

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

14 December, 2016
16/4257

SITE INFORMATION

RECEIVED: 30 September, 2016

WARD: Wembley Central

PLANNING AREA: Brent Connects Wembley

LOCATION: Ealing Road Library, Ealing Road, Wembley, HA0 4BA

PROPOSAL: Landscaping to library forecourt with addition of café (A3) and community and enterprise hub (B1/D1) modular units. Alteration to existing public highway including provision of additional footway, stopping up of part footway, and alteration to existing highway access. Replacement of windows and doors in library street facade. Gate to frontage.

APPLICANT: Brent Council

CONTACT: Mark Projects Ltd.

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_130456

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1. Please go to pa.brent.gov.uk
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SITE MAP



Planning Committee Map

Site address: Ealing Road Library, Ealing Road, Wembley, HA0 4BA

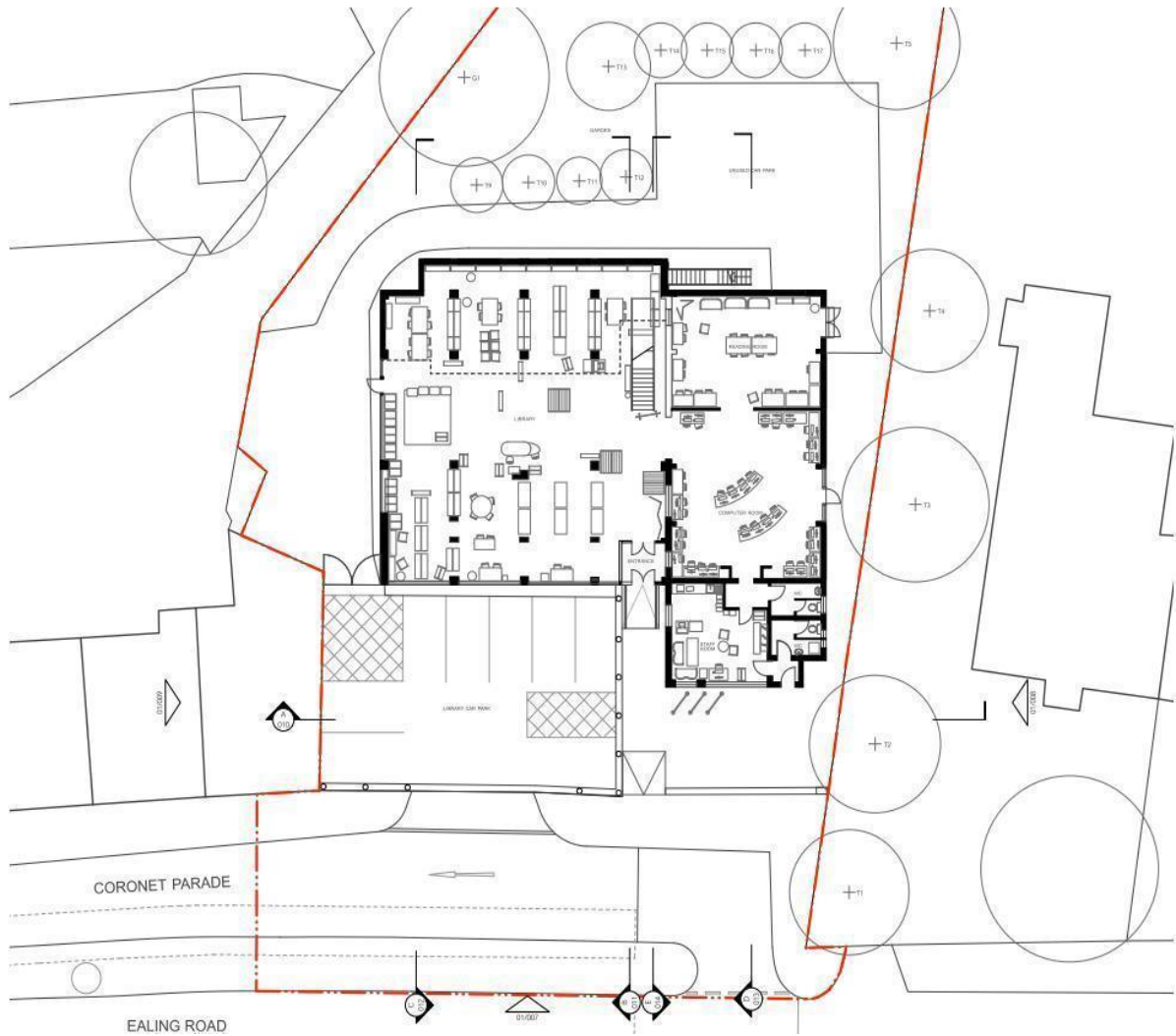
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This map is indicative only.

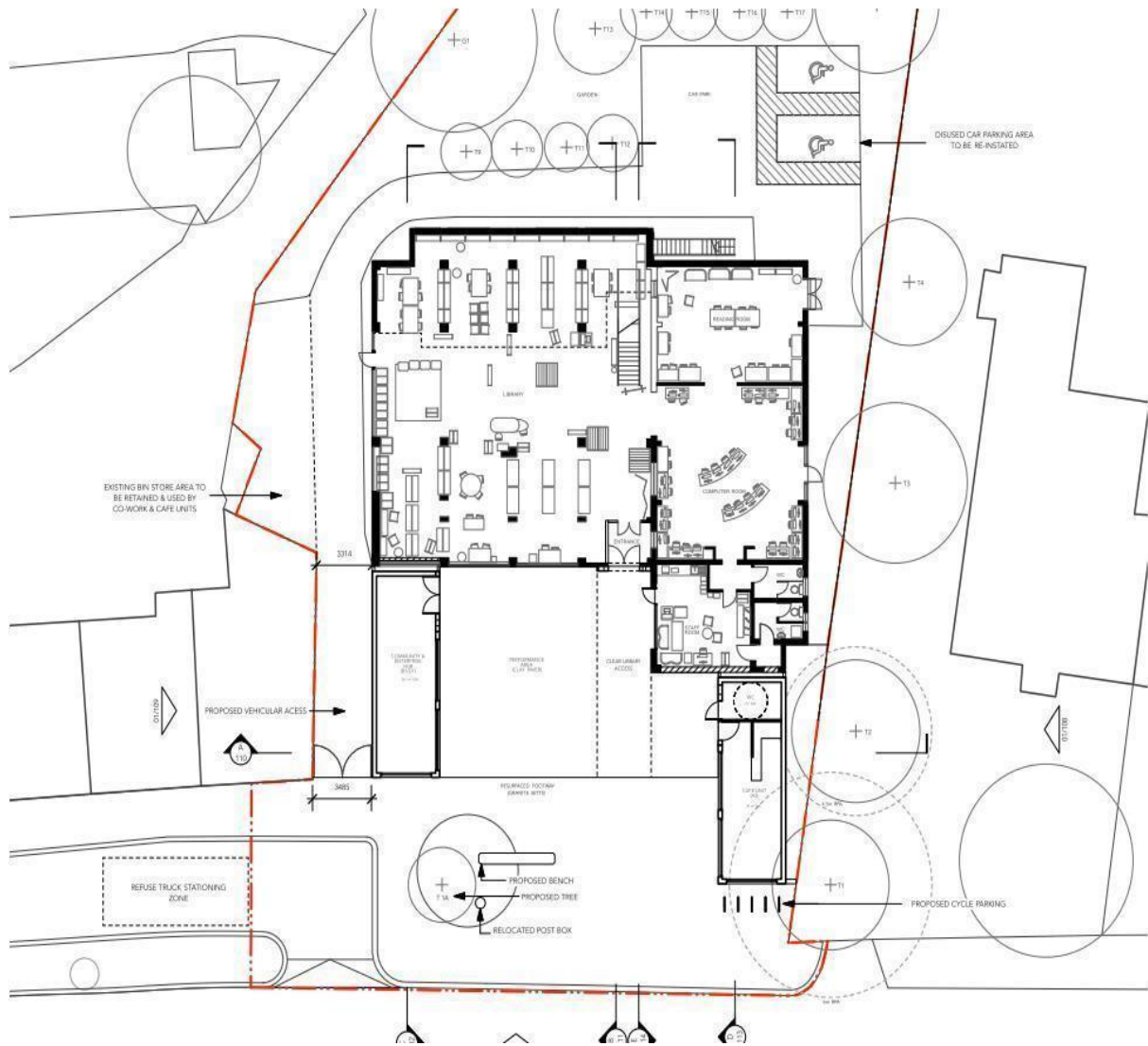
SELECTED SITE PLANS
SELECTED SITE PLANS



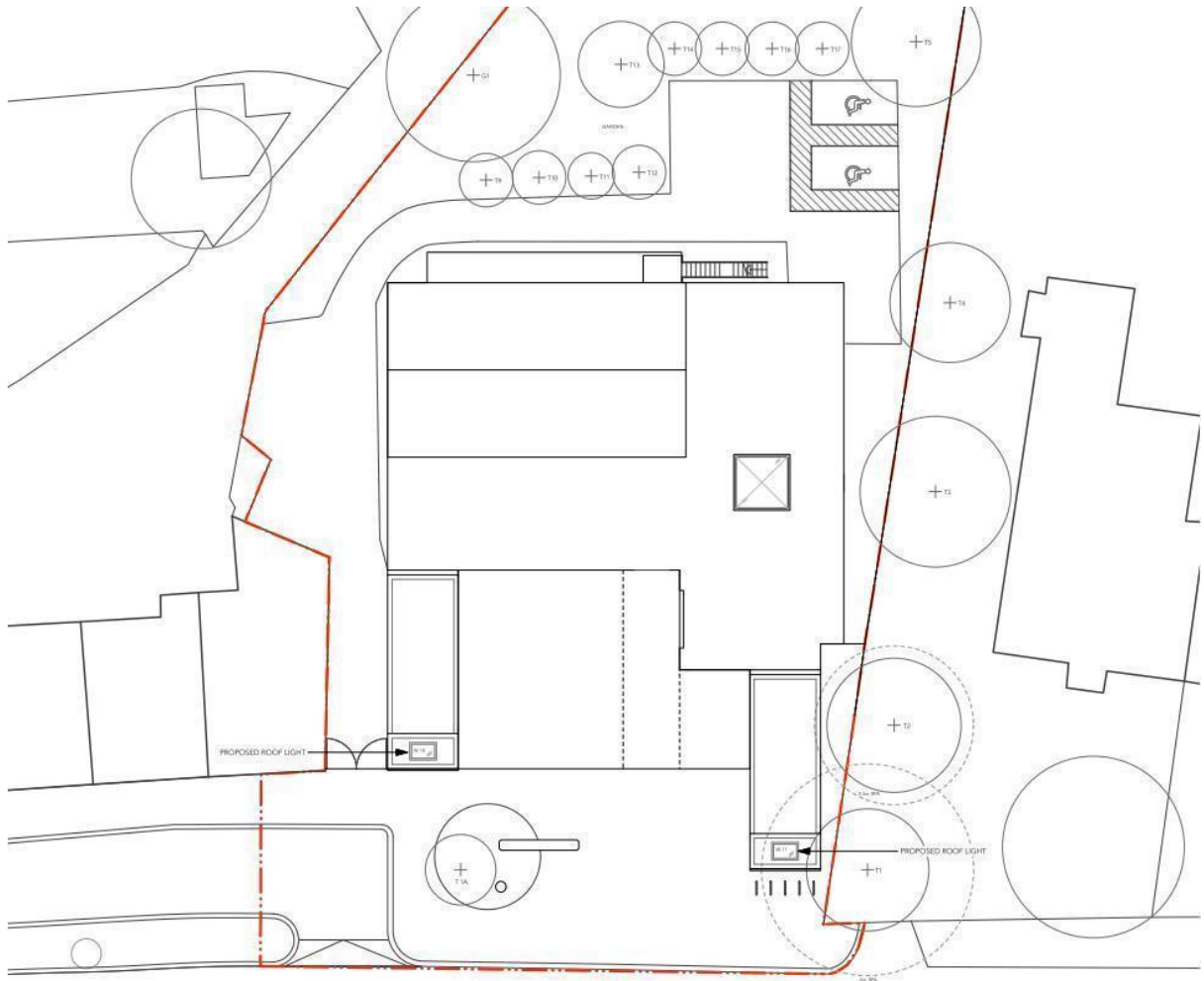
Site location plan



Existing ground floor plan



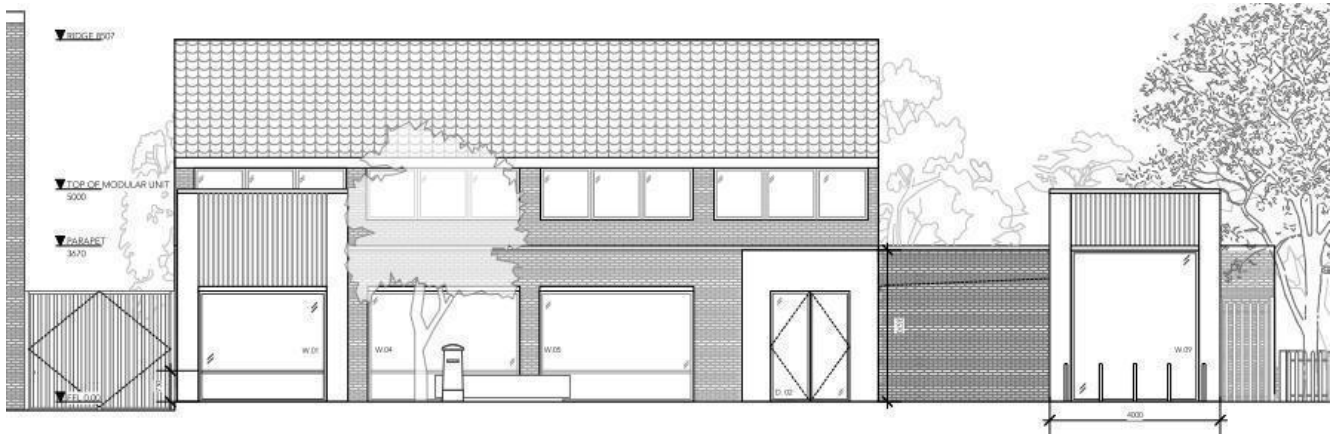
Proposed ground floor



Proposed roof plan



Existing front elevation



Proposed front elevation

RECOMMENDATIONS

That the committee resolve to GRANT planning permission with conditions.

That the Head of Planning is delegated authority to issue the planning permission and Impose conditions (and informatives) to secure the following matters:

Conditions

1. Standard 3 year permission
2. List of all approved plan numbers/documents
3. Materials to be as proposed
4. Requirement for refuse area to be marked out and made available before occupation of the additional units
5. Disabled parking bays to be provided before occupation and retained thereafter
6. Cycle spaces to be provided before occupation and retained thereafter
7. Details of how gate and side passageway are to be managed
8. Details of how toilet is to be managed and locked outside of library opening hours
9. Tree protection to be provided during construction and method statement on excavation and foundation design.
10. Management plan for the courtyard
11. Details of sound insulation for the modular units
12. Restriction on amplified equipment
13. Restriction on hours of use of activities within the courtyard
14. Details of extract ventilation system and odour control

Informatives

1. Reminder on the need to formally stop up the area of highway

That the Head of Planning is delegated authority to make changes to the wording of the committee's decision (such as to delete, vary or add conditions, informatives) prior to the decision being actioned, provided that the Head of Planning is satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the committee nor that such change(s) could reasonably have led to a different decision having been reached by the committee.

A) PROPOSAL

The proposal is to make alterations to the front of the library building and the space in front of it. It is proposed to alter the existing highway arrangement to the front, with part of the carriageway being replaced with a much wider pavement with some hard and soft landscaping. The entrance to the remainder of the secondary road would be moved to the north, with consequent changes to

the access and car parking arrangements currently in place. There would be two modular buildings placed on the forecourt, with one extending on to what is currently public highway. Both would be single storey, although the front part of each would be taller, broadly corresponding with about one and a half storeys when compared to the existing building. They would both measure 11m in length and 4m in width. The height would vary, with the front being 5m in height, with the remainder being 3.7m.

One would contain a café unit and toilet, measuring approximately 44sqm (GEA). The other would be for a community and enterprise hub also measuring approximately 44sqm (GEA), and this would create a side passageway (with gate) to the rear of the building, where disabled parking spaces would be located. The siting of the modular buildings would create a courtyard area instead of car parking, and it is proposed to use this as a performance space and a market space.

The front elevation of the building would be altered, with new windows and doors inserted to match the modular buildings.

B) EXISTING

The site is within Wembley Town Centre, and is part of a Growth Area. There is also a Wildlife Corridor to the rear. The parade of shops, Coronet Parade, immediately to the north is a secondary frontage within the town centre. The site is also within an Air Quality Management Area.

The building is the existing Ealing Road Library, which is a part single and part double storey building with a pitched roof. It is at the southern end of Wembley Town Centre with the building to the south being outside. It is set back from Ealing Road itself with there being a secondary road providing access to this site and other shop units in the terrace. The building is then further set back from the adjacent terrace, with an area of car parking and open space being in front of the library itself. The building is L shaped so the setback is greater adjacent to Coronet Parade than it is adjacent to Premier House, 45 Ealing Road to the south. There is a side access adjacent to 6 and 7 Coronet Parade where some additional parking is located, as well an area of grass with a number of mature trees.

Wembley Town Centre is characterised by commercial properties, including retail, other 'A' class uses, and offices as well as other uses including places of worship. There are also residential uses within nearby, including on the opposite side of Ealing Road and above the ground floor of Coronet Parade.

C) AMENDMENTS SINCE SUBMISSION

No amendments have been made to the planning application since it was submitted.

D) SUMMARY OF KEY ISSUES

Land use – Whether the addition of B1/D1 and A3 floorspace is appropriate for the existing library, Wembley Town Centre, and the wider area.

Design – Whether the modular buildings, the alterations to the existing library façade and highway, and the addition of a gate are appropriate in terms of design and appearance. This requires consideration of the building and wider built environment.

Neighbouring amenity – Whether the impact on nearby residents is acceptable, considering issues which include noise, odour, daylight and security.

Highways and transportation – Whether the alterations to the public highway would be acceptable, considering the needs of pedestrians, cyclists and motorists.

Trees, landscaping and public realm – Whether the alterations to the public highway would have a positive or negative impact on existing trees and landscaping in both public and private areas.

Socio-economic and community benefit – Whether the additional floorspace and other

alterations would enhance the existing community facilities on the site.

Other matters – Whether there are any other relevant considerations which would influence the decision.

E) MONITORING

The table(s) below indicate the existing and proposed uses at the site and their respective floorspace and a breakdown of any dwellings proposed at the site.

Floorspace Breakdown

| Primary Use | Existing | Retained | Lost | New | Net Gain (sqm) |
|------------------------------|----------|----------|------|-----|----------------|
| Non-residential institutions | | | | 36 | 36 |
| Restaurants and cafes | 0 | | 0 | 29 | 29 |

Monitoring Residential Breakdown

| Description | 1Bed | 2Bed | 3Bed | 4Bed | 5Bed | 6Bed | 7Bed | 8Bed | Unk | Total |
|-------------|------|------|------|------|------|------|------|------|-----|-------|
|-------------|------|------|------|------|------|------|------|------|-----|-------|

RELEVANT SITE HISTORY

August 2016: Pre-application advice (ref: 16/0429/PRE) provided for proposals at the site.

July 1995: Planning permission (ref: 95/0629) **granted** for "Retention of 64 metres of 2.4 metre high palisade fencing and installation of matching palisade side gates".

CONSULTATIONS

Consultation with neighbours

A site notice advertising the proposal was displayed on 27 October 2016, seeking comments to be received by 17 November 2016. In addition, letters were sent to 35 neighbouring properties on 27 October 2016. No press notice was published. Following concerns raised that the position of the site notice was not in a location where it could be readily viewed a further site notice was erected.

Following further concerns that the consultation was not extensive enough further site notices were erected (two inside the library and two outside), seeking comments up to 13th December. Letters were sent to 1,112 neighbouring properties on 18 November 2016, also inviting comments up to 13th December 2016. This included properties on Ealing Road, Chaplin Road, Christchurch Green, Copland Road, Douglas Avenue, High Road, Lyon Park Avenue, Montrose Crescent, Park Road, Ranelagh Road, Station Grove, Swinderby Road, The Close, and Union Road.

Two drop-in sessions were held at the library. The first was from 1pm to 5pm on 28 November 2016, and the second was from 5pm to 8pm on the following day.

Following this, and at the time of writing, 2 representations have been received, and they raised the following issues:

- *Land use* – There is no need for an additional market or café.
- *Neighbouring amenity* – Existing noise and disturbance from people congregating on benches in front of the library, the library forecourt, and the side and rear. Existing problems of litter from the library and the nearby bus stop due to people congregating, leading to having to employ cleaners and potential for pest control. Concerns that these will be exacerbated by the proposal.
- *Highways and transportation* – Additional traffic, instead of people using public transport. The

impact on parking by the removal of existing spaces, and the potential for vehicles to spill onto other sites.

Ward Councillors were also consulted.

Internal consultations

The following consultees were consulted, and made comments as detailed:

- Trees – No objections raised. Conditions are suggested to ensure that sufficient protection is given to existing trees during and post construction.
- Planning Policy – No objections raised. Support for an additional community space and commercial use to increase the viability and attractiveness of the library. The open space would increase opportunities for social interaction and events, instead of a poor existing area.
- Urban Design – There would be some loss of light to the existing library building. There is a preference for greater symmetry to the modular units and library. It is important to ensure that the timber cladding is maintained over time to ensure a consistent appearance. Some concern over how visible the entrances are to the library and the two units. The colour of the materials for the buildings and the performance area would be the same. Disappointed that there is no service hatch to the café unit to create greater activity to the public realm and assist those with mobility issues. Hope expressed that the modular units are from sustainable sources.
- Transportation – Agreement that the loss of the existing parking space on site and on-street given the location of the site within the town centre, the availability of public transport and the amount of car parking that would remain. Servicing was not considered problematic, and there was support for the increased amount of cycle provision. The increased area of public realm was also considered positive.
- Environmental Health – No objections raised subject to conditions being imposed concerning noise, construction noise and dust, air quality, and odour.
- Landscaping and Design – No objections raised to the creation of the additional landscaping area, although it is noted that the performance area is simply an area of paving.
- Recycling and Waste – No comments received.

External consultations

No external consultees were consulted, given the type of application / nature of the proposal.

POLICY CONSIDERATIONS

National Planning Policy Framework (2012)

London Plan (March 2016)

- Policy 2.15 – Town centres
- Policy 3.16 – Protection and enhancement of social infrastructure
- Policy 4.1 – Developing London's economy
- Policy 4.2 – Offices
- Policy 4.7 – Retail and town centre development
- Policy 4.8 – Supporting a successful and diverse retail sector and related facilities and services

- Policy 6.9 – Cycling
- Policy 6.10 – Walking
- Policy 6.13 – Parking
- Policy 7.3 – Designing out crime
- Policy 7.4 – Local character
- Policy 7.5 – Public realm
- Policy 7.6 – Architecture

Core Strategy (July 2010)

- CP 1 – Spatial Development Strategy
- CP 5 – Placemaking
- CP 6 – Design & Density in Place Shaping
- CP 7 – Wembley Growth Area
- CP 16 – Town Centres and the Sequential Approach to Development
- CP 18 – Protection and Enhancement of Open Space, Sports and Biodiversity
- CP 19 – Brent Strategic Climate Change Mitigation and Adaptation Measures
- CP 23 – Protection of existing and provision of new Community and Cultural Facilities

Wembley AAP (2015)

- WEM 1 – Urban Form
- WEM 3 – Public Realm
- WEM 8 – Securing Design Quality
- WEM 9 – Offices
- WEM 10 – Low-cost Business Start-up Space
- WEM 14 – Car Parking Strategy
- WEM 15 – Car parking standards
- WEM 16 – Walking and Cycling
- WEM 25 – Strategic Cultural Area
- WEM 28 – Temporary Creative Uses
- WEM 29 – Community Facilities
- WEM 34 – Open Space Provision
- WEM 35 – Open Space Improvements

Supplementary Planning Guides

- Community safety - Building or refurbishing domestic or commercial properties (SPG 10)
- Design guide for new developments (SPG 17)
- Disabled people - Designing for accessibility (SPG 12)
- Employment development (SPG 18)
- Roads - layout standards for access roads (SPG 13)
- Roads - making an access to a road (SPG 3)
- Shop fronts and shop signs (SPG 7)
- Sustainable design, construction and pollution control (SPG 19)
- Waste planning guide

Supplementary Documents

- Wembley Masterplan
- Planning obligations (S106) Supplementary Planning Document
-
- **DM Policies**
- DMP X Policy Name
- DMP 1 Development Management General Policy
- DMP 2 Supporting Strong Centres
- DMP 4a – Shop front design and forecourt trading
- DMP 8 Open Space
- DMP 11 Forming an Access on to a Road
- DMP 12 Parking

DETAILED CONSIDERATIONS

Land use

1. The proposal would not change the use of the library, but would add additional floorspace in other uses, which are put forward by the applicant as being complimentary. Whilst retail uses are considered to be the most significant uses within town centres, other uses are also important to ensuring that viability and vitality are secured. Policy CP1 of the Core Strategy advises that the Wembley Growth Area is where the majority of the borough's development

and employment growth will be focussed. Specifically in terms of town centre uses, policies CP1 and CP16 both identify Wembley as the preferred destination for new retail, leisure and other town centre development.

2. As noted above, the proposal includes provision of a space described as a community and enterprise hub, and this would have characteristics of office (B1) and non-residential institution (D1). The applicant has indicated that this would be subject to a reduced rent to encourage small businesses, and would also be available to local community groups. Support for this comes from policy CP7 specifically concerning the Wembley Growth Area, and seeks new cultural and creative industries and the generation of new jobs. Policy CP23 encourages the provision of new multi-functional community facilities. Policy WEM29 supports provision of social infrastructure that is accessible to all sections of the community and is accessible via a number of transportation means. Policy WEM9 of the Wembley AAP encourages provision of new office space, and policy WEM10 is specific to low cost start up space, noting that it should be sought in Strategic Industrial Locations (SIL) and as part of major mixed-use developments (although neither is the case in this instance).
3. It is important to recognise that these policies are generally seeking to deliver much greater areas of floorspace than is proposed in this instance. However, it appears reasonable to consider that the proposal would make a contribution to their aims, albeit in a smaller way than would be the case with a major planning application. The space would allow for a variety of uses and users, in a location which is served by a number of buses and with Wembley Central Station only a short walk (the PTAL is 5 indicating good public transport). A particular benefit would be the low cost of the space for future occupiers. The supporting text to policy WEM8 notes that there are a limited number of sites which offer this, and there are a number of small businesses who may only be seeking small spaces on a temporary basis who could potentially benefit from this space. The addition of toilet facilities would be of benefit not just to the uses proposed, but also to operation of the library itself to supplement the existing facilities.
4. The café space is also considered to be a town centre use, and so the references above to policies CP1 and CP16 and the focussing of growth within Wembley Growth Area and Town Centre are both relevant. The specific impacts of this floorspace are considered below within the *Neighbouring amenity* section.
5. The proposal would also result in the creation of an additional courtyard, which is proposed to include a performance space measuring 163sqm as part of an extension to the existing public realm. The applicant has advised that this would be used for people to gather, for some library activities, performance, and market space. The café could also potentially place seating there. The specific impacts of this on neighbours are assessed below, but similar to above the principle of this is considered acceptable. Within policy there is support for activities which would enhance the use of existing community facilities and promoting commercial activities, and by being within a town centre where public transport is easily accessible, the location is considered suitable for this.
6. There is also support for new open space (for example policy WEM34 of the Wembley AAP), and the courtyard space is considered to be just that, albeit relatively small. Whilst it is acknowledged that this would be a managed space where not all activities could take place, it would nevertheless make a contribution to the aim of delivering additional open space.
7. Overall, the proposal would result in the addition of uses and space which are considered to be appropriate within the town centre.

Design

8. Policy 7.6 of the London Plan seeks high quality design. Policies within the Local Development Framework (CP5, CP7 and WEM1, and WEM8) reflect this, and require that the specific context be considered. The existing library building is not a listed building, nor is it within a conservation area.

9. In addition to the direct benefits of the additional floorspace, the proposal is put forward as a means of increasing the visual appeal of the library by making the entrance more obvious and improving the frontage. The existing building is neutral in terms of its design quality, but the existing car parking area and hardstanding is not considered attractive.
10. The proposal would result in two modular units being added. They would not be joined to the existing building, but would be sited very close so that when viewed they would read as extensions. As noted above they would be single storey, but each would have a taller element nearest the street which would be equivalent to approximately 1.5 storeys. The buildings nearby exhibit variation, with those on Coronet Parade having three storeys and a flat roof, and the residential units immediately opposite and to the south having two storeys with a pitched roof. Elsewhere there are buildings of different ages and styles and so there is not a uniform design, which needs to be followed. The proposed modular units would be lower than the highest point of the existing building, and also lower than most nearby. They would have flat roofs, which is the same as the neighbouring site but different to most nearby. This height, coupled with their relatively narrow width, would ensure that their bulk and mass is not excessive when compared to the existing building. The modular units would be clad in vertical timber boards, which is expected to weather to a grey colour. Although this is a different material than is found in the immediate vicinity, timber is not an unusual material to use and there are examples of it elsewhere in Ealing Road. There is not complete uniformity in the materials used in nearby buildings, and as the library building differs from the others in design and use, it is considered acceptable to use timber. It is important, however, that the materials are maintained over time to ensure that their appearance is maintained as high quality.
11. The front building line is proposed to be altered. The existing library building is considerably set back from the front of the site. The proposal is to bring this forward, with the unit containing the B1/D1 use corresponding with Coronet Parade, and there would be a gate between it and Coronet Parade, to further reinforce the building line. The gate would allow the library to control access to the rear of the site, and is replicating the existing gate, albeit in a different position. The other unit would project forward of this into the enlarged public realm. Much of Ealing Road does have a uniform frontage created by commercial buildings being constructed to the back of the pavement, and residential properties having a small set back behind a front wall or gate. The library currently deviates from this, and the café unit would project forward of Coronet Place. However, it would still remain well set back from the (partly redefined) pavement edge, and overall reflects more closely the predominant frontage than is currently the case. The creation of the courtyard space also weighs in favour of the proposal, by providing a positive feature within the streetscene.
12. The proposal includes alterations to the façade of the existing library, and the intention is for its appearance to match the modular units so that the existing and proposed elements become more unified. The modular units would have glazing where they face Ealing Road, to create a 'shop front' and express the activity within. The existing windows and entrance to the library are not considered special enough to resist changes to it. Overall, the impact would be positive.
13. The courtyard space would be constructed of clay pavers, with the footway to the entrance being paved with a granite sett, and both are considered to be high quality, and would compliment the buildings themselves. The new pavement area would need to match the adjacent pavement as it would be a continuation of the public highway. There is no objection to the introduction of a new bench, or cycle stands: they are typical features on the public highway, and would be replacing what is currently on site.
14. Overall, the proposal is considered acceptable in design terms.

Neighbouring amenity

15. Policy DMP1 requires that neighbouring amenity is considered, and that there would be no

significant detrimental impact on neighbouring properties. The modular building containing the B1/D1 space would sit against the flank wall of Coronet Parade, the upper floors of which contain residential accommodation. There are no windows in this elevation so the proposal could not impact on the daylight and sunlight received by these residents, whose outlooks are to the front on to Ealing Road and to the rear, which is characterised by gardens and parking areas. The proposal would not alter this. There are existing windows facing on to this area, including two ground floor windows which look straight on to the space. The area of hardstanding to the rear would be reinstated for disabled car parking, but this in itself does not require planning permission and could occur now anyway. Refuse storage is currently to the side of the property and this would continue, with adequate space for existing and proposed usage. The presence of a gate would ensure that the side and rear of the building can be managed and reduce the opportunities for anti-social behaviour to take place. Lighting from inside the B1/D1 unit (and the A3 unit) would be directed towards Ealing Road and into the courtyard rather than towards residential properties, so preventing nuisance.

16. The building immediately to the south of the site on Ealing Road is not in residential use. It is also set in from the site boundary, where there is tree and shrub cover. This would ensure that the cafe building would not impact on it in terms of daylight, sunlight, or overlooking. There would be a small fence erected between the south western corner of the building and the site boundary to reduce the chances of anti social behaviour taking place in a corner which would otherwise be open to people to conceal themselves within this gap. The toilet proposed would be locked when the library is closed to ensure that it does not suffer from vandalism or misuse, and a condition would ensure that this is managed appropriately.
17. The proposed café use has potential to generate odour from food preparation, although given its relatively small size the potential is less than for many A3 uses. To address this a condition is proposed which would require that full details of ventilation and odour control equipment is submitted for approval prior to the use commencing.
18. Noise and disturbance is an issue raised by objectors. It is suggested that details of sound insulation for the modular units are submitted for approval. This would ensure that the noise resulting from the activities inside would not be unacceptable. The courtyard has more potential to cause noise, albeit that some noise would be contained by the buildings on 3 sides of it. Currently, people congregate outside the library and on the public highway where there is an existing bench, and there is little to prevent them from doing so. An objection notes that people also make noise at the side and rear of the property, and as noted above the provision of the replacement gate (and a programme to manage it) could assist with this. There is currently access from the existing library building, and there is a reluctance to completely restrict this as it is an attractive area where people could sit. Also, it is understood that the doors cannot be locked as they are fire escapes. This is also an existing arrangement, with the proposals focussed on the front of the site. Therefore, it is not considered that there would be a greater or lesser impact on the rear than is currently the case, and it is a management issue for the library.
19. The proposal seeks to encourage people to use the library, so logically the numbers would increase. However, it is not expected that they would increase so dramatically that a disturbance would result in this town centre location. There are no fixed seats proposed in the space itself to make it easy for people to loiter and engage in crime or anti-social behaviour, and the weather is likely to limit the times when people would wish to spend time there. There is potential for seating to be placed in the courtyard to serve the café unit. This would be managed, but a condition is suggested requesting a management plan which would need to specify hours of operation. There would be a replacement bench provided on the public highway, but this is typical of what is found on the public highway. It is proposed for the courtyard to be used as a market, and the applicant has suggested that this would be weekly, with up to 30 stalls.
20. There is sympathy with objectors who have experienced anti-social behaviour taking place on

the public highway. Whilst this is a material consideration, it is considered that this is more due to the actions of individuals rather than being inherent to the library. The opportunity to require submission of a management plan should assist for the performance space, but ultimately acts of criminal behaviour are matters for the police. Rubbish would be collected by the Council's contractor, and a replacement bin is planned to reduce the changes of litter.

21. However, it is accepted that having commercial activities and performances within this space should be subject to some controls. It is suggested that a condition is imposed requiring further details of the operation of the space, and how it would be managed to prevent disturbance. The condition would require more details of exactly how it would be used (including layouts of market stalls, type and frequency of particular events, and measures to ensure that the library would remain accessible). The courtyard is not intended to be closed off, and would remain accessible at all hours. However, it is suggested that the hours when performances, the market and other activities could take place are restricted by condition. With these conditions in place, it is expected that the impact on neighbours would be acceptable. The proximity to existing residents and commercial uses is such that it is not expected that they would be subject to excessive noise or disturbance.
22. As noted above conditions were suggested by the Environmental Health department regarding construction noise and dust, and air quality. Any development has the potential to create some disturbance. However, the modular units would be lifted in by crane rather than constructed completely on site, with only some internal fit out and external detailing completed on site. Therefore, the particular construction impacts would be less than is usual for construction, and so such a condition is not suggested to be imposed. Similarly, with the details of any ventilation or odour equipment to be provided, the proposal is not expected to worsen air quality.
23. With the imposition of conditions the proposed impact on neighbouring properties would be acceptable.

Highways and transportation

24. No objections have been raised by the Transportation Department. The proposal would have impacts on the public realm. It is proposed that one of the modular buildings would be sited on what is now pavement. Also, the layout of the existing access road to the library and Coronet Parade would be moved to the north so creating additional public realm in front of the library.
25. Objections received have highlighted the loss of the existing parking spaces on site, as well as those on-street spaces which would be impacted on by the change in road layout. There are currently 8 spaces shown on site, one of which is for disabled users. However, the disabled space could not be occupied without preventing use of one of the spaces, and creating significant difficulties in using another. If all are occupied then it is not possible for vehicles to access the rear of the site. Therefore, in practice the site contains 6 usable spaces, and to also allow access to the rear only 5 could be accommodated. Nine on-street spaces would be removed by the proposal, of which 2 are for disabled users. This equates to the loss of 15 spaces in absolute terms but only 13 in practical terms.
26. The proposal would see 2 disabled spaces reinstated to the rear of the site, and the Transportation team has indicated that there is potential for on-street spaces to be re-provided on Ealing Road. This would be either 2 disabled spaces and one non-disabled space, or 4 non-disabled spaces. The preference would be for the additional disabled spaces, and this would reduce the overall loss from 15/13 to 12/10.
27. Over and above the disabled spaces there is no specific requirement for staff parking at the site, and so it becomes an issue of the overall provision within the area. The existing spaces in front of the library are intended to be used by library users only, although it is understood that this is often not the case. As noted above, the site and wider town centre has good public transport accessibility, and so many visitors would be expected to use public transport. Notwithstanding this, there are pay and display spaces nearby which visitors to the area could

use. The site is also within a Controlled Parking Zone (CPZ), which assists in managing parking in the area. Whilst there are many instances where the loss of this number of parking spaces would be problematic, it is not considered that in this instance it would be.

28. Servicing would be required for the new uses proposed, although there are no specific requirements for servicing a library. A transit van is likely to be sufficient for both, and access to the rear would be possible, and on exiting vehicles would continue to be subject to the one way system for the servicing road. The location of the bin storage would remain unchanged, and is within a suitable distance to allow for waste to be collected. There is sufficient bin storage space for the library and the proposed uses. A condition is suggested to ensure that the area is specifically marked out for waste, so ensuring that the access is not impeded for vehicles needing to access the rear.
29. The proposal would result in an additional 2 Sheffield cycling stands, so increasing the capacity from 6 to 10 (based on two cycles being able to use each stand). This is supported. This would accord with policy 6.9 of the London Plan which seeks to encourage cycling.
30. The most significant change would be the changed layout for the access road, with the increased area of public realm. This would involve the stopping up of the part of the highway to be removed, via the Town and Country Planning Act. This will need to be formally agreed between the applicant and the Local Highway Authority. However, there is no objection to the principle of it, and it would result in an increased area of public realm, which would be higher quality than what is there now. This would accord with policies 6.10 and 7.5 of the London Plan and policy WEM3 of the Wembley AAP. Pedestrians would benefit from this alteration.

Trees, landscaping and public realm

31. There are a number of mature trees to the rear of the site, but as noted above there is no operational development to the rear which would impact on them. To the front there are trees within the property immediately to the south, and the café unit would be in quite close proximity to them. The applicant submitted an arboricultural report, and no objections have been raised in regard to this by the tree officer. There is already hardstanding on the application site and to the south, and the modular nature of the construction means that foundations are different to a more traditional construction. However, in order to ensure that the impact of the development is acceptable during and post construction it is suggested that conditions be imposed. These would cover details of excavation, ground protection and details of the foundation design. This would require a permeable cellular confinement system beneath the proposed resurfacing in proximity to the root protection areas of the nearby trees. With these details provided by condition, the proposal is considered acceptable in this regard.

Socio-economic and community effects

32. The land use section provides details on the additional floorspace. Whilst not directly altering the quantum of library floorspace the proposal is expected to make it more attractive and so reflects the aims of policy CP23, which seeks to enhance existing community facilities. There would be some loss of light to the library building itself due to existing windows being removed where the existing building meets the modular units, but the library would still be able to function well. The external alterations would not directly allow for more activities to take place inside, but a more attractive facility is expected to make the library more viable going forward.

Community Infrastructure Levy

33. The threshold for payment under the Community Infrastructure Levy (CIL) is 100sqm. The proposal falls below this, and so is not liable.

Other issues

34. There would be level access to the modular units, and the existing level access to the library would remain. Although there is no service hatch to the café unit, having this suitable access would allow for those with mobility issues to access the buildings. The site is not within an area

which is known to flood. The proposal would make some positive impact on the thermal performance of the existing library building, so reflecting the aims and objectives of energy saving.

35. Finally, there is a Wildlife Corridor to the rear of the site. The proposal would have a neutral impact on it: it would not directly alter the rear of the site, and the reintroduction of disabled parking is something that could occur anyway, without the need for planning permission. To the front there is already hardstanding to the front, and so the proposal would not result in the loss of green space.

Conclusion

36. The proposal to provide additional floorspace and open space on the site is supported, and would contribute to the vitality and viability of the Wembley Town Centre, as well as the aims and objectives of the Wembley Growth Area. The modular buildings would not dominate the existing building, and although the café unit would extend beyond the building line of Coronet Parade there is not complete uniformity nearby and it does assist with the creation of the courtyard space. The external alterations to the existing library would result in a more uniform appearance. The impact on neighbours would be acceptable with the imposition of conditions, in particular those which would manage the use of the courtyard space and make sure that details of ventilation and extraction for the café use is provided.
37. The proposal would alter the transport arrangements, with the access road moved further north, and existing parking removed from the library frontage and on-street. However, there is considered to be justification for this, given the particular set of circumstances at the site. Cycling would be improved and there would be a greater area of public realm for pedestrians.
38. However, the most positive aspect of the proposal is the potential for the existing library to be more attractive to all members of the local community, and this weighs heavily in its favour.

SUSTAINABILITY ASSESSMENT

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: 16/4257

To: Mr Smith
Mark Projects Ltd.
Unit G04
Regents Studio
Thane Villas
London
N77PH

I refer to your application dated 30/09/2016 proposing the following:
Landscaping to library forecourt with addition of café (A3) and community and enterprise hub (B1/D1) modular units. Alteration to existing public highway including provision of additional footway, stopping up of part footway, and alteration to existing highway access. Replacement of windows and doors in library street facade. Gate to frontage.
and accompanied by plans or documents listed here:
See condition 2.
at Ealing Road Library, Ealing Road, Wembley, HA0 4BA

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:

A handwritten signature in black ink that reads "Alice Lester".

Alice Lester
Head of Planning, Transport and Licensing

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:-
National Planning Policy Framework
Brent LDF Core Strategy 2010
Brent Development Management Policies 2016

- 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):

056_000; 056_001 Rev 02; 056_002 Rev 02; 056_003 Rev 02; 056_004 Rev 02; 056_005 Rev 02; 056_006 Rev 02; 056_007 Rev 02; 056_008 Rev 02; 056_009 Rev 02; 056_010 Rev 02; 056_011 Rev 02; 056_012 Rev 02; 056_013 Rev 02; 056_014 Rev 02; 056_015 Rev 02; 056_101 Rev 03; 056_102 Rev 03; 056_103 Rev 03; 056_104 Rev 03; 056_105 Rev 03; 056_106 Rev 03; 056_107 Rev 03; 056_108 Rev 03; 056_109 Rev 03; 056_110 Rev 03; 056_111 Rev 03; 056_112 Rev 03; 056_113 Rev 03; 056_114 Rev 03; 056_115 Rev 03; 056_116 Rev 03; 056_117 Rev 01. Design and Access Statement - Draft E (27 September 2016); Pre-Development Arboricultural Survey and Impact Assessment - RT-MME-123559 (September 2016).

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

- 3 All new external work shall be carried out in materials as indicated within the Design and Access Statement - Draft E (27 September 2016), and maintained as such thereafter unless the prior written consent of the Local Planning Authority is obtained.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- 4 The two disabled parking bays to the rear of the property shown on approved drawing 056_103 Rev03 shall be provided prior to the occupation of the Cafe unit (A3) or the Community and Enterprise Hub (B1/D1), whichever is the earliest, and maintained as such thereafter unless the prior written consent of the Local Planning Authority is obtained.

Reason: To ensure that sufficient provision for disabled parking is provided at the site.

- 5 The cycle parking shown on approved drawing 056_103 Rev03 shall be provided prior to the occupation of the Cafe unit (A3) or the Community and Enterprise Hub (B1/D1), whichever is the earliest, and maintained as such thereafter.

Reason: To ensure that sufficient cycling provision is provided at the site.

- 6 Details of how the gate hereby approved, shown on approved drawing 056_103 Rev03, shall be managed to control access to the side and rear of the property shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to occupation of the Cafe unit (A3) or the Community and Enterprise Hub (B1/D1), whichever is the earliest, and maintained as such thereafter unless the prior written consent of the Local Planning Authority is

obtained.

Reason: To ensure that there is sufficient control over access to the rear, to protect the amenity of neighbouring residents.

- 7 Details of how access to the WC approved as part of the modular unit containing the Café unit (A3), shown on approved drawing 056_103 Rev03, shall be managed to control access during and outside of library opening hours shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to its use commencing, and maintained as such thereafter unless the prior written consent of the Local Planning Authority is obtained.

Reason: To ensure that there is sufficient control over access, to protect the amenity of neighbouring residents, and to reduce opportunities for anti-social behaviour.

- 8 A Management Plan detailing the use of the performance area, as shown on approved drawing 056_103 Rev03, shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to use of the space. This should describe the various uses of the space, with details including layouts of market stalls, type and frequency of particular events, and measures to ensure that the library would remain accessible at all times. It should also hours of use, and details of noise generation, and suitable mitigation.

Reason: To protect the amenity of neighbouring residents and to ensure the continued operation of the library.

- 9 A scheme of sound insulation measures shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to occupation of the Cafe unit (A3) or the Community and Enterprise Hub (B1/D1), whichever is the earliest, and maintained as such thereafter unless the prior written consent of the Local Planning Authority is obtained.

The insulation shall be designed so that noise from the units shall be at least 10 dB(A) below the measured background noise level at the nearest noise sensitive premises.

Reason: To protect the amenity of neighbouring residents.

- 10 Details of the extract ventilation system and odour control equipment for the Cafe unit (A3) shall be submitted to and approved in writing by the Local Planning Authority. The approved equipment shall be installed prior to the occupation of the unit and be operated during the operating hours of the A3 use and maintained in accordance with the manufacturer's instructions.

Reason: To protect the amenity of neighbouring residents.

- 11 Details of adequate arrangements for the storage and disposal of refuse, inside and outside the premises, and including an adequately sized area marked out to the side of the building, shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to occupation of the Cafe unit (A3) or the Community and Enterprise Hub (B1/D1), whichever is the earliest, and maintained as such thereafter unless the prior written consent of the Local Planning Authority is obtained.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

- 12 Prior to the commencement of development an arboricultural method statement shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of tree protection to T1 and T2 (as identified within the Pre-Development Arboricultural Survey and Impact Assessment)), excavation, ground protection and foundation design . The details shall be fully implemented prior to works commencing on the cafe unit.

Reason: To ensure that the existing trees are suitably protected.

INFORMATIVES

- 1 The applicant is reminded of the need to fully stop up the area of highway on which the café is proposed to sit through Section 247 of the Town & Country Planning Act 1990 and to extinguish vehicular rights along the existing length of service road fronting the site under Section 249 of the Town & Country Planning Act 1990.

Any person wishing to inspect the above papers should contact Chris Heather, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5353