area and that the results of the consultation exercise be forwarded to the Executive for their consideration. A copy of the report is included as Appendix 3.
- 8.5 The brief proposes a comprehensive approach to the redevelopment of the site located to the north of the Neasden Jubilee Line Station, fronting onto Neasden Lane, although access is at the rear via Neasden Close.
- 8.6 The brief proposes a range of acceptable uses including residential, commercial, community and retail. Any redevelopment scheme would need to be mixed use with active frontages onto Neasden Lane. The development objectives are:
- The Council is seeking the comprehensive development of the site
  - The site is considered appropriate for a mixed use scheme
  - The Council is seeking to have active frontages onto Neasden Lane
  - The Council will expect a high quality of design that respects the sites visible location
  - The development should form a landmark building, which signals the location of Neasden from the railway.
  - Development should address the issues of noise, vibration and air quality.

#### S.106 Requirements

- 8.7 Depending on the scale and nature of the proposal, private developers may be required to enter into a Section 106 Agreement with the Council which covers the following:
- 30-50% Affordable housing
  - Open Space/public realm contribution
  - Improvements to the junction of Neasden Close with Neasden Lane
  - Non-car access improvements
  - Support of car pooling scheme
  - CPZ permit limitations as part of a car-free development
  - Cycle parking facilities
  - Support of the eventual redevelopment of Neasden Station

Such obligations would be negotiated as part of the planning process.

## 9 CONSULTATION

- 9.1 Consultation was undertaken with the local communities as agreed by the Planning Committee on the 28<sup>th</sup> January 2004. Consultation was undertaken from 1<sup>st</sup> – 26<sup>th</sup> March 2004 and included letters to 1200 households around the site, contact with Neasden Resident's Association and a presentation at the Willesden ACF on 24<sup>th</sup> March. Copies of the document were also made available at the ACF for people to take away. A copy of the consultation letter is included as Appendix 2.
- 9.2 A copy of the consultation letter and copies of the planning brief document were also made available via the Town Hall and Brent House One-Stop-Shops and Neasden Library. The Brief was also placed on the Council's web site.
- 9.3 Eight telephone enquiries were received; most requested general information about what the Brief proposed for the site. A specific concern regarding how the development may affect access to the station was raised. Comments received at the Willesden ACF included queries about whether the land between the site and the Station was included in the brief, and whether development of the site would affect the emergency exit from the tube station.

9.4 No written responses either opposing or supporting the draft planning brief document were received by the Council during the period of public consultation.

#### 10. RECOMMENDED REVISIONS

10.1 Following public consultation, the wording in the brief clarifies the position regarding access to Neasden Station.

10.2 The Brief including these revisions is attached as Appendix 1.

#### 11. BACKGROUND INFORMATION

##### Details of Documents:

Gavin House Site Redevelopment Planning Brief Draft March 2004

Neasden Town Centre Regeneration Framework October 2001

Neasden Retail Study - Final Report March 2003

Unitary Development Plan 2004

Any person wishing to inspect the above papers should contact David Sklair at  
The Planning Service,  
Brent House,  
349 High Road,  
Wembley,  
Middlesex HA9 6BZ,  
Telephone: 020 8937 5368

Richard Saunders  
Director of Environmental Services

Chris Walker  
Director of Planning