

**Committee Report
Planning Committee on 30 June, 2010**

**Item No. 15
Case No. 10/1031**

RECEIVED: 18 May, 2010

WARD: Preston

PLANNING AREA: Wembley Consultative Forum

LOCATION: 16 The Broadway, Wembley, HA9 8JU

PROPOSAL: Change of use from retail (Use Class A1) to cafe (Use Class A3), erection of bin and cycle store, roof-top flue, replacement lattice roller shutter and boundary fence to rear of premises

APPLICANT: Mr Abdul Rahim

CONTACT: Studio V Architects

PLAN NO'S:
Please refer to condition 2

RECOMMENDATION

Approve subject to conditions. Members should note that the application is still within the consultation period which does not expire until 22/06/10. Any further comments will be reported in a supplementary allowing the consideration of any further objections that are received

EXISTING

The application site is located mid-way along a shopping parade on the western side of Preston Road at the junction with East Lane. The parade is identified in the Council's Unitary Development Plan as the Broadway Local Centre. A service road runs along the back of the parade and the unit has a parking/servicing area located to the rear. Two floors of residential flats are located above the shops accessed from a deck running along the rear of the parade.

The authorised use of the unit is as a shop however it has been operating without consent as the Elissa Cafe and in the past has also been operated as a shisha cafe. There are on-going enforcement investigations into these unauthorised uses.

PROPOSAL

Change of use from retail (Use Class A1) to cafe (Use Class A3), erection of bin and cycle store and boundary fence to rear of premises

HISTORY

14/01/2010 - 09/2426 - Refused

Change of use to cafe (Use Class A3) from retail (Use Class A1) and erection of a single-storey rear extension, rear extraction flue and bin store.

15/09/2009 - 09/1674 - Withdrawn

Retention of change of use to cafe (use class A3) and erection of a single storey rear undercover area and canopy, formation of an open internal seating area to the front of the premises and removal of shopfront

08/06/2009 - E/09/0357

The formation of a seating area to the front of the premises and the erection of a large wooden structure to the rear of the premises

22/02/2008 - E/08/0170

Without planning permission the material change of use of the premises to cafe/restaurant (A3) and erection of wooden type structure at rear of premises.

POLICY CONSIDERATIONS

Adopted Unitary Development Plan 2004

- **STR11** Protection and enhancement of the built and natural environment
- **STR29** Development should sustain and enhance the vitality and viability of the Borough's town and District Centres
- **BE2** Townscape local context and character
- **BE4** Access for Disabled People
- **BE17** Building-Services Equipment
- **EP2** Noise & Vibration
- **EP4** Potentially polluting development
- **TRN3** Environmental Impact of Traffic
- **TRN11** The London Cycle Network
- **TRN22** Parking Standards Non-Residential Development
- **TRN34** Servicing in New Development
- **TRN35** Transport Access for Disabled People
- **H22** Protection of Residential Amenity
- **SH4** Local Centres
- **SH6** Non-Retail uses appropriate to primary shopping frontages
- **SH7** Change of use from retail to non-retail
- **SH10** Food & Drink (A3) Uses
- **SH11** Conditions for A3 Uses
- **SH16** Local Centres
- **SH19** Rear Servicing

SPG7 – Shopfronts and Shop Signs

Issues

- Specific nature and size of use
- Character of the area and the concentration and existing level of disturbance from A3 and similar uses
- Whether the proposed hours of opening would result in residential disturbance
- Practicality of providing extract ducting, ventilation, grease traps and/or noise insulation.
- Character and Appearance
- Parking and Servicing

CONSULTATION

Internal

Highways- comments awaited

Environmental Health –no objections to A3 use subject to conditions regarding further information on the ducting cleaning the methodology, acoustic assessment prior to occupation/ commencement of the use, a condition on the acoustic properties of the ducting casement. Raise grave concerns with reference to the past use of the unit for smoking shisha

External

77 letters sent to neighbouring occupiers of the shops, residential units above the shops, and church to the rear and a nearby residential home. These properties have been notified on 01/06/10

Members should note that the consultation period has not lapsed at the time of writing this report. This consultation period shall expire on 22/06/10. At the time of writing this report no comments from third parties have been received. Previously objections have been raised on the number of A3 uses within the parade, parking/ loading problems in the parade, anti-social gathering of people, past problems with shisha use to the rear of the site.

REMARKS

Summary

This application seeks a change of use of a commercial unit within a local parade from retail (A1) to a cafe/restaurant (A3). A previous application for the same change use was refused due to the failure of the applicant to provide a suitable mechanical extraction system to control odour nuisance and failure to provide adequate space for servicing vehicles to the rear of the site. These issues have been addressed in this current application. An extraction system is proposed that meets Environmental Health's requirements and additional space has been allocated to the rear for parking and servicing.

Shisha Use

The Council's Environmental Health team has been monitoring the premises for non-compliance with the Health Act 2006 in relation to shisha smoking within the premises. It appears that the unit is continuing to operate as a shisha cafe. They are concerned that the shisha is causing noise and odour nuisance to nearby residents. There have been a number of complaints relating to the shisha use from local residents. Environmental Health Officers have evidence that an unauthorised shelter to the rear of the premises actually burnt down in the last 6 months as a result of it being used as shelter for shisha smoking. Environmental Health officers have been advising the proprietor since June 2009 about the implications of the 2006 Health Act which severely limits any form of smoking within buildings or other enclosures to which the public have access. The proprietor has clearly not acted upon any warnings given to him and continues to promote shisha smoking as part of his business. This has resulted in the Environmental Health team considering prosecution.

The applicant is claiming that this current application is purely for an A3 use and that he intends to operate it as a late night cafe specialising in Arabic food. He has stated that there will be no shisha smoking on the site. While the applicant's past record does raise concerns that he will continue to allow shisha smoking from within his premises in contravention of the 2006 Act, officers have to take this application at face value. Should permission be granted the Environmental Health Team will have to monitor the situation and react appropriately to any future breaches.

There is no licensing implication as late night refreshment sales only require a license after 11pm and the applicant is only seeking opening hours until 11pm.

Members should note that the premises does not benefit from planning permission to allow shisha smoking. Within the previous planning application officers reported that a structure had

previously been erected to the rear of the unit without planning permission. This comprised in part of wooden panels, some brickwork and wooden posts topped with a corrugated plastic roof open at the sides. This area covered the whole of the rear curtilage of the unit and had been used for smoking shisha. The temporary structure has now been removed and recently replaced with a marquee. The erection of a marquee within the curtilage of a building would require planning permission, but no such permission has been granted in this instance. This matter has been referred to planning enforcement. There is also a semi-enclosed seating area to the front, which would not have required a planning application.

The applicant states that they have been running the unit for over 6 years. The applicant now seeks an A3 consent. The application also includes an external bin store, new roller shutter, and internalised extractor duct that vents at high level.

Loss of A1

The application seeks to change an A1 use class to an A3 use class. Policy SH16 guides that within Local Centres non-retail uses will generally only be acceptable if the application will result in no more than 35% of the shop units being within non-retail use unless there is a vacancy rate of at least 10%. The parade currently consists of 22 units, which were surveyed by your officer as:

PROPERTY NAME	DESCRIPTION	USE CLASS	
VACANT - was CHINA PRESENTATIONS	GIFT SHOP	vacant was A1, vacant since 20/05/08 (VACANT)	1
was CHINA PRESENTATIONS, now Astrologer operating 9am-9pm 7 days a week	GIFT SHOP	unauthorised B1; authorised A1, (VACANT)	2
CLEAN	DRY CLEANERS	A1	3
WEMBLEY SAUNA/ MASSAGE	SAUNA	SUI GENERIS	4
KUTTING PROFESSIONALS	HAIR DRESSERS	A1	5
MALIK LAW CHAMBERS	SOLICITORS	A2	6
RAEI & CO - ACCOUNTANTS	ACCOUNTANTS	A2	7
SUNRISE CAFÉ	CAFÉ / TAKEAWAY	A3	8
AQUA MARINE	AQUARIUM SALES	A1	9
SIMINS HAIR SALON	HAIRDRESSERS	A1	9C
THE COPPER'S JUG - CLOSED?	PUBLIC HOUSE	was A4	10A
COFFEE SHOP	COFFEE SHOP	A3	11
LESLIES HAIR SALON	HAIRDRESSERS	A1	12
VACANT- was OAKLEY TRAINING CENTRE	TRAINING CENTRE	(was D1) VACANT	12b
BARISH - BAR & EATERY	RESTAURANT	A4	13
PEACE PHARMACY	CHEMIST	A1	14
DAY 1 - LOCAL EXPRESS	OFF LICENSE/ SHOP	A1	15
ELISSA CAFÉ	CAFE	A1 (applic for A3 but not yet permitted) (1/2)	16
STYLING CORNER HAIR SALON	HAIRDRESSERS	A1	16A
TAYYAB HALAL MEAT 17	BUTCHER	A1	17
VARSANI & CO- Solicitors	SOLICITORS	A2	18
INSTANT SECURITY SYSTEMS	LOCKSMITH'S SHOP	A1 (2)	19-20

The Local Centre currently has 13 operational retail units, which, (including unit 16,) consists of 59% of the Centre's units. If number 16 is permitted as a change of use from retail, the proportion

of A1 units within the Local Centre will fall to 55%. This will result in 45% non-retail units, which breaches the 35% non-retail use (as stated within Policy SH16). However, since the last application another unit has become vacant in the parade. The number of vacant units will total 3 vacant units. As a result the vacancy rate of the parade has increased to 14%. As this is above a vacancy rate of 10% Policy SH16 permits non-retail units up to 50% of the parade, and as non-retail units now total 45% of the parade, the proposal will comply with Policy SH16.

The policy officer also guides that the overall size of the centre should be considered in order to determine whether a higher proportion of non-retail would affect the potential range of shops that could be provided in the units that are left available as retail shops. The policy intends to retain retail uses and essential services within Local Centres. If a change of use resulting in a loss of A1 at 16 is permitted, there will still be a range of retail offer within the parade. The proposed loss of A1 will not necessarily harm the vitality and viability of the centre. However, there are other policy considerations.

Proposed A3 use

The proposed enlarged café with an A3 use at number 16 complies with Policy SH6 that defines in principle appropriate town centre uses. Policy SH10 sets out guidelines that can be used to assess the appropriateness of a site for A3 use.

i) Proximity of residential accommodation:

Number 16 The Broadway has residential flats above the main ground floor unit. There is also a rear elevated walkway running along the back of the units, above the existing ground-floor unit. This type of relationship is common within local centres and does not necessarily represent harm to neighbouring occupiers. The proposal will entail the erection of a bin store measuring 1.5m by 2.6m long and 2.5m high, a secure cycle store and servicing bay. The submitted drawings show that the existing temporary structures/ marquee will be removed as a result of the proposed alterations. In terms of external structures the current proposal represents an improvement on the previously refused application, which proposed a rear extension.

The current application does however involve an internalised extraction flue and vent duct. The applicant owns the ground floor unit and both the residential flats above. This therefore enables the applicant to propose to route the proposed vent duct directly up through the ceiling of the commercial kitchen, through both flats above and out onto the roof above. The routing of the flue through the residential properties above is not ideal in terms of safeguarding against noise nuisance as the proposal provides little opportunity to separate the flue with its associated noise and vibration from the bedrooms through which the flue is routed.

The applicants have provided lots of technical information in order to demonstrate that the proposed system will not cause harm to the amenities of neighbouring occupiers. The internal siting of the flue duct makes this particularly important. Environmental Health are satisfied that the proposed duct routing may in principle work subject to conditions detailing duct cleaning, duct casement acoustic attenuation and pre-commencement acoustic testing once the duct is installed. This is expected to comply with principles within Policy EP2 of Brent's Unitary Development Plan regarding noise sensitive development, (such as residential units) relationship to the proposed use.

The siting of the proposed flue vent will result in a reduction of floorspace available within the flats above the ground floor commercial unit. Both flats are currently 2 bedroom units. SPG17 guides minimum floorspace amounts that new residential units within the Borough are expected to comply with. A new 2-bedroom flat unit should have a floorspace between 55-65sqm. The applicant details that the first floor flat has an existing floorspace of 47.4sqm and the second floor flat has a floorspace of 48.4sqm as existing. As proposed with the new duct siting the flats would both be reduced by 0.54sqm. This would make both units less sizeable and be at least 7sqm below the minimum floorspace allowance for new 2 bedroomed flats. However, the units are historic and date from the time the premises were built out. They have always been under modern floorspace standards. It is considered that a 0.54sqm reduction per unit, although increasing the amount the

units are undersized is not sufficient to warrant refusal of the application on the grounds of the proposal harming the quality of local residential accommodation.

ii) **Nature and size of the use proposed**

The applicants state that the unit will be used for up to 30 customers at one time. A range of Arabic food will be prepared on site. It should be noted that the applicants are only applying for A3 use and not A5 takeaway. The unit is small (approx 38sqm,) and will be subdivided between the internal kitchen, main seating area, disabled toilet and front seating area within the shell of the building.

There have been past complaints about the nature of the use of the site and in particular the use of the rear undercover area in terms of noise and smells, which were aggravated as the structure is not enclosed. The proposal seeks to replace the rear temporary structures which will be replaced with a bin and cycle store and new enclosed servicing bay. Intensive use of the rear area by members of the public would result in unreasonable levels of noise and disturbance. It may potentially lead to fumes if the shisha continues. This is contrary to Policies EP2, EP4, H22 and SH10. A condition will ensure that the rear servicing areas are only used for the purpose of servicing and for no other purpose including sitting out/ smoking.

iii) **Character of the area, concentration of similar uses and disturbance from such uses.**

The Broadway currently consists of 22 units, the range of units is set out in the table above. There are only 2 existing A3 units within The Broadway, number 8, Sunrise café and number 11 The Coffee Shop which was recently granted an A3 use at committee. The rest of the units within the parade are within use classes A1, A2 or A4. It is therefore considered that there is not an over-concentration of A3 type uses in this area.

iv) **Proposed hours of opening causing residential disturbance.**

The applicant has confirmed that they intend to open from 11am to 11pm every day of the week. This is a reduction from the hours of 10am to midnight that was proposed in the most recent application 09/2426, which was refused. The proposed 11am to 11pm is not unreasonable opening hours for an A3 use within a Local Centre such as this site. The front section of the restaurant is currently a seating area open to the street at the front and within the footprint of the original building. In order to limit the potential for noise nuisance on neighbouring occupiers from this semi-enclosed area, a condition will prevent the use of amplified music/ sound systems within this area. The semi-enclosed nature of the shop frontage would not comply with smoking legislation and would not be possible to be used for shisha smoking.

v) **Practicality of providing extract ducting, ventilation, etc.**

The proposed intensity of the use including opening hours and types of food preparation is such that a low-level extraction system would not be possible for officers to support in principle, as it would be likely to give rise to noise and fume nuisance. A high-level extraction system that was routed up the outside of the building would need to be appropriately designed in order to safeguard the character of the area. However the position of existing windows serving habitable room windows within the first and second floor flats are such that your officers consider it would be difficult to route an external flue without interfering with the windows. The external siting of a high-level flue has the added difficulties of also having to be routed through the elevated walkway and around the mansard roof design.

The applicant has provided details of a high-level venting extraction system that runs up through the middle of the building and vents at roof level. The information submitted includes acoustic outputs, a filtration system, fire resistant details, fan details, acoustic attenuators, anti-vibration mounts and baffles. The Environmental Noise Assessment demonstrates that the proposed system will be at least 10dB below the background noise level, which indicates that external noise complaints are less likely. The information provided has been sufficient to satisfy Environmental Health subject to conditions requiring the submission of more technical specifications regarding the

extraction system and its effects on residents within the flats through which the system runs.

Appearance

Rear area

The proposed rear bin store is proposed up to 2.5m high with a 3.9sqm footprint incorporating fixings for a secure cycle store. This is not considered harmful to neighbouring commercial units within the parade or residential flats sited above the parade. It will not impinge on the rear service road. The application proposes a folding rear concertina gate to the rear service road. This is considered a significant improvement on the existing informal arrangement on site. The folding style of the gate is such that it will not lead to vehicle obstructions on the adjoining service road.

There are a number of other extraction systems to the rear of the western side of the parade. The extraction vent will represent the first high-level flue. High-level flue outlets are preferred by Environmental Health in order to limit nuisance potential by dispersing fumes at higher levels. The flue will only be visible from the rear and will not be seen from the front of the parade. The routing of the flue through the centre of the building reduces its visual impact on the surrounding townscape. It is not considered that the flue vent measuring 1.6m by 0.3m and projecting 0.7m from the mansard roof slope is sufficiently large to appear intrusive in the commercial service yard setting to the rear of the parade. The flue therefore complies with principles within policies BE2 and BE9 of Brent's Unitary Development Plan.

Shopfront

The proposed extraction system also includes an air intake vent to the front of the unit, which will be at the fascia height. This vent will be conditioned so that it will match the fascia sign colour as far as practicable in order to not create a visually intrusive feature.

Prior to this application the shopfront has been removed and set back into the unit by several meters to provide a part internal seating area. When the solid roller shutter is up there is an area to the front of the unit that is open to the front and enclosed on the other sides. The lack of a shopfront results in the use of a solid shutter during the day when the unit is not open, which is unsightly and contrary to local planning policy guidelines. Policy SH21 of Brent's Unitary Development Plan and SPG7 sets out the Council's guidelines on Shopfronts. Solid shutters are not normally permitted. The applicant proposes to remove this solid shutter and replace this with a lattice shutter. This is in accordance with guidelines within SPG7 and improves the visual impact of the unit on the local amenity when closed. The front open sitting area within the footprint of the building is not unusual within a A3 use and will not obstruct the public highway. Conditions will ensure that no amplified sound systems are used within this area as it is open to the front and directly below the residential flats above.

Parking/ servicing

The proposal will not increase the parking requirement for the unit. Policy TRN22 guides that up to one parking space could be required. However, a servicing bay is considered more important. Brent's Unitary Development Plan guides that a servicing bay capable of housing a 6m by 3m transit-sized vehicle should be provided. The displacement of vehicles from the curtilage would impinge upon the local service road, cause congestion and harm the free-flow of vehicles on the local highway network contrary to Policy TRN3. The applicant is proposing to provide a 6m by 3m servicing bay to the rear of the unit and this will be secured by condition. Secure cycle storage is also provided in accordance with Policy TRN11.

Conclusion

The proposal will result in improvements to the unit including the removal of unauthorised structures to the rear of the unit, an improved open lattice styled shutter to the streetscene, and a ventilation/extraction system that is anticipated to ensure that residents residing above the unit will not be harmed by noise and odour as a result of the application in addition to adjoining occupiers. The applicant has demonstrated that they can operate the proposed unit without harm to local amenities if they comply with appropriate legislation. Members should note that if they approve this

application, (which should result in the discontinuation of the use of the unit for shisha smoking,) this may increase regulation elsewhere in the Borough if the unauthorised use relocates. However this is not a reason to refuse this application.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

- (1) The proposed development is in general accordance with policies contained in the:-
Brent's Unitary Development Plan 2004

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):

1004 PL01
1004 PL02
1004 PL03
1004 PL04
1004 PL05
1004 PL06
1004 PL07 RevC
1004 PL08 RevA
1004 PL09 RevD
1004 PL10 RevA
1004 PL11 RevA
1004 PL12 RevA

Design & Access Statement

Studio V architects letter dated 14/05/10

Environmental Noise Assessment March 2010

Mendick Waring Ltd letter dated 12/03/10

Typical Canopy details

Sketch proposals for the location of plant and routes

Manufacturers details on Fans, Anti vibration mounts, Baffle filters and cleaning, and Fire rated duct work

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

- (3) The proposed refuse store shall be finished in white render with a felt roof unless otherwise agreed in writing by the Local Planning Authority through the submission of further details

Reason: In order to safeguard the character and appearance of the area

- (4) The A3 use hereby approved shall not commence until the transit-sized loading area bays indicated on the approved plan 1004PL07RevB is provided. This servicing area shall be maintained free from obstruction and used solely for servicing vehicles and shall not be used for any other purpose (whether temporary or permanent), unless the prior written approval has been obtained from the Local Planning Authority.

Reason: To ensure that vehicles being loaded or unloaded are parked in the designated loading areas so as not to interfere with the free passage of vehicles or pedestrians along the public highways.

- (5) The A3 use hereby approved shall not commence until the following structures have been installed prior to the commencement of the use, or within 1 year of the date of this planning permission, whichever is the sooner,
- a) the bin and cycle store, the doors of which shall be sliding or inward-opening in accordance with the approved drawings and thereafter maintained
 - b) The rear folding metal gate in accordance with the approved drawings and retained as approved
- unless otherwise agreed in writing by the Local Planning Authority

Reason: To prevent obstructions to the servicing yard and rear service road in the interests of highway safety and to safeguard local visual amenities and encourage sustainable transport modes

- (6) The A3 use hereby approved shall not commence until the extraction system has been installed in accordance with the approved details prior to the commencement of the use, and retained as approved unless otherwise agreed in writing by the Local Planning Authority

Reason: To prevent local noise nuisance and safeguard local amenities.

- (7) The premises shall only be open and used for purposes within use class A3 between the hours of:

11am and 11pm seven days a week and at no other time outside these hours unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

- (8) No customers shall access the rear servicing yard/ loading/ area rear of the commercial unit except in the event of an emergency. These areas shall only be used by staff in connection with the proposed A3 use of the premises and shall not be used for seating/smoking unless through the prior written approval of the Local Planning Authority through the submission of a further details

Reason: In order to safeguard local residential and commercial amenities

- (9) The A3 use hereby approved shall not commence until the existing solid roller shutter is replaced with the lattice styled roller shutter shown on the approved drawings, which shall be installed prior to the commencement of the use and thereafter retained unless otherwise agreed in writing by the Local Planning Authority

Reason: In order to enhance/safeguard the amenities of the local shopping parade

- (10) No amplified sounds/music/public-address systems shall be used outside of the unit or within the semi-enclosed front seating area at any time without the prior written approval of the Local Planning Authority

Reason: In order to safeguard local residential amenities and limit potential for noise nuisance.

- (11) The A3 use hereby approved shall not commence unless the proposed front air intake vent is coloured to match the adjacent fascia sign as far as practicable and thereafter maintained unless otherwise agreed in writing by the Local Planning Authority

Reason: To safeguard local amenity

- (12) a) The A3 use hereby approved shall not be commenced unless the applicant has submitted an acoustic assessment of the noise generated by the installed operational extraction system providing noise readings within the rooms through which the proposed vent is sited in accordance with readings within BS8233:1999: "Sound insulation and noise reduction for buildings." This acoustic report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use.

(b) Should the noise levels exceed those considered reasonable for bedrooms, a scheme of insulation works to mitigate the noise shall be submitted to and approved in writing by the Local Planning Authority and shall then be fully implemented prior to the commencement of the A3 use hereby permitted

Reason: In order to safeguard local residential amenities and limit potential for noise nuisance.

- (13) The A3 use hereby approved shall not be commenced unless the applicant has submitted further information regarding the acoustic properties of the ducting casements within the residential flats. This report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use.

Reason: In order to safeguard local residential amenities and limit potential for noise nuisance.

- (14) No development shall commence unless the applicant has provided details of the proposed ducting cleaning methodology for the on-going maintenance of the proposed extraction system. This shall be submitted to and approved in writing by the Local Planning Authority and thereafter the approved methodology should be followed unless otherwise agreed in writing by the Local Planning Authority

Reason: In order to provide a well-maintained extraction system that does not give rise to noise nuisance and to ensure that maintenance of the system is viable without causing harm to the amenities of residential occupiers through which the flue is located

- (15) Notwithstanding the submitted drawings prior to the commencement of the use hereby approved further drawings at a scale of 1:50, detailing the external appearance and orientation of the proposed external extraction duct, materials,

colour and direction of the vent shall be submitted to and approved in writing by the Local Planning Authority and thereafter installed in accordance with the details so approved

Reason: In order to safeguard the character and appearance of the area

INFORMATIVES:

- (1) Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. They further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio-diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet "Best Management Practices for Catering Establishments, which can be requested by telephoning 02085 07 4321
- (2) The applicant is advised to remove all unauthorised external structures to the rear of the unit, including the marquee within 1 month of the date of this decision notice or be liable to face direct action from the Local Planning Authority, as such structures are not considered acceptable in this location
- (3) The applicant is advised that the semi-enclosed front seating area cannot be used for smoking as it does not comply with legislation within the Health Act 2006

REFERENCE DOCUMENTS:

Brent's Unitary Development Plan 2004
SPG7 – Shopfronts and Shop Signs

Any person wishing to inspect the above papers should contact Amy Wright, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5222



Planning Committee Map

Site address: 16 The Broadway, Wembley, HA9 8JU

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