

Supplementary Information

Planning Committee on 24 September, 2015

Agenda Item 04

Case No. 15/1588

Location The Maqam Centre, Tiverton Road, London, NW10 3HJ
 Description Change of use of previously approved creche (Use Class D1) to fitness suite (Use Class D2) and reception area. Amendments to external works to include alterations to bin and cycle storage, hard and soft landscaping and entrance gate

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Following on from the Committee site visit on 19th September 2015 a number of points were raised which require clarification and these are set out and addressed below.

Clarification on Planning History:

It is very clear that residents continue to be concerned at the lack of progress on the site and the length of time the project has been underway. Officers appreciate this and recognise it is desirable for progress the development as soon as possible, in particular the external works.

Clarification was sought on site over exactly what is proposed and what has been permitted in the past. Given the detailed planning history of the site, officers would like to expand on the planning history outlined in the report.

The original planning application (98/0988) was permitted in 1999 and included the erection of extensions and a tower to the building and the continued use of the building as a community/religious centre (D1 use). Under this application, the transportation and neighbour impact of the proposal was considered.

An amendment to the original permission was permitted in 2001 (01/1613) which altered the design of the tower, provided an enclosure to a fire escape staircase and changes to the roofing material. A further amendment was permitted in 2001 (01/1716) which permitted a rear extension to the building. At the time of these applications permission 98/0988 had begun to be implemented.

In 2007 a revised scheme was permitted (07/0340) which altered the cladding materials of the extensions and the tower. This scheme has not however been implemented on site.

In 2008 a further revised scheme with a revised tower design was permitted (08/1509) with the tower clad in brickwork with sections of glass at the corners towards the top of the tower. This is the tower which has been erected on site but the sections of glass have yet to be installed.

In 2010 an application was approved to change the use of the main hall area inside the building to a swimming pool (D2 use). The impact of this change of use and the associated transportation and neighbour impact were considered acceptable, as was the partial change from D1 to D2 use. A glazed extension on the Wrentham Avenue frontage was permitted by this permission although this has not yet been erected. This permission also permitted the previously approved extension on the Wrentham Avenue frontage to be clad in a green wall. The current planning application relates to the change of use of a small section of the ground floor of the building only and some changes to the external hard and soft landscaping works.

Current state of building:

Clarification was sought about the single storey extension fronting Wrentham Avenue. Officers can confirm that this is a single storey structure rather than two storeys and an extension in this position was evident on all the permissions on the site including the original permission (98/0988). Officers understand that the extension which has been erected is the one permitted under 10/3199 which was proposed to be finished in a green wall.

The applicant has indicated the impracticalities of applying the green wall while other construction works are taking place nearby which could damage the green wall. As outlined in paragraph 17 of the report, the applicant has indicated that they intend to complete all external works within 15 months and that to improve the appearance of this element of the building, a temporary banner displaying a graphic of a green wall could be installed.

Concerns about the visual state of the site were reiterated. As outlined in paragraphs 16-18 of the report, the applicants have indicated their planned phasing of works. To clarify, this includes the following:

- Continued implementation of permission ref: 10/3199 with the intention of opening the facility in September 2016
- Remove hoarding and install railings and landscaping by September 2016
- Remaining work to tower to be completed by September 2016
- All remaining exterior work to be completed by December 2016
- Re-commence work on the rest of the building October 2016 with the intention of completing the entire project by December 2017

Officers can confirm that the Council would not have powers to force the applicants to finish the development; the site is not considered in such a poor state which could warrant direct intervention. Officers have however recommended conditions which encourage stages of the development to be brought forward as soon as possible. For example condition 3 requires the landscaping to be provided prior to the first use of the proposed fitness suite.

Use of fitness suite:

Clarification was also sought over who the intended users of the fitness suite. As outlined in the report, the fitness suite would have more of an ancillary function to the swimming pool rather than a stand alone facility in its own right. In any case the fitness suite would be reactively small scale. Access arrangements to the fitness suite would be the same as that of the approved swimming pool with sessions available to both users of the community centre and members of the general public. Recommended condition 5 in the committee report requires submission of Management Plan detailing access arrangements to the fitness suite. The permission for the swimming pool (10/3199) included a similar condition.

Implementation of permission

10/3199:

Claims were made that permission 10/3199 has not been lawfully implemented within the expiry date of this application. This is addressed in the 'consultations' section of the report and Officers are of the view that the permission was implemented within the expiry date and that the installation of drainage works in connection with the approved development would be sufficient to constitute commencement of the development.

Parking

Concerns about the impact of the proposal on parking in the area was reiterated. This is addressed in paragraphs 13-15 of the report. Officers are of the view that due to the relatively small scale of the proposed use and its ancillary nature to the rest of the centre, the proposal would not lead to an acceptable parking impact. As explained above, car parking issues relating to the centre as a whole were considered when the original change of use was granted.

D2 use

Concerns were raised that a D2 use could be used for a number of different uses other than a fitness suite which could be undesirable (e.g. cinema, bingo hall, concert hall, dance hall). It is therefore recommended that an additional condition is added restricting the use of the fitness suite to a fitness suite only or D1 use in connection with the rest of the building as follows:

The area of the building identified as a fitness suite hereby approved shall only be used as a fitness suite or for D1 use in connection with the rest of the site and for no other use unless otherwise agreed in writing by the Local Planning Authority.

Reason: to control development on the site and prevent a potentially inappropriate change of use on the site

The applicant's funding

Queries were raised about who the applicants are and where funding for the development is coming from. The applicants in this case are identified as Maqamat Ltd and funding is understood to come from privately raised donations. However these are not considered material planning considerations.

Construction Management

Clarification was sought as to whether the permissions on the site have required a Method of Construction statement to be submitted. Having reviewed the permissions Officers can confirm that none of the permissions on the site have required submission of such information.