

## Supplementary Information

### Planning Committee on 2 July, 2015 Case No. 14/1544

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Location 58 Neasden Lane, London, NW10 2UJ

Description Partial demolition and change of use of the retained building from light industrial (Use Class B1) to 69 room hotel (Use class C1), including ancillary restaurant, 11 car-parking spaces, 1 coach parking bay, 1 taxi bay, 1 servicing bay, 14 cycle parking spaces and associated landscaping, alterations to windows, metal railing and fire escape stairs.

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#### **Councillor Representation**

Councillors K.Hirani and J.Long have submitted representations as Ward Councillors in support of the scheme. They say that the site is derelict and is of no benefit to the area. This application will bring a minimum of 25 jobs to the area which is an improvement on zero. In addition there will also be jobs during the construction of the development which have not been counted in the 25 figure. In terms of whether a hotel is an acceptable use, there has been a spike in hotel development in Wembley and all seem to be thriving. The Neasden location identified is opposite Neasden Tube Station and is ideally located for a Central London commute.

#### **Site Visit**

Following the recent site visit clarification is provided on a number of issues seeking to emphasise the fundamental nature of the planning considerations here. These are addressed below.

#### **Hotel Use**

As set out in the main report, the NPPF and local planning policy defines hotel development as a main town centre use and sets out that a sequential test should be applied to proposals whereby such uses are only permitted in out-of-centre locations where there are no sites available in nearby town centre or edge of centre locations. During the site visit clarification was sought in terms of the sites location in relation to Neasden town centre and Church Road local centre. The subject site is located at least 400m and 850m from the boundaries of Neasden town centre and Church End local centre, respectively. The NPPF clarifies that in order for a site to be considered edge-of-centre it must be within 300m of the town centre boundary. As such, the site is clearly neither in a town centre location nor an edge of centre location and therefore in the absence of evidence to demonstrate that there are no other sequentially preferable locations available locally, the proposals are not considered to comply with the NPPF or the Local Development Plan.

#### **Vacancy**

During the site visit it was observed that the building is largely vacant at present, particularly in terms of industrial employment use. As set out in the main report the applicant has provided a marketing report detailing the efforts that have been made to find a tenant for the existing building since April 2013. Officers acknowledge that the site has been vacant for some time but would point out that in the case of sites within Locally Significant Industrial Sites

(LSIS), planning policy does not allow for their release purely on the basis of vacancy alone, unlike undesignated Local Employment Sites. The planning policy position is concerned with the supply of land for industrial employment uses and whilst it may be the case that there is only limited demand for the existing building on site, perhaps due to its poor condition, that the Employment Land Demand Study does provide evidence for protecting the amount of land required for such uses, even if that land needs to be redeveloped, either partially or wholly, in order to meet the needs of Brent's businesses. It is noted that the marketing study provided is focussed on finding a tenant for the existing building rather than promoting the site for redevelopment for alternative industrial employment uses.

### **Employment**

The planning policy position on LSIS protects the site for industrial employment uses. Whilst it is acknowledged that a hotel would also generate employment, as discussed above, this type of employment may be more appropriately provided for within town centres and edge of centre locations. The designation of LSIS's provides land for local employment within the industrial sector, and therefore whilst a hotel use may, or may not, provide more jobs than an industrial use on the site it ensures that land is available for a diverse range of employment uses.

### **Recommendation: Remains Refusal**

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