



Planning Committee Map

Site address: Scout Hut next to 60, Berkhamsted Avenue, Wembley, HA9 6DT

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This map is indicative only.

RECEIVED: 11 June, 2013

WARD: Tokyngton

PLANNING AREA: Wembley Consultative Forum

LOCATION: Scout Hut next to 60, Berkhamsted Avenue, Wembley, HA9 6DT

PROPOSAL: Variation of Condition 2 of planning permission reference 09/0064 (granted 09/07/2009) for the demolition and replacement of front of existing scout hut with two-storey extension and provision of new pedestrian and vehicular access and off-street car-parking spaces to the front and rear of the site. The proposed variation is to allow a material amendment to the design of the approved roof to allow for the height of the eaves of the elevation facing Elsley Primary School to be raised.

APPLICANT: Mr M. A. Qureshi

CONTACT: Simpson McHugh Architects & Surveyors

PLAN NO'S:
See condition 2.

RECOMMENDATION

Grant consent.

EXISTING

The proposal relates to an existing scout hut located at the far end of Berkhamsted Avenue, adjacent to Elsley Primary School. The site is sandwiched between the school and 60 Berkhamsted Avenue, a two storey semi-detached house. The rear of the site backs on to the side boundary of 13 Gaddesden Avenue.

The building is currently undergoing refurbishment and extension following a grant of planning permission in 2009. Prior to the commencement of work the front of the scout hut comprised a single storey brick construction with a timber roof in an extremely poor state of repair. This has now been demolished and is being replaced by a two storey brick building with a pitched tiled roof. The rear section of the Scout Hall is of a concrete frame and panel construction and is in a sounder condition than the front part of the building which is to remain. Officers understand that the scout was in use up to a year prior to the commencement of work.

PROPOSAL

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HISTORY

- 10/06/13 Enforcement investigation into the erection of a high concrete high block wall to the rear boundary of the premises (Ref: E/13/0552).
- 15/03/12 Approval of details pursuant to conditions 5 (Materials), 6 (Boundary details), 7 (Parking), 8 (Refuse & recycling) 9 (Tree Survey) and 10 (Landscaping) of full application reference 09/0064 dated 09 July 2009 (Ref: 11/1957).
- 09/07/2009 Planning permission granted for the demolition and replacement of front of existing scout hut with two-storey extension and provision of new pedestrian and vehicular access and off-street car-parking spaces to the front and rear of the site (Ref:

POLICY CONSIDERATIONS

Local Development Framework – Core Strategy 2010

CP17 *Protection of the suburban character of Brent.*

CP23 *Protection of existing and provision of new Community and Cultural Facilities.*

Brent Unitary Development Plan 2004 Policies

BE2 *Townscape: Local Context & Character*

BE4 *Access for Disabled People*

H22 *Protection of Residential Amenity*

BE9 *Architectural Quality*

TRN3 *Environmental Impact of Traffic*

TRN22 *Parking Standards – Non – Residential Development*

PS10 *Parking Standards (Use Class D2)*

PS16 *Cycle Parking Standards (Use Class D2)*

SPG17: Design Guide for New Development

SUSTAINABILITY ASSESSMENT

Not Applicable.

CONSULTATION

The following have been consulted on the proposal:

-Nos. 38, 40, 42, 44, 46, 47, 48, 49 50, 51, 51A, 52, 53, 54, 56, 57, 58, 58A, 59, 61, 60, 63, 65A, 65B, 67, 69, 71, 73 & Elsley Primary School and Nursery Berkhamsted Avenue.

-Nos. 1, 1A, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 16 Gaddesden Avenue.

-Ward Councillors

In total letters of objections have been received from Elsley Primary School, 60 Berkhamsted Avenue and 10 Gaddesden Avenue. The objections and the officers response are set out below

:

Objection	Officer Comment
The new building is already overshadowing the school. Additional height to the elevation will significantly increase this, blocking out light to classrooms.	The overall height of the roof and eaves is not changing. The lines of the eaves facing the school in the original approval sloped. This proposal is to straighten the line of the eaves by raising the lower part of the eaves by just over a metre to raise it line with the higher end of the eaves. The increase is not considered significant enough to materially alter the new buildings impact on the school.
Suspicious of the reasons behind the need for the increased height.	The proposed change is requested to simplify the roof design and to make for an easier and less expensive build.
Concerned about the impact of potential additional traffic and parking around the school.	The change does not increase the floor area of the approved building or its capacity. The originally approved scheme was considered acceptable in transportation provided it was restricted by condition for use as a scout hut only.

Potential for overlooking of class rooms.	.There are no windows proposed in the flank elevation facing the school.
Impact of raising the eaves of the building on the adjoining house.	The elevation facing the adjoin house is not changing for that originally approved. It is only the elevation facing the school that is changing.

REMARKS

1. Planning permission was granted by committee in 2009 for the demolition of the front part of the existing scout hut and the replacement of this with a 2-storey building. The intention of the applicant was and remains to bring the extended and refurbished building back in to use as a scout hut. The building was last used by the 6th Wembley Scouting group in autumn 2008. The key issues for consideration were whether the increased size of building would have an impact on neighbouring amenity, whether the increased floor area will lead to an intensification of the premises and whether the associated traffic impacts were acceptable. The remarks section from the previous committee report assessing these issues is attached below. In summary the proposed refurbishment and extension of the building was considered acceptable provided it remained in use as a scout hut.
2. The development has commenced and works are well advanced. The applicant now wishes to amend the original approval to allow for a different roof design. The previous roof design included a sloping eaves line to the elevation facing the school. This application proposal a material amendment through the variation of condition 2 to straighten the eaves by raising the lower part by approximately 1.2 metres to match the height of the highest part of the eaves. The overall height of the roof does not change. Only the side elevation facing the school is affected. The side elevation facing the neighbouring house at 60 Berkhamsted Avenue is unchanged.
3. The increase in the eaves height facing the school is not considered significant enough to materially impact on the school. There are no windows in this flank elevation so there is no overlooking of the school. The proposed alteration does require a flat crown roof to be introduced on top of part of the roof, whereas the approved scheme has a single ridge line. While the approved plan is perhaps a more elegant solution it does require the sloping eave line and complicated roof design that would prove difficult and more expensive to build than would be the case should the proposed amendment be agreed. Given that the changes to the roof would not be particularly visible from the front of the building and given the lack of any significant additional impact on the school the proposed amendment can be supported, subject to the conditions and approved details set out at the end of this report, and that were attached to the original approval.

Remarks section from the original scheme approved by the Council's committee on 08/07/2009

Introduction

The current application proposes the demolition of the front part of the existing scout hut and the replacement of this with a 2-storey building. An undercroft vehicular access is provided through to three parking spaces located to the rear of the site.

The scout hall is not currently in use, the building was last used by the 6th Wembley Scouting group in autumn 2008. The agent has confirmed the building is currently in the process of being renovated.

The key issues for consideration here are whether the increased size of building will have an impact on neighbouring amenity, whether the increased floor area will lead to an intensification of the premises and whether the associated traffic impacts are acceptable.

Proposed Use

The increase in floor area to the front of the site will accommodate a small hall, toilets and a kitchen facility on the ground floor of the scout hut. The second floor will provide a further ancillary hall in addition to the existing larger scout hall to the rear of the site which is to remain.

In total the amount of floor area will increase from 265m² to 343m².

The agent has now confirmed that the use of the existing building is to be retained as a scout hall for use by the scout and guiding movement with the first floor of the new extension to be used primarily for the storage of equipment in connection with the existing use. The applicant is having discussions with the District Commissioner of the Greenford & District Scout Council. The Commissioner has confirmed in writing that he would support the re-creation of a Scout Group based in Berkhamsted Avenue. I

The existing building was until recently used as a scout hut and therefore its proposed re-use by the scouts and guides would fall within the established use of the building. The use falls within the D2 Use Class which encompasses a wide range of assembly and leisure activities including gymnasiums, indoor sports bingo halls etc. Given the local parking and traffic constraints these other uses might not be considered appropriate. However given the typical age range of the scouts, the area that the facility would serve and the hours at which they would typically serve; and given that the established use of the existing building is a scout hut, it is considered that the proposed enlargement to the building can be supported provided that a condition is attached restricting the use of the enlarged building to a scout hut only.

It should be noted that in this application, the elements (such as erection of additional class extension at the rear of the site to be used as a day nursery and additional D1 use proposed for the new floor space created in the two-storey building) which gave rise to issues of concerns relating to intensification of uses on the site, residential amenity, highway considerations in the previous planning application (ref: 08/2929) have now been deleted.

Design and Appearance

The proposal is to replace the single storey front part of the existing building with a two storey brick extension with a pitched roof. The design, scale and massing of the buildings considered appropriate to this largely residential street. The new two-storey building will not extend as far back into the site as previously proposed thus preserving the outlook of occupiers of the adjoining house at 60 Berkhamstead Avenue. The new building would be set off the boundary with 60 Berkhamstead Avenue by 0.6m as is the existing building. Although SPG 5 does not apply to non-domestic buildings the 1 to 2 guidelines used to assess the impact of two storey additions on neighbouring amenity are met which is a further indication that the revised building would have an acceptable relationship with 60 Berkhamsted Avenue.

A condition is recommended requiring the submission of a scheme for the landscaping of the sites frontage.

Transportation

The site currently comprises a single-storey hut with a dual width crossover on the frontage offering two off-street car parking spaces.

This application seeks to demolish the existing front building at the above site and to replace it with a 2-storey building. Two extra car parking spaces will be provided at the rear of the site as well as a disabled parking bay, and one frontage space will be removed. A new access route to the rear of the site from the site frontage will be used, this time with a turning head. This is a revised version of the scheme refused under ref. 08/2929 for reasons including increased traffic generation, lack of suitable pedestrian access to the rear and a lack of manoeuvring space for vehicles.

The application site is located on the south-eastern side of Berkhamsted Avenue, a local access road, which is not defined as being heavily parked. The site lies outside any area of current parking control and has fairly low accessibility with a PTAL rating of level 2.

The existing buildings on-site comprise a floorspace of 265sqm. For a D2 use, parking standards are set out in PS10 of the adopted UDP 2004. This standard allows spaces equivalent to 1 in 60 patrons, based on maximum capacity, plus 1 space per 200sqm of non-seating or assembly area. There should also be a maximum employee parking provision of 1 space per 5 employees. It is adjudged that this use will attract a maximum of 3 car spaces then, as the number of employees is unlikely to exceed 5, there is not over 200sqm of non-seating space and the number of patrons is unlikely to exceed 60 on a regular basis.

The proposed development adds 78sqm to the facility, bringing the total floorspace to 343sqm. However, there is no indication that the operation is planned to be expanded. Transportation will seek a condition restricting the use of the site to that of a Scout Hut, to resolve a concern that overspill car parking on-street in the vicinity of the site would have potential additional consequences for school traffic at the adjacent Primary School. This seems reasonable since the majority of users of the scout hut would be children who would be in school during school hours – restricting the use will then ensure that the site is predominantly used outside of school opening times, resolving the Transport issue.

The site access has been significantly improved in this revised scheme. The removal of a car space at the front of the site will benefit access to the rear, and the scheme has been redesigned to maintain a 2.4m width through the covered access route. A new disabled parking bay next to one of the side doors to the hall is acceptable. A turning head towards the back end of the site has been included which appears to be suitable for the purpose. Two further car spaces at the rear are also acceptable.

Refuse and recycling storage is shown at the side of the small hall close to the frontage (within 10m) which is acceptable.

The dedicated cycle facilities which are shown at the rear are in compliance with Policy TRN11 and Parking Standard PS16 of the adopted UDP 2004 at a rate of 1 cycle parking facility per 10 staff plus 1 per 5 staff for visitors.

The revised proposal is now acceptable on transportation grounds subject to condition restricting the use of the facility to that of Scout Hut.

Landscape

Elsley Primary School located on the west side of the application site has number of trees and planting close to the boundary with the application site that could influence the proposed development and are important as part of the local landscape character therefore it is suggested that a full tree survey in accordance with 'BS5837 Tree in Relation to Construction – Recommendations must be submitted. In addition a full Tree Protect Method Statement in accordance with BS5837 must be submitted.

It may also be noted that whilst works were carried out to clear vegetation in the area of proposed development; several trees in the land adjacent suffered very poor works. This has put the trees in the land adjacent in danger of infection and rot and therefore a condition is requiring the following is attached:

Remedial works are carried out on the damaged trees, i.e. the badly broken branches are correctly cut back.

3 No small trees are planted in the proposed car park area; details of to be submitted.

The fence between the land of the proposal and the school adjacent is replaced.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

Local Development Core Strategy 2010
Brent Unitary Development Plan 2004
Council's Supplementary Planning Guidance 17 relating to "Design Guide for New Development"

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):

2661/4F

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

- (3) The scheme shall be carried out in accordance with the external materials approved under planning reference 11/1957 unless the Local Planning Authority agree in writing to any variation.

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

- (4) The windows in the flank wall of the building adjoining No. 60 Berkhamsted Avenue (as extended) shall be glazed with obscure glass and the windows shall open at high level only (not less than 1.8m above floor level) and top hung and shall be so maintained unless the prior written consent of the Local Planning Authority is obtained.

Reason: To minimise interference with the privacy of the adjoining occupiers and in the interests of good neighborliness.

- (5) The scheme shall be carried out in accordance with the fencing, walls and gateway details approved under planning reference 11/1957 unless the Local Planning Authority agree in writing to any variation. The work shall be carried out prior to occupation, in accordance with the details so approved, and the fencing, walls, gateways and means of enclosure shall thereafter be retained at the height and position as approved.

Reason: In the interests of the privacy and amenity of the occupants of the application site and neighbouring properties.

- (6) Prior to the commencement of the use of any part of the approved development all parking spaces; turning areas; access roads and footways shall be constructed and permanently marked out in accordance with the approved plans and details [including details of lighting] approved under planning reference 11/1957 unless the Local Planning Authority agree in writing to any variation. Development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory design and access to service the development and to enable vehicles using the site to stand clear of the highway so that the proposed development does not prejudice the free-flow of traffic or the conditions of general safety within the site and / or along the neighbouring highways and in the interests of pedestrian safety.

- (7) The scheme shall be carried out in accordance with the refuse and recycling bin enclosure details approved under planning reference 11/1957 unless the Local Planning Authority agree in writing to any variation. 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.

- (8) No water tank, air conditioning plant, lift motor room or other roof structure shall be erected above the level of the roof hereby approved without the further written consent of the Local Planning Authority.

Reason: To ensure that such further structure(s) do not prejudice the amenity of the neighbouring occupiers or the appearance of the development in the interests of the visual

amenities of the locality.

- (9) The premises shall be used only for the purpose of Scout Hut/Hall and for no other purpose (including any other purpose in Use Class D2 specified in the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) without the prior written permission of the Local Planning Authority.

Reason: To ensure that no other use commences without the prior permission of the Local Planning Authority and to enable other uses to be considered on their merits.

- (10) The development will be carried out in accordance with the tree survey, tree protection method statement, agreed tree remedial works and new tree planting approved under planning reference 11/1957 unless the Local Planning Authority agree in writing to any variation. All such landscaping works shall be completed in accordance with the approved scheme. The planting of trees shall be carried out within the first planting season following the completion of the development hereby approved. If, within 5 years of planting, any trees or shrubs die, are removed or become diseased, they shall be replaced with others of the same species and size in the same positions, except with the prior written permission of the Local Planning Authority.

Reason: To ensure a satisfactory development that respect the local landscape character and appearance and protects adjacent tree roots close to the proposed development in accordance with the Council's policies BE6 & BE7 in the Adopted Unitary Development Plan 2004.

- (11) The development will be carried out in accordance with the landscape proposals for the treatment of the land to the front of the building, including those areas to be treated by means of hard landscape works approved under planning reference 11/1957 unless the Local Planning Authority agree in writing to any variation. The landscape works shall be completed in accordance with the approved details. If, within 5 years of planting, any trees or shrubs die, are removed or become diseased, they shall be replaced with others of the same species and size in the same positions, except with the prior written permission of the Local Planning Authority.

INFORMATIVES:

- (1) The applicant must ensure, that the treatment/finishing of flank walls can be implemented as this may involve the use of adjoining land and should also ensure that all development, including foundations and roof/guttering treatment is carried out entirely within the application property.

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