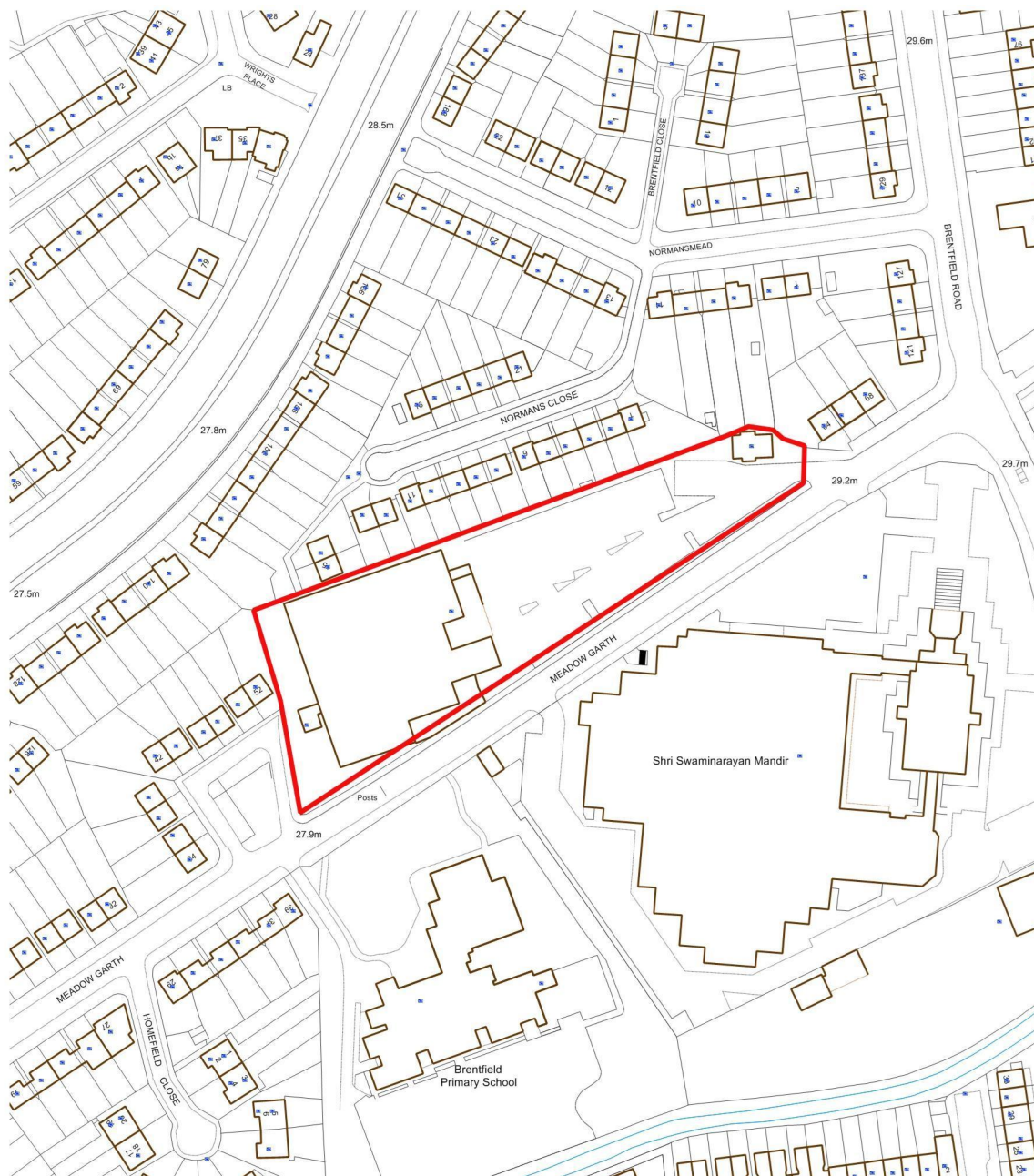




Planning Committee Map

Site address: Saya Enterprise, Shree Swaminarayan Hindu Mission, 54 Meadow Garth, London, NW10 8HD

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This map is indicative only.

RECEIVED: 7 October, 2011

WARD: Stonebridge

PLANNING AREA: Harlesden Consultative Forum

LOCATION: Saya Enterprise, Shree Swaminarayan Hindu Mission, 54 Meadow Garth, London, NW10 8HD

PROPOSAL: Change of use of part of the building from ancillary storage to residential accommodation for 35 priests; with associated internal and external alterations (Revised description).

APPLICANT: c/o BAPS Shri Swaminarayan Mandir UK

CONTACT: c/o P. Munirajswami

PLAN NO'S:
See condition 2

RECOMMENDATION

Grant planning permission subject to the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Head of Area Planning or other duly authorised person to agree the exact terms thereof on advice from the Director of Legal Services and Procurement.

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 transfer of existing properties owned by the Temple and used to house priests (addresses set out in remarks section of this report) to an agreed housing association to be let out at social/affordable rents.

And, to authorise the Head of Area Planning, or other duly authorised person, to refuse planning permission if the applicant has failed to demonstrate the ability to provide for the above terms and meet the policies of the Unitary Development Plan and Section 106 Planning Obligations Supplementary Planning Document by concluding an appropriate agreement.

EXISTING

Formerly a warehouse this building was granted permission for use as a temple in 1982. With the opening of the new temple in 1995 the old temple was converted to a visitor and cultural centre for the existing temple. Facilities include a prayer hall, restaurant, retail shop, workshop and associated storage space.

This application relates to the south western corner of the building which is currently used to provide storage.

There are residential neighbours located along the northern edge of the site where it abuts the rear gardens of properties in Norman Close. A small residential square of semi-detached houses (34-52 Meadow Garth) is located to the west of the site. Opposite the site on the other side of Meadow Garth are Brentfield Primary School and the main temple complex.

PROPOSAL

Part change of use of existing place of worship to a 35 bed priests hostel with associated internal and external alterations (Revised description).

HISTORY

07/0464 Planning permission granted 17/12/2008 for the erection of a canopy with timber lattice screens to front elevation and over main entrance and formation of new glazed openings, new entrance doors to front side and rear elevations, landscaping to front and side elevations including seating area at side with attached

canopy and replacement security gates at entrance onto Meadow Garth, in connection with internal alterations to existing Visitor and Cultural Centre and associated increase in retail (Use Class A1) and restaurant (Use Class A3) floor space.

01/1586. Outline planning permission sought for erection of two storey visitors' building ancillary to the temple to provide information centre, meeting room, sales shop, cloakroom, cafe restaurant and theatre, and use of former sanctuary day nursery site for car parking. Withdrawn on 01/07/2002.

97/1684 Full planning permission was sought for the construction of exhibition centre and associated car park. This application was withdrawn on 19/05/2003.

97/0037 Full planning permission sought for construction of exhibition centre, visitors centre, community hall and resource centre with landscaped gardens and a two storey car park on land adjoining the Swaminarayan School and existing Temple, and including 64-68 (even numbers only) Meadow Garth, 121-27 (odd numbers only) Brentfield Road, 1-23 (odd numbers only) Normans Mead and 1-21 (consecutive) Normans Close. Withdrawn on 11/07/1997.

POLICY CONSIDERATIONS

National

National Planning Policy Framework – NPPF (2012)

Brent's Unitary Development Plan 2004

BE2 - Townscape: Local Context & Character

BE3 - Urban Structure: Space & Movement

BE4 - Access for Disabled People

BE6 - Public Realm: Landscape Design

BE7 - Public Realm: Streetscape

BE9 - Architectural Quality

BE12 - Sustainable Development Principles

TRN3 - Environmental Impact of Traffic

TRN4 - Measures to make transport impact acceptable

TRN22 - Parking Standards - Non-residential Developments

CF2 - Location of small scale community facilities

CF4 - Community Facilities capable of holding functions

CF14 - Places of Worship

Core Strategy 2010

CP23 - Protection of existing and provision of new community and cultural facilities.

CONSULTATION

Consult letters sent to 53 neighbouring addresses and ward councillors.

1 comment received - does not object to the principle of a change in use but is asking if the priests wouldn't be better off living in 'normal' houses or in the temple itself.

REMARKS

Background

There has been a temple located on this site since 1982 when permission was granted for the change of use of the former warehouse to a temple. When planning permission was granted for the development of the Swaminarayan Temple in 1992, a condition was attached requiring demolition of the original temple building to provide car parking in connection with the temple use. However the new temple became such a popular destination not just for worshipers but also tourists from home and abroad, that the old temple buildings was retained to help support visitor numbers. It now houses a restaurant, book shop, souvenir shop and speciality foods and cultural goods shop. It also has a prayer hall which provides an over spill facility on peaks days such as the major religious festivals. There is also an element of ancillary storage within the building.

Proposed use.

The temple is served by a large number of priests who are currently accommodated in various houses located in the area around the temple. The proposal is to convert a 600sqm section of the old temple building currently used as ancillary storage but now surplus requirements, to provide communal living accommodation for 35 priests serving the mandir.

The proposed accommodation will see up to 4 priests to a room with shared washing, cooking, eating and laundry facilities and a common room. This form of communal accommodation would not normally be considered acceptable for most types of housing need. However this type of accommodation is considered to be part of the priests' calling. Provided that the use is restricted to only priests only serving the mandir the proposal is considered acceptable.

One benefit of the proposal is that seven houses will be freed up to provide much needed family housing. The applicants have agreed that Genesis Housing Association take on the properties to provide family housing at social/affordable rents. A section 106 agreement will require that the following houses be transferred to Genesis:

157 Brentfield Road, NW10 8HA
22 Kingthorpe Close, NW10 8HN
3 Normans Close, NW10 0QL
12 Normans Close, NW10 0QL
19 Normans Close, NW10 0QL
20 Normans Close, NW10 0QL
5 Normans Mead, NW10 0QJ

Design and Appearance of Building

The appearance of the building will not be significantly altered. Existing windows will be replaced with double glazing.

Amenity Space

A landscaped external amenity space is to be provided to the side of the building. A condition is attached requiring further details of a landscaping scheme.

Servicing/Parking

The site has an extensive existing car park which would meet the need for any car parking required by the priests. However given that the mandir is located directly opposite the proposed accommodation it is considered unlikely that the priests would require much parking. A condition is attached requiring details of refuse/recycling and cycle storage for the new accommodation. There is considered to be enough room on site to easily meet these requirements.

Impact on neighbours

The accommodation will all be located at ground floor and given the site has an existing high boundary wall there will be no overlooking of neighbouring properties.

RECOMMENDATION: Grant Consent subject to Legal agreement

- (1) The proposed development is in general accordance with policies contained in Brent's Unitary Development Plan 2004 and Core Strategy 2010.

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
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 on 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 permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

7137-PP-083 Rev B
7137-PP-081 Rev B
7137-PP7082 Rev A
7137-PP-080 Rev A
7137-PP-070
7137-PP-050
7137-PP-072
7137-PP-084
7137-PP-071
Management Plan - 7137-PP-085 dated 01/02/2011
Design & Access Statement - 7137-PP-086 dated 01/02/2011

Reason: For the avoidance of doubt and in the interests of proper planning.

- (3) No music, public-address system or any other amplified sound shall be audible at any boundary of the subject premises.

Reason: To safeguard the amenities of the adjoining occupiers.

- (4) The area(s) so designated within the site (including the green roof) shall be landscaped in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved. Any planting that is part of the approved scheme that within a period of *five* years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced in the same positions with others of a similar size and species, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality, in the interests of the amenities of the occupants of the development and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

- (5) The priest's accommodation hereby approved shall be used as temporary accommodation to house resident priests at the site and shall not be used independently of the Temple hereby approved or to provide general needs housing.

Reason: To ensure a satisfactory standard of accommodation in the event that permanent housing were required.

- (6) The approved accommodation shall be used for the housing of no more than 35 priests at anyone time and solely by priests carrying out their duties at the BAPS Swaminarayn Mandir located on Meadow Garth.

Reason: The accommodation is not considered to provide a sufficient enough standard of living environment to meet general housing need.

- (7) All new external work shall be carried out in materials that match, in colour, texture and design detail those of the existing building.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- (8) Prior to the commencement of the development hereby approved, further details of the proposed gated access (including the design and materials) to the rear block on the southern side of the site shall be submitted to and approved in writing 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 buildings are occupied.

Reason: To ensure there is secure, well-designed and managed access.

- (9) Details of arrangements for the storage and disposal of refuse and recyclable materials, and vehicle access thereto, within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on site. The approved arrangements shall be implemented in full prior to first occupation of the development and permanently retained as approved unless the prior written consent of the Local Planning Authority is obtained.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection.

- (10) Details of any required air conditioning, ventilation and flue extraction systems including particulars of noise levels shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The approved details shall thereafter be fully implemented.

Reason: To safeguard the amenities of the adjoining occupiers.

- (11) Details of the provision of a minimum of 20 secure cycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work on site. Thereafter the development shall not be occupied until the cycle parking spaces have been laid out in accordance with the details as approved and these facilities shall be retained.

Reason: To ensure satisfactory facilities for cyclists.

INFORMATIVES:

None Specified

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 5243