

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

9 March, 2016

15/0406

SITE INFORMATION

RECEIVED: 3 February, 2015

WARD: Kilburn

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: College of North West London, Priory Park Road, London, NW6 7UJ

PROPOSAL: Retention of a 2.4 m high fence with associated doors to the building

APPLICANT: Education Funding Agency

CONTACT: DTZ

PLAN NO'S: See condition 2

LINK TO DOCUMENTS ASSOCIATED TO THIS APPLICATION

[When viewing this on an Electronic Device](#)

Please click on the link below to view **ALL** document associated to case

https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_120296

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Please use the following steps

1. Please go to pa.brent.gov.uk
2. Select Planning and conduct a search tying "15/0406" (i.e. Case Reference) into the search Box
3. Click on "View Documents" tab

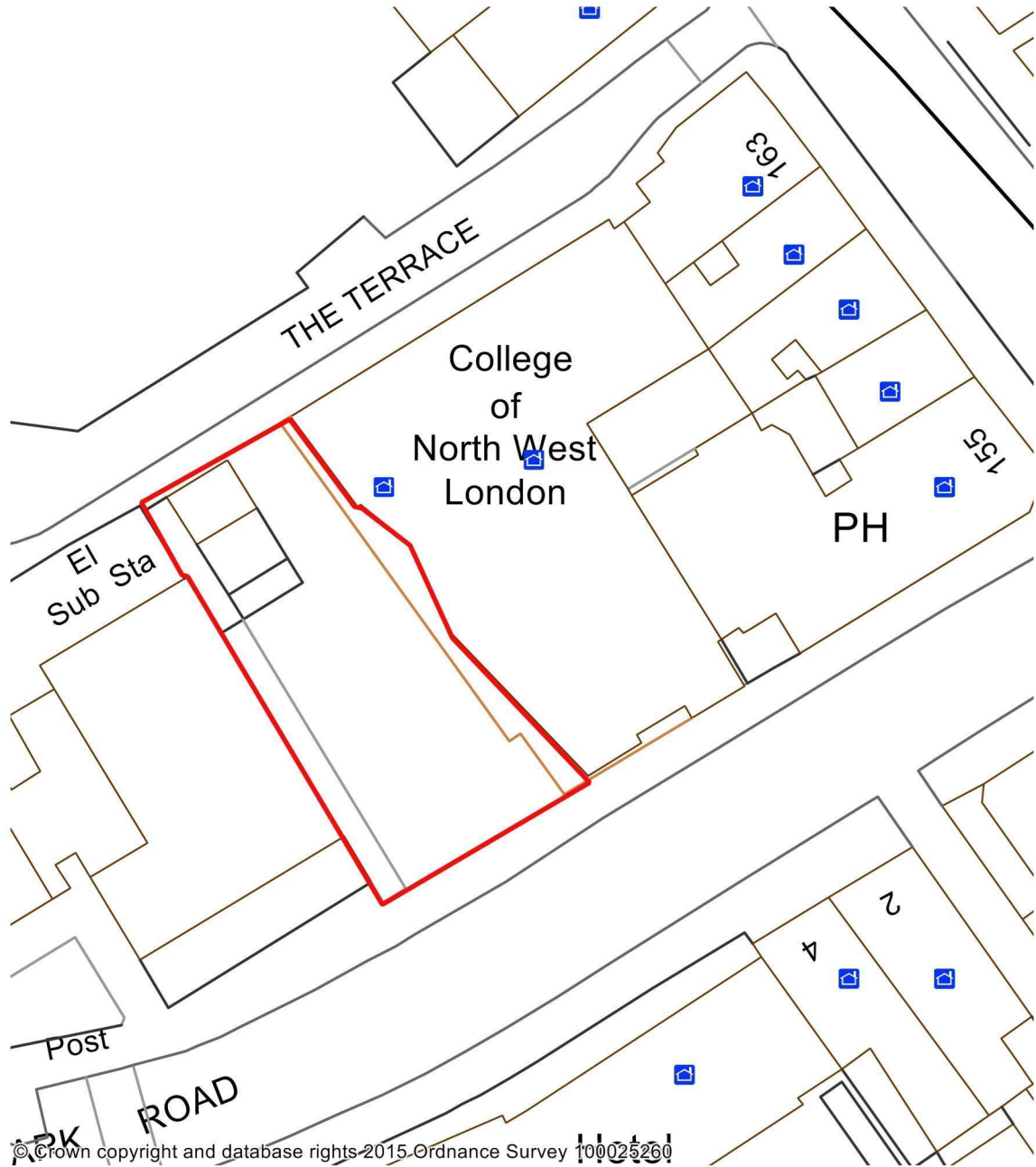
SITE MAP



Planning Committee Map

Site address: College of North West London, Priory Park Road, London, NW6 7UJ

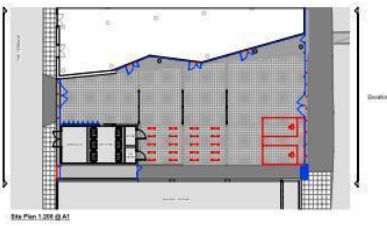
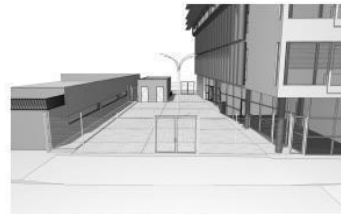
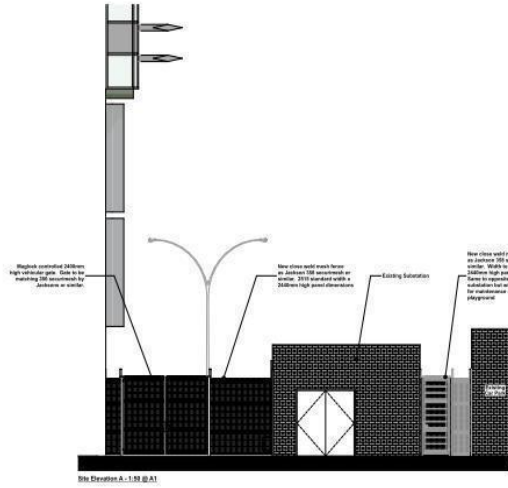
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This map is indicative only.

SELECTED SITE PLANS SELECTED SITE PLANS

Proposed Elevations

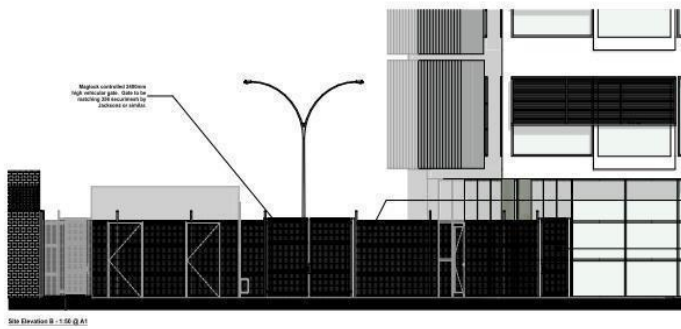


GENERAL NOTES
THIS DOCUMENT IS ISSUED ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

Site Plan 1:200 @ A1



Site Plan 1:200 @ A1



P1 (Proposed) - 10/10/2024	10/10/24
P2 (Proposed) - 10/10/2024	10/10/24
P3 (Proposed) - 10/10/2024	10/10/24

Bond Bryan Architects

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Kilburn Schools

EC Harris

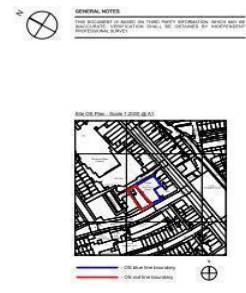
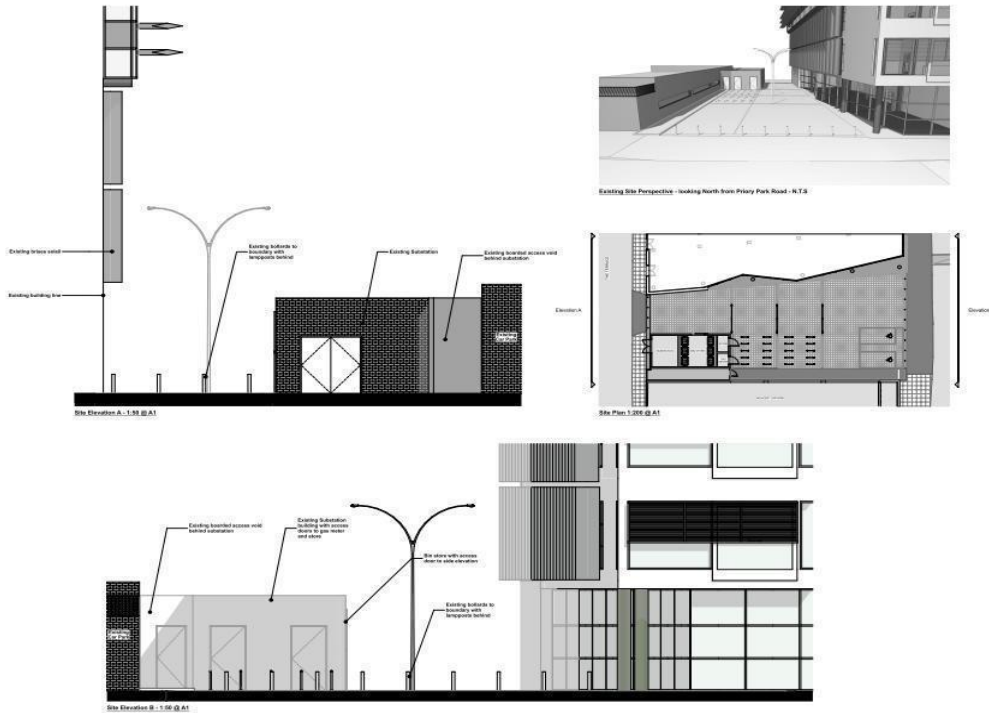
Proposed Site Elevations

NO.	DATE	DESCRIPTION	BY
1	10/10/24	PRELIMINARY	MB

KSP - BBA - 20 - GF DR A - 03061 S2 - P3

The Architect's design is based on the information provided by the client and is not to be used for any other project without the written consent of the Architect. The Architect's design is not to be used for any other project without the written consent of the Architect. The Architect's design is not to be used for any other project without the written consent of the Architect.

Existing Elevations



PT Title sheet	NO. 201	DATE 12/01/18
Author/Designer	EC Harris	Scale
Bond Bryan Architects		
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Kilburn Schools		
EC Harris		
Existing Site Elevations		
Drawn by/checked by	EC Harris	Project/Client/Ref
Scale	1:50 @ A1	Project/Client/Ref
Author/Designer	EC Harris	Scale
Project/Client/Ref	KSP_BBA_20_GF_DR_A_03002	Scale
KSP_BBA_20_GF_DR_A_03002 02 P1		

RECOMMENDATIONS

Document Imaged

Approval, subject to the conditions set out in the Draft Decision Notice.

A) PROPOSAL

The application proposed the retention of a 2.4 m high metal mesh fence painted dark blue with pedestrian and vehicular gates, in order that the open area may be used as an informal playground for the Marylebone Boys School. The disabled parking bays are to be removed as are the cycle hoops, which will be re-provided as vertical cycle racks. The lighting columns are to be retained.

B) EXISTING

The application site is located on the north side of Priory Park Road near its junction with Kilburn High Road and concerns a private paved space to the front of a building occupied by the Marylebone Boys School (formerly occupied by the College of North West London). Access to the paved space is from both Kilburn Park Road to the south and The Terrace to the north. Marylebone Boys School forms the east boundary of this space. Residential properties are located to west of the site in the form of Ryde House, a ten storey building, which contains forty self-contained flats, which is located approximately twenty metres from the western boundary of the application site.

Until the fence which is the subject of this application was erected, this area provided access between Priory Park Road and The Terrace and was an area of open ground with 25 cycle parking hoops and demarked with bollards along southern and northern boundaries, some of which were removable to permit vehicular access including to two disabled parking spaces. There are three sets of lights on columns in the centre of the area.

This area also contains an electrical substation found on The Terrace side of the site. A narrow strip of land consisting of vegetation runs parallel to the area of open space located on the left hand side when viewed from Priory Park Road which continues to the electrical substation.

The application site is not located within a conservation area nor does it contain any listed buildings.

C) AMENDMENTS SINCE SUBMISSION

D) SUMMARY OF KEY ISSUES

1. Principle of fencing this area
2. Impact on residential amenity of the new use of the area
3. Design of the fence
4. Transport & Highways

RELEVANT SITE HISTORY

11/3364 – REF

Demolition of 2-12 Priory Park Road [inclusive] (currently accommodating a HMO and a 79 room/ 198 person hostel) and erection of a proposed 6 storey building (plus basement), accommodating a 178 room/ 351 person hostel, with associated communal facilities at ground and lower ground level, and landscaping works.

08/2254 – GTD

Internally illuminated fascia to Priory Park Road elevation of Kilburn Centre and 2.4 metre high free-standing, double sided monolith sign (as per CNWL letter dated 7 October 2008).

06/3645 – GTD

Details pursuant to condition 3 (walls & fencing) 7 (cycle parking) and 8 (landscaping) of full planning permission 04/3362, dated 13 January 2005, for erection of a part 3-, part 5-storey building, with basement for teaching and ancillary activities (Use Class D1), to replace existing Kilburn college building, with main entrance off Priory Park Road (3234m² gross external area), together with disabled and cycle parking, a servicing bay and landscaping works on the car park and "Link Road" (as clarified by Planning Statement dated October 2004, Transport Statement dated October 2004 and Acoustic Report dated October 2004, letter dated 9 December 2004 and revised by plans and letter received on 14 December 2004)

05/1103 – GTD

Relocation of electricity sub-station for a temporary period of 18 months

04/3362 – GTD

Erection of a part 3-, part 5-storey building, with basement for teaching and ancillary activities (Use Class D1), to replace existing Kilburn college building, with main entrance off Priory Park Road (3234m² gross external area), together with disabled and cycle parking, a servicing bay and landscaping works on the car park and "Link Road" (as clarified by Planning Statement dated October 2004, Transport Statement dated October 2004 and Acoustic Report dated October 2004, letter dated 9 December 2004 and revised by plans and letter received on 14 December 2004)

03/3030 – GTD

Outline application for the erection of a lower ground and part five-storey building (Use Class D1) with main entrance off Priory Park Road (3,670m² floorspace - gross external) for teaching and ancillary facilities and the provision of disabled parking (as clarified by letters received on 2nd and 6th February 2004 and plans received on 6th February 2004)

CONSULTATIONS

Consultation period: 12/02/2015 – 05/03/2015

A total of eighty neighbouring properties were consulted. To date there have been eight objections which have raised the following concerns:

Objection	Response
Right of way	See paragraph 1.3 and 1.4
Traffic congestion	See paragraph 2.1 and 2.2
Noise	See paragraph 2.1 and 2.2
Use as a school	See paragraph 2.1 and 2.2
Works carried out before planning permission granted	Several objectors have raised concerns with the fact that firstly temporary fencing was erected to block off the area of previously open space and then secondly that this was removed and the proposed fence was erected. The matter was referred to enforcement and a case has been made. However this is awaiting the

	final decision and outcome of the current application.
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Note: BHP have withdrawn a previous objection

POLICY CONSIDERATIONS

NPPF (2012)

Core Strategy 2010

CP17 - Protecting and Enhancing the Suburban Character of Brent

Brent UDP 2004

BE2 - Townscape: Local context & Character

BE7 – Public Realm: Street scene

BE9 – Architectural Quality

PS15 - Standard for Wide Bay Parking

PS16 – Cycle Parking Standards

DETAILED CONSIDERATIONS

Key considerations

Your officers hold the key considerations in this application to be:

1. Principle of fencing this area
2. Impact on residential amenity of the new use of the area
3. Design of the fence
4. Transport & Highways

1. Principle of fencing this area

1.1 Your officers agree in principle that this area can be enclosed by fencing: it is not a public space and it does not serve any particular purpose as an area of visual amenity.

1.2 Despite this, the majority of the objections from nearby residents centre on the use of the area of open ground as a route by which residents of Ryde House would take their refuse, via Priory Park Road, to bin stores located on The Terrace.

1.3 This area of land is not currently a public right of way. It was the subject of an application for a public right of way submitted by Brent Eleven Streets Residents Association (BEST) on behalf of local residents, however the residents did not submit enough information with the original application and so this has not progressed. Residents were subsequently informed of the required information in the event that an application was to be submitted in the future. Following recent consultation with BEST, confirmation has been received that the residents group no longer wish to pursue the a right of way application in the future.

1.4 The failed application is not a reason to refuse planning permission. A future application for a public right of way would not be prejudiced in the event the fence were to be approved as the process is separate from the planning system. Moreover, Ryde House residents can gain access to the bin store area by walking around via St Julians and then a pathway leading to The Terrace. This route is only 30 metres longer than the

other route through the school yard area that is to be fenced off and as such your officers consider it not to be an overly excessive change for residents to access The Terrace and the bin stores.

2. Impact on residential amenity of the new use of the area

2.1 Concerns have been raised by objectors regarding noise from the yard, traffic congestion from parents picking up and dropping off their children and uses which are associated with the school. The use of the site has been established under planning permission 04/3362 which was approved on 13/01/2005. This permission sought to provide a D1 use class and did not contain any conditions restricting other D1 use classes including use as a school. The current use of the building as school which is within the D1 use class is therefore acceptable.

2.2 The nature of the use of the open space is likely to change with its current occupants and the fence is part of a plan for the school to use this space for their pupils. Your officers consider there is likely to be an intensification of activity if the area is used as playground however this activity is likely to be limited to relatively short periods of time during the school day. Further, the location of a one storey building between Ryde House and the application site acts a buffer between this space and the residential dwellings of Ryde House. In light of the fact the use of the premises is lawful under an earlier planning permission and the intensification is judged by your officers to be relatively minor in scale and impact, combined with the presence of a buffer zone, your officers conclude that any harm to residential amenity arising from enclosing this space with fences would be within acceptable levels.

3. Design of the fence

3.1 The proposed fence has a height of 2.4 metres on both the Priory Park Road and The Terrace side of the application site. With regard to the design and scale officers consider the fence to be an appropriate addition to the site in terms of its height and style and would not detract from the character of the adjacent buildings or street.

3.2. The design of the fence has also been assessed from a safety point of view. Your officers consider that the design will allow good visibility through the wire mesh to ensure that drivers of vehicles leaving the site can see pedestrians on the adjoining footways.

4. Transport & Highways

4.1. The application site is located within a Controlled Parking Zone and a single yellow line prevents daytime parking on-street along the length of the fenced area, with on-street parking prohibited at all times along The Terrace.

4.2. The proposal involves the removal of two disabled parking spaces. To satisfy standard PS15 it is considered that at least one wide bay for disabled parking should be retained and a condition is proposed to require this. If the demand exceeds this then Blue Badge holders can park within on-street bays in the area for unlimited parking, or the single yellow line on Priory Park Road to park for up to three hours. As vehicular access to the site is to be retained, then all redundant lengths of existing crossover onto Priory Park Road need to be removed at the applicant's expense and the kerbs returned to full height as a condition of any approval. This may also allow additional on-street parking bays to be provided along Priory Park Road.

4.3. Standard PS16 requires at least one bicycle parking space per ten staff/students for the temporary secondary school, with one space per 10 staff for any future primary school. As staffing and pupil numbers are not given, this is assumed to equate to about 30 spaces at present. The alterations to the proposed bicycle parking show the replacement of the 20 pre-existing 'Sheffield' stands with eight wall mounted stands, which appear to be 'butterfly' racks. Neither the quantity nor the design of such spaces would comply with Brent's standards and amended details of bicycle parking can therefore be secured as a condition of any approval.

5. Conclusion

5.1. Your officers are satisfied that the fence would not detract from the application site or street and would

not have a detrimental impact on the amenity of any neighbouring occupants. A decision to approve the retention of this fence would not prejudice any future application for right of way. Therefore your officers recommend that Members approve this application, subject to suitable conditions.



Brent

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

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Application No: 15/0406

To: Mr Neil Wells
DTZ
One Curzon Street
London
W1J 5HD

I refer to your application dated 03/02/2015 proposing the following:
Retention of a 2.4 m high fence with associated doors to the building
and accompanied by plans or documents listed here:
See condition 2
at College of North West London, Priory Park Road, London, NW6 7UJ

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:-
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
Transport: in terms of sustainability, safety and servicing needs

- 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):

03001 S2 P3

03002 S2 P1

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

- 3 The redundant lengths of existing crossover along Priory Park Road shall be reinstated to footway with full height kerbs. The works shall be carried out at the applicant's expense, in compliance with a scheme to be submitted to and approved in writing by the Highway Authority, with the works carried out and completed in accordance with these approved details within a period of six months following the date of the planning permission hereby approved.

Reason: in the interest of highway conditions within the vicinity of the site

- 4 Prior to the commencement of development the applicant shall submit plans providing one disabled parking space within the enclosed fenced area. The disabled parking space shall be installed and maintained for the lifetime of the permission unless otherwise agreed by the Local Authority.

Reason: To ensure disabled parking standards are met within the site

Any person wishing to inspect the above papers should contact Barry Henn, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5232