

**Committee Report  
Planning Committee on 30 November,  
2005**

**Item No.  
Case No.**

**1/02  
05/2809**

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**RECEIVED:** 28 September, 2005  
**WARD:** Barnhill  
**PLANNING AREA:** Kingsbury & Kenton Consultative Forum  
**LOCATION:** Brent Town Hall, 54 Forty Lane, Wembley, HA9 9HD  
**PROPOSAL:** Replacement of the Town Hall front entrance and lobby doors.  
**APPLICANT:** Mayor & Burgess of London Borough of Brent  
**CONTACT:** Vectra Property Consulting  
**PLAN NO'S:** 831-7938/001/01, 02, 03, 04 & 05

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#### **RECOMMENDATION**

Approval, subject to referral to the Office of the Deputy Prime Minister under Reg. 3 of the Town & Country Planning Regulations 1992.

#### **EXISTING**

This application relates to the Town Hall's external front entrance doors and internal lobby doors. The Town Hall is a Grade II Listed Building.

#### **PROPOSAL**

Planning permission is sought for the replacement of the front entrance and lobby doors. A separate application has been submitted for Listed Building Consent (Ref: 05/2869) and is reported on this agenda.

#### **HISTORY**

- 1996 Listed Building Consent granted for alterations to the front elevation of the Town Hall including replacement of existing steps, provision of handrails and replacement of pavement and dropped kerb. (Ref: 95/1745)
- 1996 Listed Building Consent for the removal of an existing disabled persons' stair lift and the installation of a disabled persons' access ramp adjacent to the mezzanine bar foyer. (Ref: 96/0672)
- 1999 Listed Building Consent for the permanent closure of a door and the installation of a disabled persons' access ramp in the Assembly Hall Corridor. (Ref: 99/2210)
- 2000 Planning permission for the installation of a disabled lift. (Ref: 00/2536)
- 2000 Listed Building Consent for the conversion of the ground and second-floor toilets into offices. (Ref: 00/1938)
- 2003 Listed Building Consent for the provision of a disabled WC and the reconfiguration of the male

and female WC's. (Ref: 02/0963)

- 2005 External alterations to Town Hall building to include the provision of a new disabled-access ramp and replacement entrance and lobby doors to the front elevation of the building. Application withdrawn (Ref: 05/0076)
- 2005 Listed Building Consent for external alterations to Town Hall building to include the provision of a new disabled-access ramp and replacement entrance and lobby doors (to match the existing) to the front of the building. Application withdrawn. (Ref: 04/3973)

## **POLICY CONSIDERATIONS**

### **Unitary Development Plan Adopted in 2004**

#### **Built Environment**

##### **BE4 ACCESS FOR DISABLED PEOPLE**

Developments open to the general public shall include suitable access and facilities for disabled people, which should also be provided on schemes for changes of use, extensions and alterations unless practical considerations dictate otherwise.

##### **BE22 PROTECTION OF STATUTORY LISTED BUILDINGS**

Demolition or unsympathetic alterations of buildings (including interiors and parts of the building) on the Statutory List will be strongly resisted.

Applications for planning permission and/or Listed Building Consent affecting the extension, future use, or appearance of a Listed Building shall have special regard to the desirability of preserving its special character.

## **CONSULTATION**

A site notice and consultation letters posted on the 20<sup>th</sup> October 2005 and a press notice published on the 27<sup>th</sup> October 2005. No objections to the proposals received at this time.

English Heritage has been consulted on the accompanying application for Listed Building Consent (Ref: 05/2869).

## **REMARKS**

The proposal involves the replacement of the original heavy steel framed entrance and lobby doors with lighter aluminium framed doors and the installation of automatic opening mechanisms. The existing doors are too heavy for any suitable automatic opening mechanisms.

The existing doors are also too heavy for some disabled members of the public to operate. The proposed replacements will significantly improve access to the Town Hall.

The replacement doors will match as closely as possible the proportions, dimensions and general appearance of the existing doors.

As this application relates to a Council owned Listed Building, the application has to be referred to the Government Office for London. Therefore, your Committee's agreement is sought to refer the application to GoL. for the decision of the Secretary of State.

**RECOMMENDATION:** Refer to Secretary of State

**CONDITIONS/REASONS:**

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

- (2) The original door handles, brass hinges and brass floor plates shall be reinstated on the replacement doors unless it can be demonstrated in writing that this is not possible.

Reason: To ensure that the proposed development does not prejudice the design and architectural importance of the existing building.

- (3) Further details of the proposed replacement doors shall be submitted to and approved by the Local Planning Authority before any work is commenced and the development shall be carried out and completed in all respects in accordance with the details so approved. Such details shall include:-

- (a) cross-sectional drawings showing the thickness of the door elements including glazing;
- (b) design and appearance of the automatic door opening mechanisms;
- (c) materials and finishes (samples to be submitted for approval) to be used in the construction of the doors;

Reason: These details are required to ensure that the proposed development does not prejudice the design and architectural importance of the existing building.

**INFORMATIVES:**

None Specified

**REFERENCE DOCUMENTS:**

Adopted Unitary Development Plan 2004

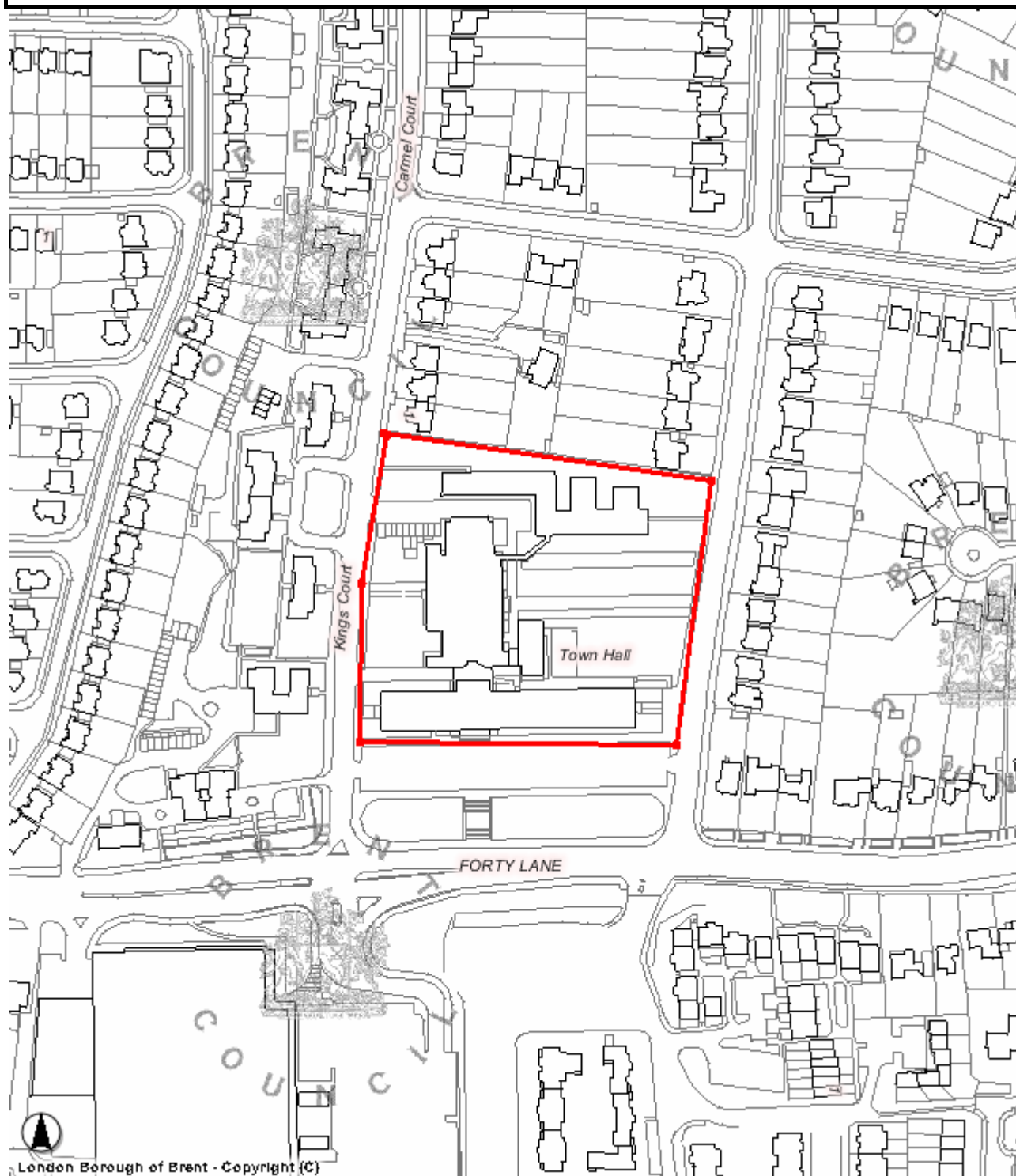
Any person wishing to inspect the above papers should contact Neil McClellan, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5237



## Planning Committee Map

Site address: Brent Town Hall, 54 Forty Lane, Wembley, HA9 9HD

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