

# COMMITTEE REPORT

Planning Committee on  
Item No  
Case Number

21 April, 2015  
05  
**14/4971**

## SITE INFORMATION

**RECEIVED:** 22 December, 2014

**WARD:** Fryent

**PLANNING AREA:** Kingsbury & Kenton Consultative Forum

**LOCATION:** Playground, Silver Jubilee Park, Townsend Lane, London

**PROPOSAL:** Demolition of existing single storey building and erection of a new single storey building with mono pitched roofs to provide changing room facilities and relocation of the pedestrian access path

**APPLICANT:** London Borough of Brent

**CONTACT:** Rider Levett Bucknall

**PLAN NO'S:** See Condition 2

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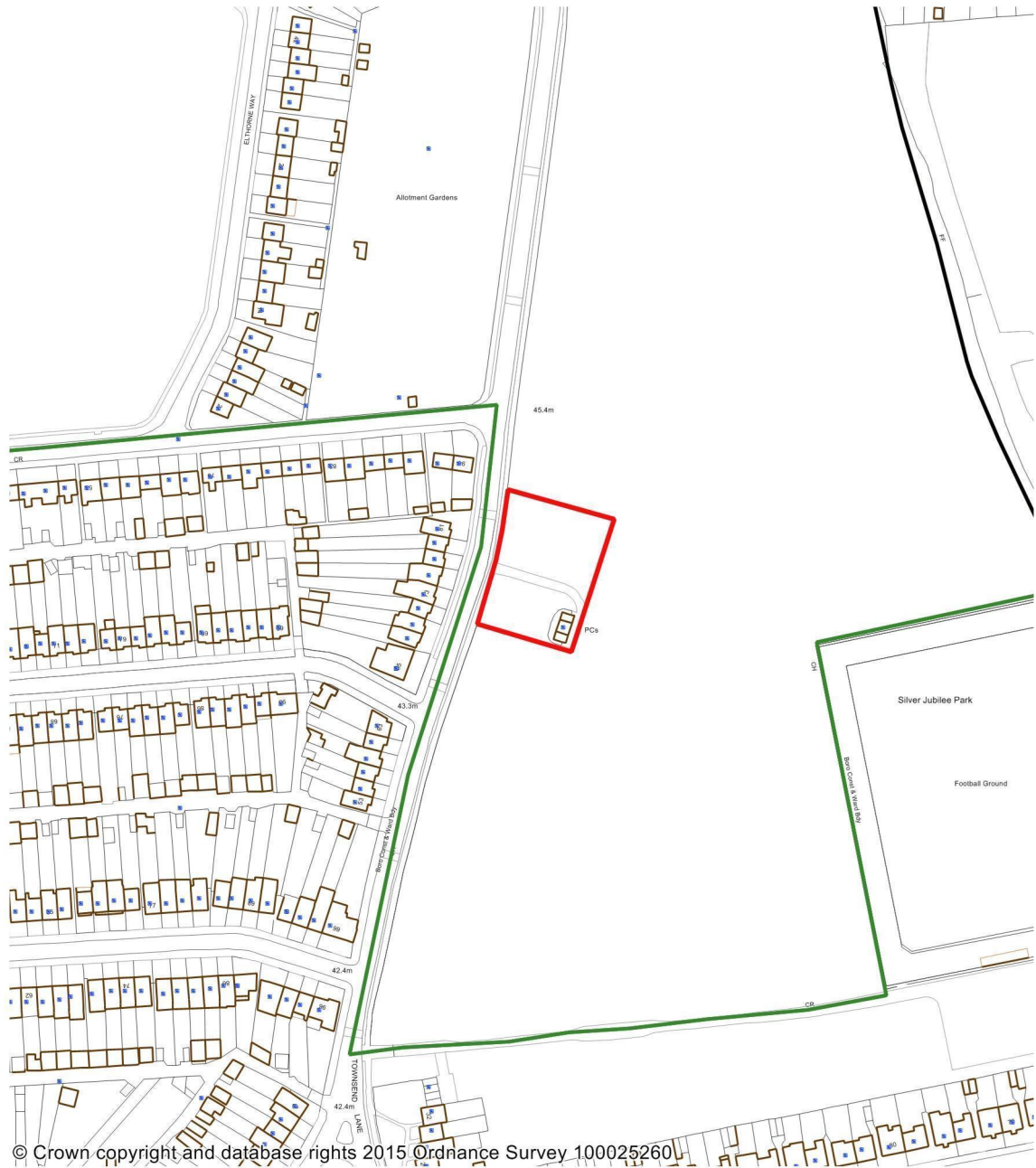
# SITE MAP



## Planning Committee Map

Site address: Playground, Silver Jubilee Park, Townsend Lane, London

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This map is indicative only.

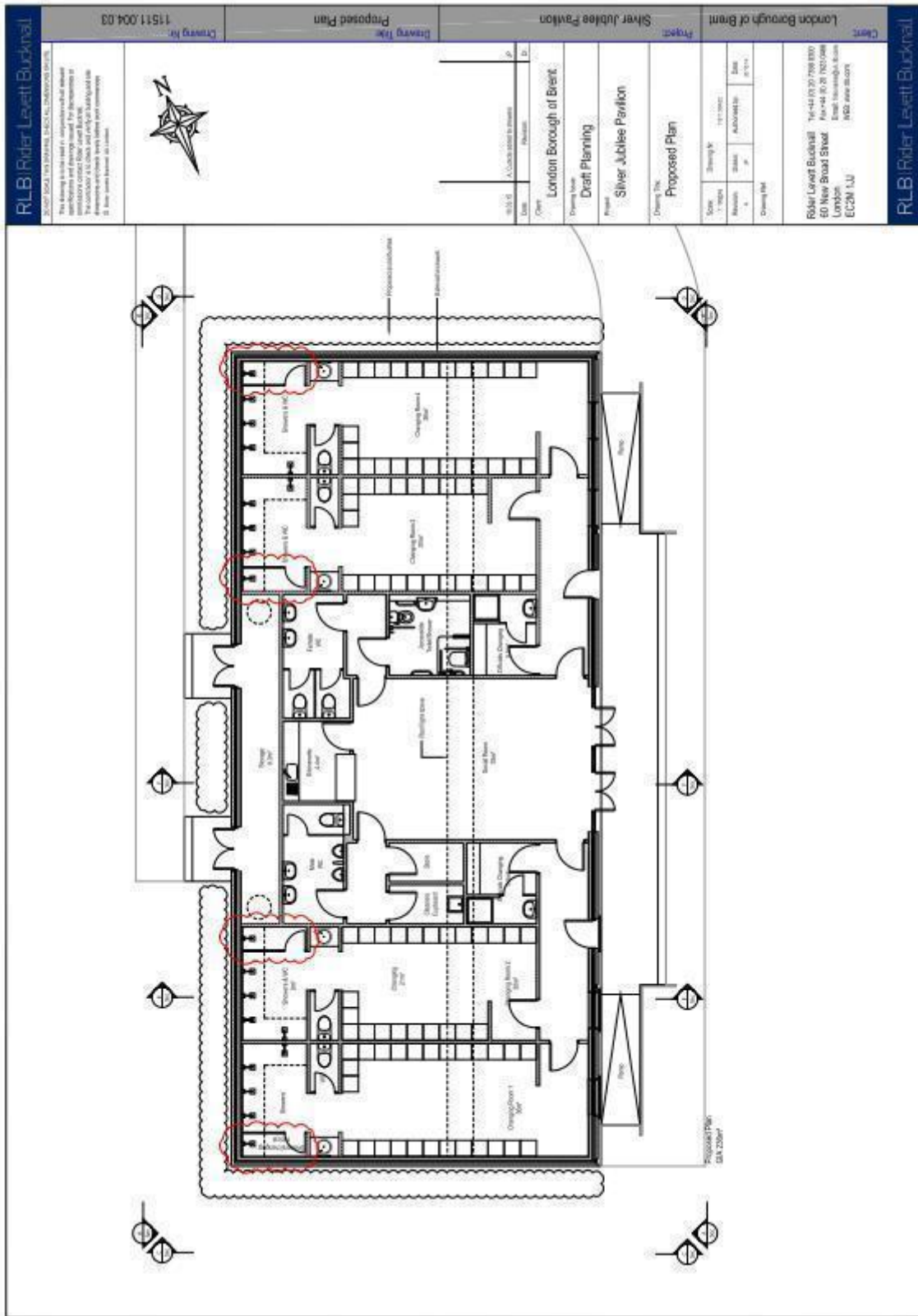
# SELECTED SITE PLANS

## REFERENCE DOCUMENTS:

Site Location



Proposed Floor Plan



Proposed Elevations

<p><b>RLB   Rider Levett Bucknall</b></p> <p><small>2020/21 2022/23 RLB IS AN EQUAL OPPORTUNITY AND DIVERSITY ORGANISATION. This drawing is for information only and does not constitute an offer of any financial product. For more information on our services, please visit our website: <a href="http://www.rlb.com">www.rlb.com</a>. For conditions of use, please visit our website: <a href="http://www.rlb.com">www.rlb.com</a>. All rights reserved. RLB is a member of the RLB Group.</small></p>	<p><b>Client:</b> London Borough of Brent</p> <p><b>Project:</b> Silver Jubilee Pavilion</p> <p><b>Proposed Elevations 1 of 2</b></p>	<p><b>Project:</b> Silver Jubilee Pavilion</p> <p><b>Client:</b> London Borough of Brent</p> <p><b>Project:</b> Proposed Elevations 1 of 2</p>	<p><b>Scale:</b> 1:1000</p> <p><b>Sheet:</b> 1 of 2</p> <p><b>Author:</b> [Name]</p> <p><b>Check:</b> [Name]</p> <p><b>Date:</b> 15/11/2024</p>	<p><b>Project:</b> Silver Jubilee Pavilion</p> <p><b>Client:</b> London Borough of Brent</p> <p><b>Project:</b> Proposed Elevations 1 of 2</p>	<p><b>Client:</b> London Borough of Brent</p> <p><b>Project:</b> Silver Jubilee Pavilion</p> <p><b>Proposed Elevations 1 of 2</b></p>
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Proposed Elevation A  
(in situ context)

Proposed Elevation B  
(in situ context)

Proposed Elevation C  
(in situ context)

Proposed Elevations & Section

<p><b>RLB Rider Levett Bucknall</b></p> <p><small>THE DRAWING IS PROVIDED IN ACCORDANCE WITH THE BUILDING ACT 1984 (AS AMENDED) AND THE BUILDING REGULATIONS 2010. IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT THE DRAWING IS USED IN ACCORDANCE WITH THE INTENT OF THE ACT AND REGULATIONS. THE CLIENT IS ADVISED THAT THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF RLB. RLB ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE, INCLUDING CONSEQUENTIAL LOSS OR DAMAGE, ARISING FROM THE USE OF THIS DRAWING. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT RLB AT THE ADDRESS BELOW.</small></p>	<p><b>Client</b></p> <p>London Borough of Brent</p> <p><b>Project</b></p> <p>Silver Jubilee Pavilion</p> <p><b>Proposed Elevations 2 of 2</b></p>	<p><b>Drawing Title</b></p> <p>Proposed Elevations 2 of 2</p> <p><b>Scale</b></p> <p>1:100</p> <p><b>Revision</b></p> <p>1</p> <p><b>Drawing No.</b></p> <p>15111.004.05</p>	<p><b>Client</b></p> <p>Rider Levett Bucknall</p> <p>60 New Broad Street</p> <p>London</p> <p>EC2M 5JF</p> <p><b>Client Contact</b></p> <p>Tel: +44 (0) 20 7596 8500</p> <p>Fax: +44 (0) 20 7620 0588</p> <p>Email: <a href="mailto:info@rlb.co.uk">info@rlb.co.uk</a></p> <p>Web: <a href="http://www.rlb.co.uk">www.rlb.co.uk</a></p>	<p><b>Project</b></p> <p>Silver Jubilee Pavilion</p> <p><b>Proposed Elevations 2 of 2</b></p>	<p><b>Client</b></p> <p>London Borough of Brent</p> <p><b>Project</b></p> <p>Silver Jubilee Pavilion</p> <p><b>Proposed Elevations 2 of 2</b></p>
<p style="text-align: center;">Proposed Elevation C</p>	<p style="text-align: center;">Proposed Elevation D</p>	<p style="text-align: center;">Proposed Section B</p>	<p style="text-align: center;">Proposed Section F</p>	<p><b>Client</b></p> <p>London Borough of Brent</p> <p><b>Project</b></p> <p>Silver Jubilee Pavilion</p> <p><b>Proposed Elevations 2 of 2</b></p>	<p><b>Client</b></p> <p>London Borough of Brent</p> <p><b>Project</b></p> <p>Silver Jubilee Pavilion</p> <p><b>Proposed Elevations 2 of 2</b></p>

Visualisations

**RLB | Rider Levett Bucknall**

2020/2021 ANNUAL BUDGET COUNCIL REPORT

This drawing is to be used as a guidance only and is not intended to be used for any other purpose. It is the responsibility of the Client to ensure that the drawing is used for the intended purpose and that the drawing is updated to reflect any changes. The drawings are subject to change and are provided for information only. They are not to be used for construction or any other purpose. © Rider Levett Bucknall 2020

Client: London Borough of Brent

Project: Silver Jubilee Pavilion

Drawing Title: Proposed Visualisation

Scale	Drawing No.	Date
1:100		

Rider Levett Bucknall 14-15 Broad Street London EC2M 1JY

Proposed Change Room Visualisation 3 West Elevation

Proposed Change Room Visualisation 3 East Elevation

## RECOMMENDATIONS

Grant planning permission, subject to the conditions set out in the Draft Decision Notice.

### A) PROPOSAL

The proposal involves the demolition of an existing changing room block and the erection of a new enlarged changing block measuring 25.08m (L) X 11.02m (D), giving it an internal floor area of 263sqm. It would have an eaves height of 2.72m and maximum height of 6.21m.

The building would contain four changing rooms, toilets and showers as well as a social room and kitchenette. The existing footpath to the building will be repositioned approximately 15m northwards and widened to 3m, with four illuminated bollards also proposed.

### B) EXISTING

The application site sits within the Silver Jubilee Park on the eastern side of Townsend Lane, about 50m south of its junction with Elthorne Road. The site is designated as public open space and Metropolitan Open Land.

The site currently contains a single-storey changing block for the existing football and Gaelic sports pitches within the park, comprising two separate changing rooms and associated toilets and showers. A 2.5m wide tarmac footpath provides pedestrian access to the building from Townsend Lane.

### C) AMENDMENTS SINCE SUBMISSION

Amended plans received on 24 March 2015 to relocate the building 1.6m further to the north to ensure existing trees within the park can be retained. The internal shower arrangements were also amended to provide a single shower cubicle in each changing room to satisfy Sport England's comments.

Clarification on the internal floor area of the proposed building was received on 07 April 2015. The building would have an internal floor area of 263sqm, not 236sqm as incorrectly annotated on the plan.

### D) SUMMARY OF KEY ISSUES

**Principle of Development:** The proposed building is considered acceptable in design terms and considered to meet policy requirements in relation to Metropolitan Open Space in terms of the supporting the wider use of the open space and being a facility of an appropriate scale. The proposal is intended to enhance the changing facilities for the existing sports pitches within Silver Jubilee Park which are currently considered to be inadequate.

**Size and Visual Impact:** The size, scale and design of the proposed pavilion is considered acceptable in relation to the size of the park and it is not unusual to see such structures which support the wider function of the park.

**Impact on Neighbouring Amenity:** The proposed pavilion building would be positioned in excess of 40 m from the nearest residential property which is located on Townsend Lane. It is considered that this large buffer would ensure that the proposed building would not appear overbearing for the occupants of the nearby residential properties along Townsend Lane and residential amenity would not be harmed.

**Parking, Access and Traffic Impact:** Although the number of changing rooms within the new building will double the existing provision, with a social room and kitchenette also added, the visitor capacity of the sports facilities is governed by the number of pitches within the park, rather than by size or quality of the changing facilities. As such, it is not envisaged that the improved changing block will in itself result in any significant increase in trips to and from the site.

**Landscaping and Trees:** The building has been re-sited to protect the existing trees.

### E) MONITORING

The table(s) below indicate the existing and proposed uses at the site and their respective floorspace and a breakdown of any dwellings proposed at the site.

#### Floorspace Breakdown

Primary Use	Existing	Retained	Lost	New	Net Gain (sqm)
assembly and leisure	42		42	221	221



## RELEVANT SITE HISTORY

No relevant planning history

## CONSULTATIONS

35 neighbours consulted (initial consultation on 9 January 2015 notifying 12 neighbouring properties, Ward Councillors & Silver Jubilee Residents Association; extended consultation on 17 March 2015 notifying a further 23 properties; site notice displayed)

– 6 objections received and a petition containing 50 signatures from 31 households.

Objections have been made on the following grounds:

### Point of Objection

1. Waste of money and it is difficult to see how Brent Council will maintain this building; Should erect a smaller changing room block in the confines of Kingsbury Town Football Club.

### Response

The LPA can only assess the planning merits of the application that is before them.

Clarification has been provided by Sports and Parks which confirms that the project is subject to application for funding from the Football Foundation, Sport England Inspired Funding and London Marathon Charity Trust. It is understood that the it is understood that the overall cost will be £70,000.

2. The consultation process for this application has been improper

The Council, in carrying out the consultation exercise has notified 35 neighbouring properties of the application with a notification letter, a site notice has been erected on site allowing 21 days to submit comments. In addition, notification letters were sent to the local Ward Members and the Silver Jubilee Residents Association. This exceeds statutory consultation requirements. The determination of the application will be made by the Planning Committee Members in a public forum, which members of the local community are able to attend.

3. Concern regarding access and supervision

Sports and Parks have confirmed that as with all pitches in the borough that have a pavilion / changing room associated, any team who wish to hire the football, cricket and Gaelic pitches will have access to the pavilion / changing rooms as part of their hire. The pitches are hired from Brent Council.

4. Park is designated as Metropolitan Open Land with a restrictive covenant; Proposed building seven times larger than the existing building; Loss of view of the park and detract from area.

The proposal is for a replacement building, albeit a larger structure, which is considered acceptable as it is to support a sports facility. Any restrictive covenant is not a material planning consideration and the grant of planning permission would not override other restrictions. The impact on residential amenity is discussed in paragraph 6 in the report.

5. Location of disabled parking not clear.

Parking standards are discussed in the Parking, Access and Traffic section of the foregoing report in paragraphs 10 and 11. No additional on site parking is proposed.

6. Submitted plans do not specify the dimensions of the proposed build

All the drawings that have been submitted are to a metric scale and the proposed floor plan of the building annotates an internal floor area of 263sqm.

**Silver Jubilee Residents Association (SJRA) (two separate comments received)**

<b>Point of Objection</b>	<b>Response</b>
7. Discrepancy on the proposed drawing regarding its footprint.	The correct internal floor area of the proposed building will be 263sqm. This is annotated on the proposed floor plan, which was corrected on 07 April 2015.
8. Restrictive covenants for Silver Jubilee Park which disallows any development on the land.	See point 4 above.
9. Insufficient justification for funding project which will have minimal use.	See point 1 above
10. Insufficient information justifying scale of building and need.	This is set out in the submitted Design and Access Statement.
11. Increased parking pressures and speeding and pollution in the surrounding area;	See paragraph 7-13 in report.
12. Activity and use of the existing car park has increased substantially since the Kingsbury Football ground have recently been granted an astro turf surface;	See paragraph 7-13 in report.
13. Excessive noise levels late at night coming from Kingsbury Town FC;	Excessive noise levels should be reported to the Councils Environmental Health Noise Nuisance Team. This does not relate to the application proposal.
14. Increased litter levels in Townsend Lane close to the access road and an increase in gangs of youths using this area at other times causing general anti-social behaviour;	Issues with litter should be reported to the Councils Environmental Health Team. There is no justification that the replacement building will increase anti social behaviour, any such instances should be reported to the Police.
15. Insufficient consultation	See point 2 above
16. The access road to the car park should be kept closed when not in use to prevent joy riders, drugs activity and possible illegal parking;	This relates to the wider management of the park.

**Sport England**

The application proposes the installation of a new single storey changing pavilion to serve the adjoining playing field. New and improved ancillary facilities to serve the pitches is seen as a welcome addition and will improve playing experience and encourage use of the playing fields and pitches. The principal of the development is very much supported.

The only area of concern is that the proposed changing rooms, show shower areas which do not have cubicles. Cubicle showers are important to ensure that cultural diversity and individual privacy is respected. Given the cultural diverse population of Brent, and given that this application is local authority led, we would expect all facilities should be designed with this in mind. Sport England, as indicated, is supportive of the development, but would like to see the plans amended to show shower cubicles. Ideally at least one changing cubicle should be provided in each changing room also, for the same reason.

Subject to the aforementioned amendments, Sport England is satisfied that the proposed development meets the following:

*E2 - The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.*

**Highways Officer**

No objections subject to the installation of ten bicycle stands along the side of the proposed building.

### **Tree Officer**

The demolition and proposal is in proximity to a couple of mature trees. We require a Tree Survey and Arboricultural Impact Assessment in accordance with standard BS5837:2012, which can be conditioned. The impact assessment should cover potential damage to trees with regards to the demolition of the existing building and re-rooting of any services etc.

### **Environmental Health Officer**

No concerns or comments to make.

## **POLICY CONSIDERATIONS**

### **National Planning Policy Framework**

Paragraph 74 of the NPPF relates to playing fields

Paragraphs 79-92 of the NPPF on Green Belts applies equally to Metropolitan Open Land (MOL)

### **Further Alterations to the London Plan**

3.19 - Sports Facilities

7.17 - Metropolitan Open Land

### **Core Strategy 2010**

**CP17** – Protecting and Enhancing the Suburban Character of Brent

**CP18** – Protection and Enhancement of Open Space, Sports and Biodiversity

### **Brent UDP 2004**

**BE2** – Townscape: Local Context and Character

**BE4** – Access for Disabled People

**BE7** – Public Realm: Streetscene

**BE9** – Architectural Quality

**TRN24** – On-street Parking

**OS2** - Acceptable Uses in MOL

**OS3** - Development on MOL

### **SPG17: Design for New Development**

## **DETAILED CONSIDERATIONS**

### **Key Considerations**

1. In assessing the proposal, the following issues are considered key and are elaborated on below:

- (i) *Principle of Development*
- (ii) *Size and Visual Impact*
- (iii) *Impact on Neighbouring Amenity*
- (iv) *Parking, Access and Traffic Impacts*
- (v) *Landscaping and Trees*
- (vi) *Brent and Mayoral CIL*

#### **(i) Principle of Development**

2. Policy OS2 in the UDP sets out that the predominantly open character of Metropolitan Open Land (MOL) will be preserved with uses which may be acceptable on MOL restricted for such uses as public and private open space and playing fields. Policy OS3 states that within MOL new development will not be permitted unless it is complementary to the restricted uses. Furthermore, the building must be small in scale and be required to preserve or enhance activities associated with the particular open space.

3. The principle of this proposal is acceptable in planning terms in that the proposed sports changing facility (replacing an existing smaller facility) supports the wider sporting use of this public open space. The supporting statement confirms that based on the limited changing facility and WC provision to the site and in

line with Brent's Sport and Recreation Facilities Strategy 2008-2021 this park has been identified as under providing adequate facilities for existing user groups. The proposed building provides changing facilities for the sports fields in the park, specifically Gaelic football and football. The accommodation is in a single building that would include the following:

- Four changing areas including showers and toilets (slightly larger than normal to accommodate the larger team, sizes for Gaelic football);
- Two changing rooms with showers for officials to allow the use of up to four pitches and different sex officials;
- A small social space for use by players and public visitors for refreshments;
- Small kitchenette for serving refreshments;
- Separate toilets from the changing rooms and an accessible toilet;
- Small storage area for kit;
- Plant rooms accommodated above showers and toilets.

(ii) **Size and Visual Impact**

4. The existing building has an internal floor area footprint of 41.98sqm. It has a hipped roof profile with an eaves height of 2.38m and a maximum height of 4.36m. The proposed building would have an enlarged internal floor area of 263sqm. Its eaves height would be 2.72m with a maximum height of 6.21m.

5. The proposed pavilion will be brick built with an interlocking concrete tile roof. The front elevation of the building will have a large amount of glazing to accommodate view games with shutters for security. Two fire escape doors will be positioned on the rear elevation of the building. No windows or doors will be present on the flank elevations of the proposed building. All windows and doors will have openable, secure metal shutters attached to help prevent vandalism. The size, scale and design of the proposed pavilion is considered acceptable in relation to the size of the park and it is not unusual to see such structures which support the wider function of the park. As such, the development is compliant with Core Strategy policy CP18 and UDP saved policy OS3 which seeks to ensure that small in scale and be required to preserve or enhance activities associated with the open space.

(iii) **Impact on Neighbouring Amenity**

6. The proposed pavilion building would be positioned in excess of 40 m from the nearest residential property which is located on Townsend Lane. It is considered that this large buffer would ensure that the proposed building would not appear overbearing for the occupants of the nearby residential properties along Townsend Lane and residential amenity would not be harmed.

(iv) **Parking, Access and Traffic Impact**

7. The proposal involves the demolition of changing room block and the erection of a new enlarged changing block, containing four changing rooms, toilets and showers as well as a social room and kitchenette. The existing footpath to the building will be re-positioned northwards and widened to 3m, with four illuminated bollards proposed to illuminate it.

8. Townsend Lane is not a heavily parked street and is within a 20mph zone. On-street parking on the road is unrestricted, but it is too narrow to allow on-street parking along both sides. Nevertheless, it is not noted in TRN3 of the adopted UDP 2004 as being heavily parked and this is reconfirmed by the most recent overnight parking surveys for the street from 2013. Off-street parking for up to about 90 cars for the park in general is located in the southeastern corner of the park, about 200m from these changing rooms. The site has low access to public transport (PTAL 1), with two bus routes within 640 metres (8 minutes walk), but no railway station nearby.

9. The proposal is intended to enhance the changing facilities for the existing sports pitches within Silver Jubilee Park, which are currently considered to be inadequate. Although the number of changing rooms within the new building will double the existing provision, with a social room and kitchenette also added, the visitor capacity of the sports facilities is governed by the number of pitches within the park, rather than by size or quality of the changing facilities. As such, it is not envisaged that the improved changing block will in itself result in any significant increase in trips to and from the site.

10. Nevertheless, parking standard PS10 does only allow one parking space per 60 patrons and with a changing capacity of 92 spaces (plus officials changing area) no more than two spaces would be allowed within the site.

11. Off street parking is already available for about 90 cars at the southern end of Silver Jubilee Park, although this is shared with the football club, whose ground adjoins the car park. This car park should thus

provide more than sufficient capacity for the sports pitches and changing rooms for the majority of the week, whilst there is also spare unrestricted kerbside parking capacity available along Townsend Lane for casual parking for the park if necessary.

12. Standards PS16 requires three bicycle parking spaces per ten staff for leisure uses. Staff numbers are likely to be small, but it is nevertheless considered important to ensure that more than adequate bicycle parking is provided and ten bicycle stands should therefore be provided alongside the building for use by visitors.

13. The new pedestrian footpath from Townsend Lane to the proposed building, with associated illuminated bollards along its length, is acceptable from a highways point of view. The Council's Highways Team raise no objection to the proposal subject to the installation of ten bicycle stands. The application has made provision for ten bicycle parking spaces along the

(v) **Landscaping and Trees**

14. The Council's Tree Officer initially raised concerns with the proximity of the proposed building to two existing trees south of the building. This has resulted in the re-siting of the building further away from the trees. This reduces the impact of the proposal on the existing trees. It is considered that subject to the imposition of planning conditions requiring the submission of a Tree Protection Plan and Arboricultural Method Statement.

(vi) **Brent and Mayoral CIL**

15. The internal floor space of the building of 263.45sqm will trigger a liable Mayoral and Brent CIL payment of £8,224.24 and £1,260.60.

## S106 / CIL

### CIL DETAILS

This application is liable to pay the Community Infrastructure Levy (CIL). The total amount is £10,084.80 of which £1,260.60 is Brent CIL and £8,824.20 is Mayoral CIL.

**DRAFT DECISION NOTICE**



**Brent**

**DRAFT NOTICE**

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

**DECISION NOTICE – APPROVAL**

=====

Application No: 14/4971

To: Mr Sam Crowe  
Rider Levett Bucknall  
60 New Broad Street  
London  
EC2M 1JJ

I refer to your application dated 22/12/2014 proposing the following:  
Demolition of existing single storey building and erection of a new single storey building with mono pitched roofs to provide changing room facilities and relocation of the pedestrian access path and accompanied by plans or documents listed here:  
See Condition 2  
at Playground, Silver Jubilee Park, Townsend Lane, London

The Council of the London Borough of Brent, the Local Planning Authority, hereby GRANT permission for the reasons and subject to the conditions set out on the attached Schedule B.

Date:

Signature:

Head of Planning, Planning and Regeneration

**Notes**

1. Your attention is drawn to Schedule A of this notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations or under any enactment other than the Town and Country Planning Act 1990.

DnStdG

**SUMMARY OF REASONS FOR APPROVAL**

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

National Planning Policy Framework (2012)

Brent Core Strategy (2010)

Brent Unitary Development Plan (2004)

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

Community Facilities: in terms of meeting the demand for community services

**CONDITIONS**

- 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):

1151.004.03 Rev B, 1151.004.04, 1151.004.05, 1151.004.06, 1151.004.07, 1151.004.SP03, Design and Access Statement.

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

- 3 The cycle parking as shown on the approved plan shall be installed prior to occupation of the building hereby approved and maintained thereafter.

Reason: To ensure suitable cycle parking is provided.

- 4 Details of the following shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced (except for demolition):

- materials for all external work, including samples;
- lighting bollards

The work shall be carried out in accordance with the approved details.

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

- 5 Prior to any works commencing on site, a Tree Survey and Arboricultural Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority, the submitted details shall be in accordance with BS5837: 2012 describing how the existing trees will be protected throughout the construction works. This should include a Root Protection plan and methods to protect the root zones during construction.

The approved tree protection measures shall be in place throughout the construction period.

Reason: In the interests of the amenities of the locality.

## INFORMATIVES

- 1 The applicant is advised that the Council can no longer accept physical samples of materials. Materials should be made available to assess on-site, or details of the materials palette submitted electronically.



## **APPENDICES**

Any person wishing to inspect the above papers should contact Brian Corcoran, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5245