

The Planning Manager drew Members' attention to an amendment to condition 3 as set out in the supplementary information.

DECISION: Consent granted subject to conditions and an amendment to condition 3 as set out in the supplementary information.

2/04 08/1712 212-214 Church Road, London, NW10 9NP

Retention and alteration of a single-storey rear extension to the community centre with set back from rear of Ilex Road across whole extension, landscaping of exposed area and lowering of roof light lantern.

OFFICER RECOMMENDATION: Grant planning permission subject to conditions.

The Planning Manager advised Members that 'alteration of' be added to the description of the proposals. He drew Members' attention to an amendment to condition 4 and additional conditions as set out in the supplementary information.

During discussion, Councillor Baker enquired if the fence to the rear was of suitable height. Councillor Singh expressed concern about the noise generated by visitors congregating outside the premises. Councillor Cummins felt that an acoustics engineer should be sought to address the noise concerns and he felt that the premises at least required triple glazing, although there may be no need to demolish the wall. He queried whether the application be deferred to allow this to be progressed. In addition, a dispersal point in case of fire was required. Councillor Anwar concurred with regard to the concerns raised about noise and felt that triple glazing or some system of sound insulation was required. The Chair welcomed the premises being put to community use, however he remained concerned about noise and enquired what measures were being taken to address this issue.

In reply to the issues raised, the Head of Area Planning stated that increased activity was partly to explain for the objections received in respect of noise and it had been observed that windows had often been left open. In response to the suggested deferral, he emphasised that the implication was that the applicants would have to rapidly progress an appropriately professional assessment and subsequent proposals. He was concerned that the applicants and their agent appreciated this and agreed that they would need the clarity of a letter to confirm the position. The agent indicated that the applicants understood and accepted the requirement.

The Chair emphasised the need for the applicant to address the concerns raised, especially in view of the enforcement action in respect of the applicant's property at 210 Church Road. Members then agreed to the Chair's suggestion that the application be deferred to provide the opportunity for the applicant to consult with officers to devise alternative proposals.

DECISION: Deferred to provide opportunity for the applicant to consult with officers to devise alternative proposals.

2/05 08/1629 Site of former Willesden Court House, St Marys Road, London, NW10

Erection of a 3, 4, 5 and 6 storey building comprising 149msq community facility (Use Class D1) on the ground floor, 38 self contained flats (100% affordable, 4x1bed, 15x2bed, 17x3bed, 2x4bed), 3 disabled parking spaces, 38 cycle spaces, formation of new vehicular access onto St Mary's Road NW10, communal garden and associated landscaping as accompanied by Sustainability Report by Price & Myers Revision 1 dated 9 September 08 and Sustainable Checklist ('Car-free development').

**OFFICER RECOMMENDATION:** Grant planning permission subject to the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Director of Environment and Culture to agree the exact terms thereof on advice from the Borough Solicitor.

The Planning Manager drew Members' attention to additional remarks and amendments to conditions 3 and 4 as set out in the supplementary information circulated at the meeting.

In reply to queries from Members, Nick Lawrence, the applicant's agent, confirmed the applicant's intention to negotiate with officers an additional Section 106 agreement contribution of up to £50,000, the exact amount to be determined by the Head of Area Planning, towards community facilities. He confirmed that the disabled parking spaces allocation complied with Planning guidance.

Councillor Hashmi queried why no parking spaces were provided in view of the heavy traffic on the road. Councillor Anwar suggested that a nursery would be a more appropriate use for the community floorspace considering the size of the development. Councillor Singh sought further details with regards to the site's boundary. The Chair commented that the location of the site was appropriate for a car free development as proposed. He felt that there was a lack of amenity space for a nursery, adding that there was already a nursery in nearby Nicoll Road and he suggested that alternative community uses be considered.

In reply to the issues raised, the Planning Manager advised that boundary matters were covered by condition 3. He advised that introducing a nursery to the scheme may add to the already high levels of traffic on the road and that the disabled parking space provided met SPG guidance. Members agreed to the Planning Manager's suggestion that the word 'nursery' be deleted from condition 7.

The Head of Area Planning suggested that in view of the nursery not being an appropriate use, that other usages for the community floorspace be explored by officers, usage of which will be delegated to officers. The Chair then formally moved this suggestion and it was agreed by the Committee.

The Planning Manager suggested that mention of 'nursery' be deleted from condition 7. The Chair then formally moved this suggestion and it was agreed by the Committee.

DECISION: Planning permission granted subject conditions, amendments to conditions 3 and 4 as set out in the supplementary information, the deletion of the word nursery from condition 7 of which the agreed community use be delegated to officers and on the completion of a satisfactory Section 106 or other legal agreement (including an additional contribution of up to £50,000 [the exact amount to be determined by the Head of Area Planning] towards community facilities) and delegate authority to the Director of Environment and Culture to agree the exact terms thereof on advice from the Borough Solicitor.

2/06 08/1810 Building rear of 48, Haycroft Gardens, London, NW10

Retention of single storey outbuilding to R/O 48 Haycroft Gardens for use a Dojo (Which is a building where martial arts training takes place).

OFFICER RECOMMENDATION: Grant planning permission subject to conditions.

The Planning Manager drew Members' attention to the additional remarks as set out in the supplementary information circulated at the meeting and he confirmed that the capacity limit was for 2 persons.

In reply to a query from Councillor Singh, Aaron Fuest the applicant confirmed that martial arts training took place 19.00 and 21.00 and that it was arranged on an appointments basis.

During discussion, Councillor Cummins commented that a capacity limit of 2 was unrealistic and that 10 was a more appropriate number. He enquired that in view of how long martial arts training had been taking place on the premises, whether this could be considered as an established use. The Chair also felt it prudent to increase the capacity limit. Councillor Powney suggested that the condition limiting capacity was unenforceable, whilst adding that Haycroft Gardens was a small cul-de-sac, heavily parked and subject to a Controlled Parking Zone scheme.

In reply to the issues raised, the Head of Area Planning advised that the location was unsuitable to provide martial arts training for significant numbers of people in view of the heavily parked nature of Haycroft Gardens and he confirmed that established use did not apply.

Following discussion on capacity, Members agreed that condition 3 be amended so that the maximum number of persons present at any time in association with the use shall not exceed 4 persons.

DECISION: Planning permission granted subject to conditions and an amendment to condition 3 that the maximum number of persons present at any time in association with the use shall not exceed 4 persons.

## **WESTERN AREA**

3/01 08/2058 20 Chatsworth Avenue, Wembley, HA9 6BE