

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

**Item No.
Case No.**

**3/03
05/2623**

RECEIVED: 30 September, 2005

WARD: Sudbury

PLANNING AREA: Wembley Consultative Forum

LOCATION: Flats 1-4 Vale Farm House & Pavilion Parkside Lawn Tennis Club, Watford Road, Wembley, HA0

PROPOSAL: Erection of a 3-storey primary health-care centre with rooftop plant, incorporating a health retail unit, seminar rooms, primary-care medical clinic with consulting-rooms, various surgeries and treatment rooms, ancillary storage areas, waiting areas and offices, 25 car-parking spaces including provision of 5 disabled car-parking spaces along the northern boundary and 14 associated car parking spaces in the Wembley Town Football Club car park and 6 associated car parking spaces in the Vale Farm Health Centre car park, footpaths, dropping-off area, cycle-parking facilities, new vehicle crossover and associated landscaping (as accompanied by Design Statement: September 2005 and Accessibility Design Statement)

APPLICANT: Brent Primary Care Trust

CONTACT: Strategic Healthcare Planning Ltd

PLAN NO'S: S01 Location Plan Version 7
S02 Site Plan Existing Version 7
S04 Site Plan Proposed Version 7
S10 Floor Plans Levels 0 & 1 Version 7.4
S12 Floor Plans Levels 3 & 3 Version 8
S20 Elevations Version 7.4
S21 Elevations Version 8
S50 Landscape Proposals Version 7.4
S51 Tree Strategy Version 7.4

RECOMMENDATION

Agree in principle but delegate the application to the Director of Planning for his determination (taking into account any further representations received) and subject to the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Director of Environmental Services to agree the exact terms thereof on advice from the Borough Solicitor and subsequently refer to the Office of the Deputy Prime Minister in accordance with Part 3 of the Town and Country Planning (Development Plans and Consultations) (Departures) Directions 1999.

SECTION 106 DETAILS

The application requires a Section 106 Agreement, in order to secure the following benefits:-

- Payment of the Council's legal and other professional costs in (a) preparing and completing the agreement and (b) monitoring and enforcing its performance.

- The sum of thirty two thousand pounds, £32,000 to be utilised by the Council towards improvements to non-car access, parking controls or improvements to highway safety in the vicinity of the Land.

EXISTING

The site relates to a piece of land which is situated within the Vale Farm area which is located approximately 100 metres from the junction with Watford Road.

The access road also serves a number of sports and leisure uses including the Vale Farm leisure centre, a children's nursery, adventure play centre and a football ground. There are also a number of car parks which serve these uses including the 115 space car park which serves the leisure centre and the 110 space car park which serves the football ground.

The site itself previously contained a building that was used as the farm house for Vale Farm and subsequently converted to four self contained flats. However, this building and a pavilion structure have recently been demolished and removed from the site. A small structure containing a gas meter substation with pitch roof, timber louvers and 9 square meter footprint occupies an area to the south of the site. There are three large mature trees on the south east corner of the site, one of which is an Evergreen Oak tree, while a line of trees defines the western boundary. To the north are a group of Silver Birch trees together with other associated landscaping.

In terms of adjacent land uses, the site lies adjacent to the Parkside Lawn Tennis Club, which features a number of grass and all weather courts together with a pavilion building. Beyond the tennis courts are the rear gardens of the properties situated on the eastern side of Watford Road. To the north and east is the leisure centre and associated car park while to the south is the activity centre and football ground.

The site is designated as Public Open Space within the adopted London Borough of Brent Unitary Development Plan 2004.

PROPOSAL

Full planning permission is sought for the erection of a primary care centre (Class D1) comprising 2236 square metres of floor space. The proposed building will be three storeys with plant above and disabled car parking to the eastern side. A number of trees will be removed to accommodate the new building although maple trees along the western boundary will be planted, the evergreen oak tree on the south-west corner and two of the three the Silver Birches to the north would be retained.

The proposal shows a centrally positioned three storey building with roof level plant room. Provision is made for a footway skirting the southern, western and northern boundaries of the site, whilst the proposed building measuring 49m in length, will be set back from the back edge of the footway by at least 4m along the majority of its length, although the northern three storey element will be constructed abutting the footway. In terms of materials, a combination of brickwork, coloured render with differing textures, glass and ply proprietary roof system will be used. To the southeast of the building is the main entrance feature with large glazed facades and canopy projection which offers a desirable entrance area fronting the southeast corner of the site.

Cycle parking is proposed to the front of the building and adjacent to the main entrance. To the rear of the building adjacent to the tennis courts is an area that will be landscaped and used for amenity space, beyond which the existing pedestrian footway serving the adjacent tennis pavilion will be retained.

The applicant proposes to include 5 disabled car parking spaces within the site while staff and patient car parking is proposed on the adjacent leisure centre and football ground car parks. The applicant has confirmed that 6 spaces will be shared between the leisure centre car park and a further 14 spaces will be shared with the football ground car park to the south east.

The proposed development is a LIFT (Local Improvement Finance Trust) project, a government initiative and joint venture between the Department of Health, the local health and social health care services and the private sector. The initiative forms part of the NHS' ten year plan for modernising and reforming the NHS. This direction is towards a one-stop centre approach allowing the patients access to a range of health and social care services from one local centre. The Trust has indicated that it seeks the provision of a health and

social care according to the following principles:

- Increasing the attractiveness of Brent as a place to both live and work.
- Designing Primary Care Centres that are owned by the local community with direct access to diagnostic and treatment services.
- Moving the hub of service delivery into primary care and re-providing treatments that are currently delivered by hospitals.
- Increased workforce with a variety of multi-disciplinary skills, enhancing professional autonomy and flexibility.
- A 'one-stop' shop approach – providing combinations of multi-disciplinary facilities such as Social Services advice, support for local community groups, chronic disease management, GP services and minor surgery.
- Increase health promotion activity within primary care settings for patients and staff.

This is one of three schemes within the borough all of which received outline consent, and one of which was granted full consent at the Planning Committee on 4 June 2003 (Monks Park). A detailed application for the Robert Court, Stag Lane scheme is also on this agenda.

Detailed layouts for the internal floorspace has been provided identifying a large lobby/reception area with waiting room to the ground floor. Additional waiting areas are allocated on the upper levels. Uses within the ground and first floor of the building primarily focus on public access area to the health centre, including consultation rooms, surgeries, treatment rooms, storage rooms, offices, staff rooms, interview rooms and a pharmacy. The third floor will accommodate the majority of staff accommodation including offices, equipment stores and seminar rooms. Negotiations have produced a more intricate and visually rich elevational treatment than that originally proposed.

HISTORY

Outline planning application 03/2305 for the 'demolition of Vale Farm House and pavilion, and redevelopment to provide a part 3-storey, part 4-storey primary care centre (Use Class D1) comprising up to 2,450m², together with associated disabled car-parking on-site", approved 14 April 2004.

POLICY CONSIDERATIONS

Adopted London Borough of Brent Unitary Development Plan 2004

- STR11 ensures that the quality and character of the Borough's built and natural environment will be protected and enhanced and proposals which would have a harmful impact on the environment or amenities of the borough will be refused.
- STR14 proposes that new development will be expected to make a positive contribution to improving the quality of the urban environment in Brent by being designed with proper consideration of key urban design principles relating to: townscape (local context and character) urban structure (space and movement), urban clarity and safety, the public realm (landscape and streetscape), architectural quality and sustainability, detailed in part II of the plan.
- STR37 Accessible community facilities to meet the needs of the Borough, including its workers and multi-cultural population will be permitted.
- BE2 on townscape: local context & character states that proposals should be designed with regard to their local context, making a positive contribution to and should not harm the character and appearance of the area.
- BE3 states that proposals should have regard to the existing urban grain, development patterns and density in the layout of the development sites, and should be designed to ensure that spaces are satisfactorily enclosed by the built form; its layout is defined by pedestrian circulation; emphasis is placed upon prominent corner sites, entrance points etc; it respects the form of the street of which it is part by building to established frontages unless there is a clear urban design justification; connections are established where appropriate to open space.

- BE4 relating to access for disabled people.
- BE5 specifies that development shall be designed to be understandable to users, free from physical hazards and to reduce opportunities for crime.
- BE6 requiring a high standards of landscape design is required as an integral element of development schemes
- BE7 seeks a high quality of design and materials for the street environment and to resist development detracting from the character of area involving the excessive infilling of space between buildings or excessive forecourt parking.
- BE9 seeks to ensure new buildings, alterations and extensions should embody a creative and appropriate design solution and should be designed to ensure that buildings are of an appropriate scale and design and respects the sunlighting, daylighting, privacy and outlook for existing and proposed residents.
- BE33 refers to the removal of protected trees, which will only be permitted where all of the following criteria are met; there is a high level of tree coverage in the locality; the protected trees do not provide the functions of screening or separation; replacement trees, of a suitable maturity and protection, and of potentially equal value are provided within and outside the site; the protected trees are not of exceptional landscape value.
- TRN3 - Proposals that cause or worsen an unacceptable environmental impact from traffic will be refused, including where car generation is greater than the parking to be provided on site in accordance with the standards and any resulting on-street parking would cause unacceptable traffic management problems, the development would not be easily and safely accessible to pedestrians and/or cyclists, additional traffic would have unacceptable consequences for access/convenience of pedestrians and/or cyclists, it produces unacceptable road safety problems, the capacity of the highway network is unable to cope with additional traffic without producing unacceptable congestion, there is a significant increase in the number/length of journeys made by private car.
- TRN15 – Access for a dwelling should be at a safe point and with adequate visibility splays, off-street parking must be visually acceptable and should not result in the loss of on street parking.
- TRN22 - Parking for non-residential development should be to the standard specified in PS12.
- TRN34 on servicing in new developments highlights that loss of servicing provision contrary to the set standards is generally unacceptable.
- PS12 sets out the car parking standard for non-residential institutions (Use Class D1) which is 2 spaces for every 5 visitors based on a maximum capacity. An additional space would be allowable for each health-care worker who requires the use of a car in the course of his/her duties. Consideration may be given to dedicate on street 'doctor' bays. For all health uses, the maximum additional visitor parking should be 20% of the employee parking, with a minimum of provision of one space
- PS16 sets out the cycle parking standards for non-residential institutions (Use Class D1) which is staff, visitor and patient numbers
- OS6 relates to public open space and states that development that results in the loss of such areas to other uses is generally not permitted, except when the development is to be used for purposes ancillary to the public open space.
- OS13 restricts development on sites of borough (grade II) nature conservation importance and sites of local nature conservation importance.
- CF2 outlines proposals for small scale community facilities serving a neighbourhood or district function should be located in or adjoining a town or local centre. Where there are no suitable sites in these areas, small scale community facilities should be located on a site with moderate or better public transport accessibility which is easily and safely accessible by cycling and walking

- CF13 states that in partnership with the health care providers, the improvement of primary health care facilities is supported.

Brent Supplementary Planning Guidance

- 'Supplementary Planning Guidance Note 17 – Design Guide for new Development'. This guide is intended to provide the basis for productive negotiation and agreement by all those involved in the development process to produce schemes that are well designed and that possess lasting quality.
-
- Supplementary Planning Guidance Note 19 – Sustainable Design, Construction and Pollution Control. All applications for planning are expected to apply the principles of sustainable design and construction to their development proposals. This guidance explores several methods and measures that can be implemented in order for this to occur

National Planning Policy Guidance

- Planning Policy Statement 17 Planning for Open Space, Sport and Recreation: Where recreational land and facilities are of poor quality or under-used, this should not be taken as necessarily indicating an absence of need in the area. Local authorities should seek opportunities to improve the value of existing facilities. Usage might be improved by better management or by capital investment to secure improvements. Planning obligations may be used where improvements are required to meet identified needs. In looking to improve existing open space and facilities, local authorities should:
 - i. promote the compatibility of the uses made of open spaces and sport and recreational facilities with adjoining land uses;
 - ii. encourage better accessibility of existing open spaces and sports and recreational facilities, taking account of the mobility needs in the local population; and
 - iii. promote better use of open spaces and sports and recreational facilities, by the use of good design to reduce crime.

SUSTAINABILITY ASSESSMENT

The proposed development achieves a score of 19% and a rating of 'fairly detrimental', well below the requested 'very positive', 50%+. However, an officer assessment, including suggested improvements detail how the proposal could reach a more acceptable level of sustainable development.

The proposed development scores well in meeting social and economic needs locally by providing access for disabled persons, recreational and leisure opportunities and by incorporating Secured By Design principles in the development. The proposal also scores well in terms of construction and demolition works on the site.

While this development scores low, there are additional points available and discussions with the developer are continuing to try and incorporate other measures and sustainability to an acceptable level.

In order to achieve this the applicants are completing an assessment of the project using the NEAT toolkit, the NHS's sustainability assessment method developed with the BRE. The aspiration for the scheme is to achieve a "very good" rating, in line with all the other LIFT projects.

CONSULTATION

Fifty letters of notification were sent to properties within Watford Road and Cedar Court and Ward Members were notified by letter regarding the application. A press notice was re-advertised on 17 November 2005 and site notices were posted in the vicinity of the site on 09 November 2005 to notify that the proposal represented a departure from the proposals map accompanying the adopted London Borough of Brent Unitary Development Plan 2004. To date, 2 letters of representation have been received, one comments letter from residents at 82 Watford Road and an objection letter from the residents at 78 Watford Road on the following grounds:

1. Increase in traffic and resultant air and noise pollution.
2. Reduction in privacy, including overlooking of rear garden.

3. Potential loss of trees and open space

Transportation Unit

Comments provided by the Director of Transportation under the previous outline planning application stated that the public transport accessibility to the site is relatively low with Sudbury and Harrow Road Station located approximately 700m from the proposed development with the nearest bus shelter being 260 metres away. The current bus timetable indicates that 16 buses per hour serve the area during peak times.

A Traffic Impact Assessment was submitted in support of the previous outline planning application which included survey data based on a peak hour traffic survey was found to be acceptable.

The report identifies the parking requirement for the development and states the provision of 20 parking spaces for the health centre and 5 disabled parking spaces is acceptable as it complies with adopted standards and ultimately adopted policies. Furthermore, the use of the car parking on the adjacent football ground site and no more than 6 spaces on the leisure centre car park is considered to be acceptable. However, signage will need to be erected within the site directing patients and staff towards the primary car park adjacent to the football ground. Provision for 10 cycle parking spaces is made on site, but a further 25 needs to be provided for to comply with the set standards. The applicant has confirmed that they are willing to increase the number of cycle parking spaces.

Consideration also needs to be given to the impact of any overspill parking from the site on traffic flow and road safety. However, there is generally plenty of spare parking capacity within the Vale Farm car parks, so overspill parking onto neighbouring roads is considered unlikely.

The Director of Transportation also encourages the use of a travel plan for the staff and visitors to the site promoting alternative modes of transport to the private motor vehicle. A condition needs to be attached to the decision notice requiring this.

In summary therefore, the application is considered to be acceptable on transportation grounds subject to a contribution of £32,000 towards non-car access improvements in the vicinity of the site. The applicant has confirmed that they are willing to pay this contribution through a Unilateral Undertaking.

Thames Water

No objections raised to the proposed development subject to the imposition of conditions.

Vectra Property Consulting

Comments regarding accessibility of the proposed building, internal and external facilities have been provided by Vectra Property Consulting. The applicants have responded to these comments enclosing details of how the facilities must at a minimum comply with the relevant regulations, standards and guidelines and provide more than compliance with the Disability Discrimination Act 1995.

REMARKS

The principle of the scheme has been established by the outline permission. The scheme broadly relates to the outline application which was supported by an indicative drawing which illustrates the broad principles of siting, scale and on-site disabled car parking. However, this proposal is a new proposal for the site and not reserved matters for the outline application as the previous indicative footprint for the building has changed, although only marginally and the building will no longer be four storeys in height as was originally proposed.

Having regard to the nature of the development, the principal issues for consideration relate to planning policy, potential impact upon townscape, impact upon trees, parking and access and the impact upon amenity of the adjacent properties. The Council is also required to consider the responses received as a result of the consultation exercise.

Policy Considerations

This proposal needs to be considered against the provisions of policies STR37, CF2 and CF13 of the adopted plan relating to community facilities and primary health care facilities. The Council has also adopted supplementary planning guidance for new development, SPG17. The guide seeks to provide comprehensive and detailed design guidance for new development within the borough. The guidance specifically sets out advice relating to siting, landscaping, parking, design, scale, density and layout.

The policies above seek to ensure that small scale community facilities, purpose-built doctors' surgeries and

other health facilities within or adjacent to residential areas are encouraged where access to public transport is good, there is no loss of residential amenity and associated traffic would not constitute a traffic hazard. These issues are summarised in the paragraphs below.

In terms of the development plan, the site is designated as Public Open Space within the adopted UDP. Policies OS6 and OS8 of the above UDP stipulate that the development of Public Open Space will not be permitted unless it is required to maintain or enhance activities associated with the open space. Although the proposed development will not be used to maintain or enhance activities associated with the open space, and consequently is contrary to policies OS6 and OS8, the site itself does not contribute to the stock of recreational Open Space within Vale Farm and the acceptability of its use as a care centre has already been accepted by the outline permission. Rather it previously comprised a substantial building and a number of mature trees that contribute to the setting and landscape qualities of the open space area as a whole. Accordingly, in considering the material harm arising from the loss of such space for public recreation and having regard to the provisions of PPG17 the development itself would not compromise or erode the quality of sporting and formal recreational facilities within the locality. Subject to a building of appropriate design and landscape setting, the overall character of the Vale Farm area should also not be materially harmed. The provision of a significant community building within the area would also serve to increase day time and evening activity within the park that, it is considered, has positive implications with regard to perceptions of personal safety. The proposed primary health care centre is a community facility which would obviously be beneficial to the local community.

The proposed development is considered to satisfy the objectives of the adopted UDP in terms of providing a suitable health care facility which serves the requirements of the local community.

Other policies seek, *inter alia*, to ensure that the design makes a positive contribution to the character of the area and this is expanded upon below in the issues relating to design considerations.

Townscape Impact

In order to accommodate a building measuring 2236 square metres in floor area, a building of a maximum of three storeys is required.

Vale Farm is principally an area which caters for the leisure and sports needs of the local area through the leisure centre, adventure play centre, tennis club and football ground. There is a variety of buildings in the area and a number of mature and semi-mature trees. The proposed development has been carefully designed to ensure that the new health centre is in keeping with the character of the area (including distances to boundaries, scale and massing and materials whilst retaining trees of important townscape value) and a suitable building is proposed that sits comfortably within the park environment.

The drawings show a three storey building with plant room centrally positioned which has been positioned away from the boundaries of the site whilst achieving the required level of floorspace. The proposed three storey building is set back 5 metres away from the boundary with the adjacent tennis courts. The proposed design and detailing of the building to be erected on site has been much altered during the course of the previous outline planning application, during pre-application discussions with Brent Planning Services and after when the application was submitted to the Planning Service. It is considered that imaginative and careful consideration of elevational design and materials needs to be taken, especially as all sides to the building are open to view and a high level of aesthetic uniformity is required. The applicants have proposed a playful design to the building with variation in materials and colours used to provide vertical and horizontal emphasis in the building, demarcating variations in internal functionality and floor levels. A low key building is proposed on site in order to appear consistent with the character of the open space and also as a reflection of the functionality and confidentiality of the building. Rhythm and articulation within main elevations is portrayed through shadowing, use of differing materials and the alignment of the windows. This also serves to break up the overall bulk and appearance of the structure. Full height translucent and clear glazing to the main entrance and lift core area ensure this central communication core is well lit and provides comfortable waiting areas and a welcoming gateway is provided to the building.

The development responds to the existing mature trees, both within the site and adjacent to the site, and shows that the more important can be retained. Measures to seek the retention of important trees along the boundaries and within the site are conditioned to the approval decision notice. The proposal demonstrates that the evergreen oak tree on the south east corner and the Silver Birch trees to the north could be retained. Additional planting including the provision of maple trees along the boundary with the tennis court can also be provided.

Transportation

The applicant has submitted details showing the position of 5 disabled car parking spaces within the site. In addition, the applicant proposes to share the car parking spaces on the leisure centre and football ground car parks. A total of 6 spaces are proposed to be shared on the leisure centre car park while 14 spaces will be located on the football ground car park to the south east. Details regarding transportation issues have been detailed above.

Details showing the mechanism used to ensure off site parking can be made available to the applicants in attempting to satisfy the parking requirements is still to be forwarded. A condition is attached to the decision notice requesting a methodology for securing the retention of not less than 14 parking spaces on the football ground car park and 6 parking spaces on the leisure centre car park to be submitted, which will have to be agreed with Brent Council, Property and Assets Management Team. Signage is to be used in order to ensure these spaces are identifiable and retained for use by the staff and visitors to the health centre and a separate condition is attached requesting details of this.

Impact upon amenity

The nearest residential properties to the site are located on the east side of Watford Road and are 62 metres away from the site. The adjacent tennis club directly abuts the site including a single storey building which is 5 metres from the northern boundary of the site. In terms of the potential impact upon the amenities of adjacent residents, there are two matters of consideration which should be addressed. Firstly, the impact of the use of the site and secondly the physical impact of the new building in terms of loss of sunlight and daylight, overshadowing, overlooking and over dominance.

It is important to note that Policy CF13 of the adopted UDP supports the improvement of primary health care facilities in residential areas provided that there is no significant loss of residential amenity. The proposal would increase the intensity of use on the site and could be potentially detrimental to residential amenity with increased comings and goings. Given that the site would be some 62 metres from the nearest dwellings on the east side of Watford Road (itself a busy road during the day with consequent higher ambient noise levels) and separated by the tennis courts, it is not considered that the use of the proposed health centre, with its entrance located away from the nearby residential properties, would be detrimental to residential amenity. The three storey element would be approximately 68 metres from the rear elevations of the nearest dwellings while the roof level plant room element would be some 73 metres away. In conclusion therefore, it is not considered that the development would result in overlooking and loss of privacy to nearby properties in accordance with SPG17.

In terms of the impact upon the tennis courts and its associated members, the proposal has been amended following negotiations during the outline application in order to resite the proposed building away from the boundary with the tennis courts and adjacent pavilion. In addition, two Silver Birch trees separating the proposed health care centre and pavilion will be retained, whilst additional trees are proposed along the western boundary. The building has been pulled sufficiently away from the boundaries to ensure that the development would not have an overbearing impact on the tennis courts and would not result in significant overshadowing.

Consideration of Objections

The amended proposal results in the retention in the most important trees within the site, which are considered to be of townscape value together with a number of trees outside the site and provision is made for additional tree planting on the more sensitive boundary. Due to the orientation of the sun and the distance of the proposed building to the western boundary, it is not considered that the development would be harmful to the growth of the adjacent grass tennis courts. The policy position with regard to loss of Public Open Space has been considered above as has the issues regarding increase in traffic and resultant noise and air pollution. The loss of privacy to the rear of the residential properties along Watford Road has also been outlined above with justification for the proposal based on compliance with guidelines utilised within SPG17 regarding proposed building heights and distances separating buildings and the rear of properties. Furthermore, through a reduction in floor area for the this subject building as opposed to the previous building approved for the site by more than 200 square metres, this allows for significant reductions in the scale, bulk and overall height of the building.

Conclusion

The key feature with this development is that it is considered that the new building would not interfere with or detract from the existing use of the public open space and would be an appropriate reintroduction of a building on the site providing much needed health care. The development would provide a one-stop primary health care centre allowing the patients access to a range of health and social care services and forms part

of the NHS' ten year plan for modernising and reforming the NHS. The care centre would provide combinations of multi-disciplinary facilities such as Social Services advice, support for local community groups, chronic disease management, GP services and minor surgery which would be of significant benefit to the local community. In considering the potential harm arising as a result of departing from adopted policy, regard has been had to the actual loss of recreational (both formal and informal) facilities.

In concluding that the development would not affect such facilities and having regard to national planning policy, it is therefore possible to balance the failure to comply with Policies OS6 and OS8 with the achievement of other policy objectives in the development plans, particularly policies STR37 and CF13 of the adopted Unitary Development Plan. For these reasons, the "departure" from the development plan is considered to be acceptable in this case and has already been accepted in the outline scheme.

The applicant has also demonstrated that a building totalling 2450 square metres in floor area can be satisfactorily accommodated within the site without compromising the existing character of the area. A number of important trees can be retained, especially to the corners and boundaries of the site, while the junction from Watford Road can satisfactorily accommodate additional traffic flows. In addition, the disabled car parking together with the shared parking arrangements on the adjacent car parks is considered to be acceptable. The applicant has agreed to make a Unilateral Undertaking to make a financial contribution of £32,000 towards non-car access improvements in the local area.

The development would also not adversely affect residential amenity and notwithstanding the objection received is considered to represent an acceptable form of development. The proposal is considered to be consistent with the requirements outlined under the above policies within the London Borough of Brent's Adopted Unitary Development Plan 2004 and the London Borough of Brent's 'Supplementary Planning Guidance Note 17 – Design Guide for New Development'. Accordingly, it is recommended that this application be granted with relevant conditions attached.

RECOMMENDATION: Grant subject to S106 & refer to SoS

(1) The proposed development is in general accordance with policies contained in the:-

Brent's Unitary Development Plan 2004
Central Government Guidance
Council's Supplementary Planning Guidance 17

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment
Environmental Protection: in terms of protecting specific features of the environment and protecting the public
Open Space and Recreation: to protect and enhance the provision of sports, leisure and nature conservation
Transport: in terms of sustainability, safety and servicing needs
Community Facilities: in terms of meeting the demand for community services

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 development hereby approved shall be carried out and completed in all respects in accordance with the proposals contained in the application, and any plans or other particulars submitted therewith, prior to occupation of the building.

Reason: To ensure that the proposed development will be carried out as approved so as to avoid any detriment to the amenities by any work remaining incomplete.

- (3) The pharmacy/health retail element hereby permitted shall only be used for that purpose and no other purpose within Class A1 of the Schedule attached to the Town and Country Planning (Use Classes) Order 1987 - 2005, as amended.

Reason: To accord with the terms of the application and restrict the use to one suitable for this location within Public Open Space, in the interests of the conditions of highway safety and free flow of traffic, the amenities of occupiers of neighbouring residential properties, the general amenities of the locality and the Council's built environment, town centres and shopping and transportation policies contained within the Adopted London Borough of Brent Unitary Development Plan 2004.

- (4) No development shall commence until details of all hard surfaces, including samples of the area fronting the main entrance area, have been submitted to and agreed in writing by the Local Planning Authority. Once approved, the hard surfaces shall be constructed in accordance with the agreed materials.

Reason: To ensure a satisfactory standard of external appearance and in the interests of the visual connection between the adjacent park.

- (5) The disabled car parking spaces shall be formed and surfaced and the cycle parking areas provided prior to the first occupation of the building hereby permitted and thereafter the parking spaces and cycle spaces shall not be obstructed or used for any other purpose.

Reason: To ensure adequate vehicle and cycle parking is provided and retained in conjunction with this development in the interests of general highway and pedestrian safety, the free flow of traffic on the neighbouring highways and the general amenities of the locality.

- (6) Details of the air-conditioning, ventilation and flue extraction systems for the health centre building, including particulars of noise and vibration attenuation measures to any air-intake louvres or other external openings, including the roof level plant room, shall be submitted to and approved in writing by the Local Planning Authority before any works commence on site to construct these buildings. A noise assessment under BS4142 1997 (Rating industrial noise affecting mixed residential and industrial areas) shall be carried out with regards to the installation of these building services equipment.

Reason: To safeguard the amenities of the present and future adjoining occupiers.

- (7) Activities within the health centre building shall only be permitted between 0830 - 2230 hours Mondays to Sundays with the premises cleared within 30 minutes after these times (unless the Local Planning Authority agrees other hours in writing).

Reason: To ensure that the proposed use does not prejudice the enjoyment of the neighbouring occupiers.

- (8) Further details of the proposed development 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 before the building is occupied. Such details shall include:-

- (a) the provision of lighting to ensure safety and convenience on roads, footpaths and accesses to buildings
- (b) security measures.
- (c) CCTV measures overlooking the rear of the premises and the rear walkway to provide safety and security.

(d) the provision of refuse and waste storage and disposal facilities;

Reason: These details are required to ensure that a satisfactory development is achieved.

- (9) During demolition and construction on site:-
- (a) - The best practical means available in accordance with British Standard Code of Practice B.S.5228: 1984 shall be employed at all times to minimise the emission of noise from the site;
 - (b) - The operation of site equipment generating noise and other nuisance causing activities, audible at the site boundaries or in nearby residential properties, shall only be carried out between the hours of 0800 - 1700 Mondays - Fridays, 0800 - 1300 Saturdays and at no time on Sundays or Bank Hoidays;
 - (c) - Vehicular access to adjoining and opposite premises shall not be impeded;
 - (d) - All vehicles, plant and machinery associated with such works shall at all times be stood and operated within the curtilage of the site only;
 - (e) - No waste or other material shall be burnt on the application site;
 - (f) - All excavated topsoil shall be stored on the site for reuse in connection with landscaping.
 - (g) - A barrier shall be constructed around the site, to be erected prior to demolition;
 - (h) - A suitable and sufficient means of suppressing dust must be provided and maintained.

Reason: To limit the detrimental effect of construction works on adjoining residential occupiers by reason of noise and disturbance.

- (10) The demolition/building works hereby approved shall not commence until vehicle wheel washing facilities have been provided on site to the satisfaction of the Local Planning Authority. Such facilities shall be used by all vehicles leaving the site and shall be maintained in working order until completion of the appropriate stages of development.

Reason: To ensure that the construction of the proposed development does not prejudice conditions of safety and cleanliness along the neighbouring highway.

- (11) A Travel Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved. The Travel plan shall detail measures that will encourage staff of the Health Centre to use public transport so as to reduce vehicle congestion and on-street car parking associated with the use.

Reason: To ensure the satisfactory management of the parking and congestion and to ensure that the proposed development does not prejudice the enjoyment of the neighbouring occupiers in the area.

INFORMATIVES:

- (1) Any extract ventilation fan should be installed, together with any associated ducting, so as to prevent the transmission of noise and vibration into any neighbouring premises. The noise level from any plant (e.g. refrigeration, air-conditioning), together with any associated ducting, should be 10 dB(A) or greater below the measured background-noise level at the nearest noise-sensitive premises – a positive indication that complaints are unlikely. The method of assessment should be carried out in accordance with BS4142:1997 "Rating industrial noise affecting mixed residential and industrial areas". It is recommended that an approved Acoustic Consultant produce a report. Should the predicted levels exceed those specified in this condition, a scheme of insulation works to mitigate the noise should be submitted to the Local Planning Authority for consideration and approved in writing.
- (2) Lighting should be diffuse, downward pointing and low-level. Energy usage and saving is a key issue in the promotion of sustainable development, as outlined in Council Supplementary Planning Guidance 19. Lighting should not exceed the minimum required to reduce both
- (3) Prior consent may be required under the Town and Country Planning (Control of Advertisements) Regulations 1990 for the erection or alteration of any
- (a) illuminated fascia signs
 - (b) projecting box signs

- (c) advertising signs
(d) hoardings
- (4) Prior to the commencement of development on site the applicant shall contact Thames Water regarding the existing sewerage infrastructure.
- (5) With regard to water supply to this site the applicant is required to contact:-
Three Valleys Water Company, P.O.Box 48, Bishops Rise, Hatfield, Herts, AL10 9AL
Tel.: 01707 268111
- (6) Detailed design of the building should take appropriate account of the British Standard Code of Practice on Access for the Disabled to Buildings (B.S.5810:1979) and Part M of the Building Regulations 2004. Consideration should also be given to the needs of ambulant people having other disabilities and to those with sight or hearing problems, as well as those of wheelchair users.
- (7) In order to ensure adequate fireproofing of the building, the applicant is advised to contact the Fire Prevention Officer of the London Fire Brigade, Fire Prevention Branch, Fire Station, 500 Pinner Road, Pinner, Middlesex, HA5 5EW.
- (8) The applicant's attention is drawn to the e-mail dated 04/11/2005 from Thames Water which sets out the need for the applicant to contact Thames Water's in the case of building over a sewer and sets out surface water drainage, further advice and informatives. These requirements have been sent to the applicant's agent.

REFERENCE DOCUMENTS:

- London Borough of Brent Unitary Development Plan 2004
- London Borough of Brent Supplementary Planning Guidance Note 17
- Planning Application 03/2305

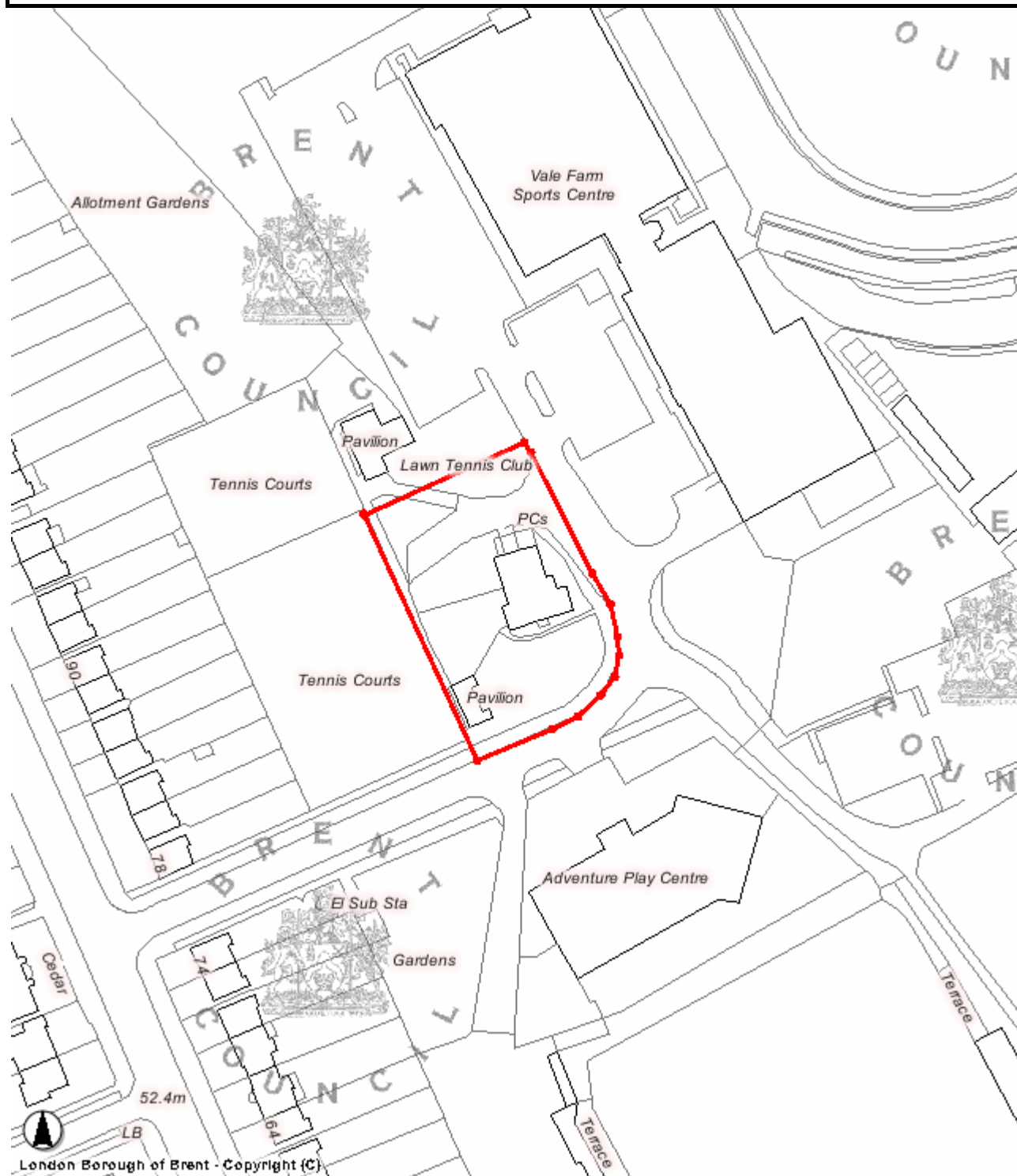
Any person wishing to inspect the above papers should contact Colm McLoughlin, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5376



Planning Committee Map

Site address: Flats 1-4 Vale Farm House & Pavilion Parkside Lawn Tennis Club, Watford Road, Wembley, HA0

Reproduced from Ordnance Survey mapping data with the permission of the Controller of Her Majesty's Stationary Officer © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Brent, DBRE201 2005



London Borough of Brent - Copyright (C)

This map is indicative only.

