

Agenda Item 09

Supplementary Information Planning Committee on 16 December, 2015

Case No. 15/4104

Location	222 Church Road, London, NW10 9NP
Description	Change of use of vacant shop (Use class A1) into funeral services (Use class Sui Generis) to also include the demolition of rear extension and erection of a new single storey rear extension

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Members visited the site on Saturday 12th December.

Following completion of the committee report officers received further information from Transportation including tracking diagrams of a vehicle the length of a hearse manoeuvring in the service road to access the rear yard. The tracking diagram shows that with side boundary walls in place, the space is insufficient and a hearse cannot safely gain access to the rear to service the property.

It is considered vital to the acceptability of the use that it is able to be serviced from the rear and the applicant has proposed that they will instead use a smaller VW Transporter van which would still meet their requirements. Highways officers have confirmed that it is able to both enter and leave in forward gear with sufficient space for manoeuvring in the site and service road. Given the importance of this arrangement being carried out in practice officers recommend the addition of a condition requiring a service management plan. This would specify the type of vehicle, that it shall enter and leave in forward gear, not block the service road and how it will wait while gates are being opened or closed:

Prior to the commencement of the use a servicing management plan shall be submitted to and approved in writing by the Local Planning Authority. The use shall thereafter be operated strictly in accordance with the servicing management plan.

Reason: To ensure that the use operates without causing an obstruction to the public highway.

Members asked about rights of access over the service road. The Land Registry map shows ownership of the part of the service road to the rear of the application site. The statement regarding the right of access indicates that this may be limited to the section between Ilex Road and the site. In practice, as there is no physical barrier to restrict this, it is feasible to use the part of the service road beyond their boundary to help the manoeuvring of vehicles.

Cllr Long raised a number of queries in relation to the site itself and 212-214 Church Road:

1. Maintaining an active frontage

Officers recommend that the second informative can be amended to read 'The applicant is advised to note that if changes to or the replacement of the shopfront, *including the installation of a shutter*, are proposed this will require planning permission in its own right.'

2. Link between this site and 212-214 Church Road (the Afghan Islamic Cultural Centre)

There is no physical connection between the buildings and the proposed funeral parlour functions independently, however officers are unable to confirm or require that there is no connection in terms of attendees or the holding of prayers for example.

3. Use of the Afghan Islamic Cultural Centre

The Cultural Centre was granted permission in 2003 (LPA ref 02/3289) for the Change of use from Use Class A1 to community centre and internal alterations to provide reception, library, cafe and kitchen facilities. There were no restrictions attached to the D1 permission meaning that it is able to function as a place of worship and other uses under the D1 use class. There was no travel plan submitted with or required by the permission.

4. Shutters on the Afghan Islamic Cultural Centre

There does not appear to be planning history specifically relating to shutters on the Cultural Centre however investigations suggest they have been in situ for more than 4 years and are therefore immune from enforcement action.

Recommendation: Remains approval subject to additional condition

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