

**Committee Report**  
**Planning Committee on 12 May, 2011**

**Item No.** 17  
**Case No.** 11/0568

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**RECEIVED:** 4 March, 2011

**WARD:** Sudbury

**PLANNING AREA:** Wembley Consultative Forum

**LOCATION:** 856-858 Harrow Road, Wembley, HA0 2PX

**PROPOSAL:** Retrospective change of use of 2 dwellinghouses (Use Class C3) to place of worship/ community centre (Use Class D1) and ancillary residential use, with the erection of single-storey rear extensions, and erection of outbuilding in rear garden with alterations to the site to regularise the development by:

- removing the rear "store" adjoining the eastern boundary
- removing the parapet walls on top of the rear extensions
- reducing the height of the single storey rear extension to a flat roof with a maximum height of 3m
- removing the middle section of the pitched roof on the detached library building, so that it appears as two buildings
- introducing planting to both sides, front and rear of the outbuilding
- introducing enhanced soft landscaping to the front garden
- introducing secure cycle parking on site
- installation of 6 brick piers within front garden along highway edge

**APPLICANT:** Babul Murad Centre

**CONTACT:** Prestige Homes Ltd

**PLAN NO'S:**  
Please refer to condition 2

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**RECOMMENDATION**

Grant consent

**EXISTING**

The site is a pair of two-storey semi-detached houses located on the Harrow Road close to Butler's Green. The neighbouring properties on either side are residential dwellinghouses. The site is not located within a Conservation Area and neither of the buildings are listed. This part of Harrow Road is designated as a Local Distributor Road. The dwellings have been converted to a place of worship/ community centre without planning permission. The applicants applied retrospectively to continue the use in 2007 and 2008. Planning permission was eventually granted on 19/03/08 for the use to be continued and for the erection of extensions and a large outbuilding to provide a library. Unfortunately the extensions and outbuilding that have been constructed significantly exceed what was granted permission.

**PROPOSAL**

Retrospective change of use of 2 dwellinghouses (Use Class C3) to place of worship/ community centre (Use Class D1) and ancillary residential use, with the erection of single-storey rear extensions, and erection of outbuilding in rear garden with alterations to the site to regularise the development by:

- removing the rear "store" adjoining the eastern boundary
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## **HISTORY**

### **19/03/08 – 08/1847 – approved subject to conditions**

Retention of change of use to place of worship, community centre (Use Class D1) and ancillary residential use, erection of single-storey rear extension, rear dormer windows and erection of outbuilding in rear garden (as amended and supplemented by Calendar 2008, Design and Access Statement and Travel Plan dated December 2008, and e-mail of 27/11/2008)

### **10/04/08 - 07/2378 – Refused**

Retention of change of use to Islamic and community centre (use class D1) and erection of single storey rear extension, rear dormer window and erection of outbuilding in rear garden

This application was refused at Planning Committee on 09/04/08 for the following reasons:

*1. The proposed change of use of two dwellinghouses into a mosque and community centre and associated extensions and outbuilding, by reason of their close proximity to neighbouring residential dwellings, the lack of an adequate transport management strategy and on-site parking, will have a detrimental impact on the amenities of the neighbouring residents and would give rise to additional parking and congestion on the adjoining highway, prejudicial to the free flow of traffic and to vehicular and pedestrian safety, and contrary to the provisions of policies TRN3, TRN20, TRN 22, CF2, CF4 and CF14 of Brent's Unitary Development Plan 2004.*

*2. The proposed change of use would result in the loss of 2 permanent/potential large family dwellinghouses, for which there is an identified need within the Borough, and as such, the proposal would be contrary to the Council's policy H8 in the adopted Unitary Development Plan 2004.*

*3. The proposed single-storey rear extension, by reason of its excessive depth, would represent a harmful addition to the original dwellings, out of keeping with the character of the existing dwellinghouses by adding significant bulk, and would result in an unduly detrimental impact on the residential amenities of the neighbouring property at No. 854 Harrow Road with regard to outlook and the availability of daylight. This is contrary to policies BE2 and BE9 of Brent's UDP 2004 and Supplementary Planning Guidance 5: "Altering and Extending your Home".*

*4. The proposed dormer window, by reason of its design and size, would add significant bulk to the already extended roof plane, to the detriment of the character of the dwellinghouse, contrary to policies BE2 and BE9 of Brent's Unitary Development Plan 2004 and Supplementary Planning Guidance No. 5.*

*5. The proposed outbuilding in the rear garden area, by reason of its size, design and siting in close proximity to the side and rear boundaries of the property, represents a substantial building that is out of keeping with the character of the area and that also results in the loss of established*

*landscaping to the detriment of the visual amenities of neighbouring occupiers, contrary to policies BE2 and BE9 of the Unitary Development Plan 2004.*

*6. The design of the front garden does not provide a reasonable balance between soft and hard landscaping and as such, is considered to present a significant detriment to the visual amenities of the locality, contrary to policy BE7 of the London Borough of Brent Adopted Unitary Development Plan 2004, and advice contained within Supplementary Planning Guidance 5: "Altering and Extending Your Home".*

**E/05/0266.** Enforcement Investigation opened in relation to the material change of use of dwellinghouses into religious community centre/ place of worship.

No. 856:

**11/12/2006 - 06/2415 - Granted**

Full planning permission sought for the erection of flat roofed single storey side and rear extension, conversion of an existing side garage into habitable room with a window and pitched roof and alterations to the front garden to provide part soft landscaped and part hardstanding area to provide 2 off-street car parking spaces (as amended by revised plans received on 08/12/2006).

## **POLICY CONSIDERATIONS**

### **Brent's Unitary Development Plan**

BE2 – Townscape: Local Context & Character

BE7 – Public Realm: Streetscape

BE9 – Architectural Quality

TRN3 – Environmental Impact of Traffic

TRN11 – The London Cycle Network

TRN20 – London Distributor Roads

TRN22 – Parking Standards Non-residential Developments

TRN34 – Servicing in New Development

TRN35 – Transport Access for disabled people and others with mobility difficulties

CF2 – Location of Small Scale community facilities

CF4 – Community Facilities capable of holding a Function

CF14 – Places of Worship

### **Brent's Core Strategy 2010**

CP16 - Town Centres and the sequential approach to development

CP17 – Protecting and Enhancing Suburban Brent

CP21 – A balanced housing stock

CP23 – Protection of existing and provision of new community and cultural facilities

## **SUSTAINABILITY ASSESSMENT**

n/a

## **CONSULTATION**

19 Neighbouring properties and ward councillors consulted along with the Council's Environmental Health and Transportation Units.

No comments received from third parties

**Environmental Health** – does not object to the application subject to conditions relating to the use of music/ amplified sound, and extraction/ air conditioning units, to ensure that noise levels are acceptable at the nearest noise sensitive premises. General construction hours should also be limited. Hours of operation should be specified, and a method of ensuring the noise mitigation measures are adopted by the centre

### **Transportation –**

- Require conditions for the proposed carriageway layout, a disabled parking space and the requisite number of secure cycle parking stands.
- A well-documented Travel Plan is required for the occupants, staff and visitors of the centre and should be submitted and implemented promoting non-car usage.

### **REMARKS**

This application seeks to regularise works that were undertaken that exceed those approved by Committee in 2008. This application therefore is to consider whether the proposed changes to these unauthorised structures are acceptable. Since 2008 the Core Strategy 2010 has been adopted, and some of Brent's Unitary Development Plan policies have been deleted. The impact of these local policy changes will also be addressed.

The principal considerations are:

- Loss of 2 large family dwellinghouses
- Change of use to religious and community centre (use class D1) in a residential area outside of a Town Centre
- Parking provision and impact of proposed use on local highways and streetscene
- Impact of extensions – as built and as revised - on the residential amenity of neighbouring occupiers.
- Impact of extensions on the character of the original property and local area

### **Relevant history**

Following a refusal in 2007 the applicants worked with Officers in order to address outstanding planning concerns. This was followed in 2008 by a further application 08/1847. Officers sought to resist the revised application for the following reasons. Although the amendments to some extent overcame the visual impacts of the proposed extensions and outbuildings, the fact remained that the proposed alterations to what were originally dwellinghouses, were considered to potentially lead to the future intensification of the religious and community use of the site, resulting in an unacceptable impact on residential amenity, local on-street parking conditions and on the free flow of traffic in the area. This was considered contrary to policies EP2, H22, CF2, CF4 and CF14, TRN3, TRN4 TRN20, TRN22 and TRN34 of Brent's adopted Unitary Development Plan 2004.

In addition the proposal resulted in the loss of 2 large family dwellinghouses, for which there is an identified need within the Borough, and as such the proposal was considered contrary Policy H8 within the Council's adopted Unitary Development Plan. The residential setting of the proposed place of worship and community centre outside of a designated town or local centre is contrary to local planning policies, notably Policies CF2 and CF4, which direct this type of use to more central areas with better transport links. The site is only considered moderately accessible with PTAL3. The applicants have submitted a Travel Plan that seeks to discourage the use of private motor vehicles by visitors to the site, and establishes a monitoring system. However there were no penalty clauses should the desired reduction in vehicle use not occur and in any case the number of vehicle movements generated by the place of worship/ community centre was expected to be significantly higher than generated by the two private dwellinghouses that existed prior to the unauthorised change of use. It was therefore considered that local highway conditions were likely to be detrimentally affected by the change of use.

Nevertheless Members resolved at planning committee to grant consent for the community centre/ place of worship. Therefore planning permission 08/1847 was granted on 19/03/08 subject to conditions. The centre is known as the Babul Murad Centre.

The applicants built single storey rear extensions to the converted houses to a depth and height greater than approved. The outbuilding, for use as a library was also built higher and larger than approved. Some attempts were made to discharge the relevant planning conditions, but none were completely satisfied. Officers have worked with the applicants to resolve the outstanding matters, but despite assurances being made, limited progress has been made to date. The Council has

reviewed its enforcement options in respect of the site, but before a formal enforcement notice was issued, the applicants appointed a new agent who submitted the current application to regularise the site.

### **Principle of change of use**

#### ***Loss of Housing***

The proposal results in the loss of 2 houses. Policy H8 of the Unitary Development Plan 2004 that resisted the loss of dwellinghouses is deleted and has now been replaced by new policy CP21 of the Core Strategy 2010 that requires a balanced housing stock to be maintained in the Borough. Nevertheless Planning Committee has already considered the principle of the loss of 2 residential dwellinghouses and in this particular case considered the loss acceptable. Members have indicated that subject to conditions the use of the site for a community centre and place of worship is acceptable.

The applicants have indicated that they are exploring options of widening their site ownership including buying up adjoining houses, and in the future submitting a comprehensive redevelopment including an entirely new building on the enlarged site. Whilst this is not currently a formal application, Officers would like to bring this to the attention of Members. It should be noted by the applicants that the further loss of family housing, (for which there is a need in the Borough,) would not be acceptable, and would be resisted in this location.

#### ***Impact on neighbouring amenities***

The 2008 planning permission included a condition requiring the submission and approval of a noise mitigation strategy. This restricted the use of amplified sounds/public-address systems inside and outside of the building and required details of the proposed system for ventilating the premises. This was considered necessary in order to comply with policies EP2 and H22 of Brent's Unitary Development Plan. The same Noise Mitigation Strategy has been submitted as part of this application. The Council's Environmental Health officers have considered this and find that the suggestions are satisfactory, namely:

- No amplified sound or speech shall be played outside the premises
- The public address systems shall be used to amplify speech only, and no amplified music shall be played within the premises
- External doors and windows must be kept shut when the public address systems are in use
- External plant shall not be operated outside the hours of 09.00-22.30

The applicants have agreed to operate within these limits for the life time of the use unless the Council agree otherwise (see Condition 10). Following a previous committee resolution the maximum number of people permitted in the Centre at any one time is 100 to ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties (see Condition 11).

The uses of all the rooms within the Centre have not been specified. This will be required, and an update will be provided in the supplementary. In addition the applicants have been asked to confirm who will use the living accommodation within the Centre.

#### ***Impact on the local highway network***

The Council's Transportation Unit require the traffic management measures proposed to be set out within a suitably detailed Travel Plan, particularly given the sensitive residential setting of the site and the need to accurately assess the highway impact of the proposed use.

The previously approved Travel Plan, which was an approved document of the 2008 planning permission (08/1847), has been re submitted. This was drawn up in conjunction with the Council's Transport Planner, based upon the people using the Centre at that time and what was expected in the future.

The submitted Travel Plan includes off-site parking at the nearby Sudbury Primary School site and the St Andrews Church Site. These sites will be required for any event when there are more than 40 worshipers attending an event organised by the Babul Murad Centre. The Travel Plan also considers other alternatives should these sites be no-longer available in the future. Visitors to the Centre will be informed of alternative transport options other than arriving at the site by car. This information (including area maps, information and timetables of the public transport services and cycle routes in the local area, and the London Liftshare internet car-sharing scheme,) will be provided at the Centre itself, on its literature, and on the associated Islamic website. The applicants agreed to undertake an I-Trace compliant Travel Survey of the site and submit this data to the prior to January 2009. No data has been submitted to date.

The applicants have confirmed that they will provide a revised Travel Plan that incorporates the findings of an I-Trace survey of the current users of the Babul Murad Centre. It should be remembered that even if an adequate Travel Plan is submitted, this will only reduce the impact of the proposed use on the local highway network: the effects of the use will still occur (see Condition 3).

The proposed amendments to the front of the site has one disabled parking space, an in and out drive way to allow dropping off and picking up and a dedicated cycle parking area for up to 16 bikes.

### **Principle of rear extensions** ***Single storey rear extensions***

The extension to the rear of the building is in places significantly deeper and higher than what was granted planning permission in 2008. The approved extension had a staggered rear build-line which at its deepest projected 7.44 metres from the original rear wall of the building and 4 metres at its shallowest. This extremely deep extension was considered acceptable given the context of what was around it. The neighbouring property at 860 Harrow Road has a large extension while the deeper element of the extension was set far enough from the boundary with the other neighbour at 845 for it not be a problem.

Unfortunately the extension as built projects more than half a metre further into the rear garden than was approved at its deepest point and also extends at this depth across the full width of the building right up to the boundary with 854 Harrow Road. So in relation to the neighboring house at 854 it projects 8 metres further than that properties own rear wall.

As built, a parapet wall has been constructed on both sides of the extension. The total height of the extension on the western boundary when measured from the neighbouring garden level at 860 Harrow Road (which is slightly lower than the application sites level) and including the parapet wall is 3.7m. On the eastern boundary with 854 Harrow Road the extension with parapet has a total height of 3.65m. However only a 2.5m flat roof was previously approved. Even if the parapet is removed the remaining extension would still have a height of up to 3.4 metres, significantly higher than the 2.5m previously approved.

The changes between the extensions as built and the approved drawings are considered harmful to the character of the area, and to the amenities of neighbours. Following discussions between Officers and applicants the applicants have agreed:

1. The parapet walls on both sides of the rear extension will be entirely removed
2. The height of the rear extensions should be reduced down to as close to 3m high as possible and the roof should be flat.
3. The hedge between 854 Harrow Road and the extensions will be planted in accordance with a submitted plan within 3 months of the decision notice and thereafter maintained.

### **Rear dormer windows**

Application 08/18472 approved two separate modest dormers measuring 2m wide by 1.5m high set centrally within the respective roof-planes. The dormers are largely glazed, with a fenestration style that matches that of the original property. This complies with guidelines within SPG5 and Policies BE2 and BE9. Only one rear dormer has been built, much smaller than the ones originally approved. This smaller dormer is considered to comply with SPG5 guidelines and is therefore considered acceptable.

### **Outbuilding**

The outbuilding (library, computer room, study and storage) has not been constructed in accordance with the approved details. The approved building had an eaves height of 2.6m, but has been constructed with eaves 3m high. The overall building height was approved with a pitch of 3.7m, but has been built 3.9m high. This does not take account that the outbuilding is set on a 0.30m concrete plinth when the site's ground-level at this point is already 0.50m higher than the existing ground level of the neighbouring property at 852 Harrow Road and approximately 0.65m higher than properties to the rear fronting Homefield Road. This increase in height increases the outbuilding's height and visual massing and resultant impact on the amenities of neighbouring occupiers.

The outbuilding has been constructed with a roof design that does not reflect the approved roof shape. During the course of the application 08/1847, the design of the outbuilding was amended so that there was a flat roof connecting two pitched roof elements. This was to reduce the building's massing so that it appeared like 2 separate buildings. A narrow indentation has been made to the roof, but the flat section is lacking, and the indentation is only 0.5m wide (the flat section approved under 08/1847 was 1.5m wide.) Furthermore, the approved plan set in the front build-line of the outbuilding, with a 1m deep and 1.5m wide section in line with the flat roof section. This has not been undertaken. This means that the building appears as one, huge structure rather than 2 outbuildings.

The proposed porch position has been altered from the position approved and the windows, (fenestration) design has been altered without the Local Planning Authority's prior approval. There are air conditioning units installed around the building, which have not been approved.

The changes between the building as built and the approved drawings are considered harmful to the character of the area. Following discussions with officers, the applicants have agreed:

4. In order to mitigate against the impact of the enlarged building soft landscaping is considered necessary. The application originally approved hedging to both the sides and rear of the building. Officers consider that since the building has not been built in accordance with the approved details that as well as providing the planting originally agreed to the rear and both side boundaries it is now also important that new shrubs and/ or a hedge be planted in front of the building. This should be shown on a submitted drawing and planted as proposed within 3 months of the decision notice and thereafter maintained, (following the removal of the existing concrete.)
5. The middle section of the pitched roof on the detached library building is to be removed, and replaced with a flat section of roof, so that it appears as two buildings

### **Rear shed**

A large shed has been built behind the Babul Murad Centre building in the recess (towards the eastern boundary fence adjoining the boundary to 854 Harrow Road.) This area was deliberately left clear from structures/ extensions in order to comply with planning policy. The shed has been erected without the benefit of planning permission and is considered unacceptable as it relates poorly to habitable rooms and the garden of the adjoining house. The applicants have confirmed:

6. The shed will be removed within 3 months, concrete taken up and the hedge planted
7. Officers suggest that an informative remind the applicants that no additional structures on

site will be acceptable, even if they are temporary in nature. The outbuilding was approved with a storage room, and this is considered the maximum size acceptable in a residential context.

### **Front Garden Layout**

The applicants have produced a front layout plan to respond to highway and streetscape concerns. The revised layout includes a one-way carriage way driveway, reducing vehicle obstructions to the local highway. The access and egress cross-over widths are both limited to 4.1m, and vehicles will be prevented from bumping up the kerbs outside of the approved cross-overs by the use of brick piers along the site frontage. Any other existing cross-overs that are no-longer required would need to be reinstated. This layout is as a response to the Council's Highway Engineer's feedback and limits hazards to pedestrians and vehicles using the adjoining highway. The layout also incorporates a disabled parking space within the frontage and 8 secure cycle storage racks to enable up to 16 bicycles to be satisfactorily stored on site. This also addresses highway concerns. However, not all of the 6 brick piers have been erected on site, the secure cycle provision has not been provided and a vehicle is regularly parked in the disabled parking bay.

The applicants have discussed this with Officers and confirmed that within 3 months of the decision notice:

8. Eight Sheffield secure cycle stands should be provided
9. Six brick piers shall be erected in the in front garden alongside the pavement

The site frontage should reflect its residential setting and Policy BE7 requires 50% of front gardens to be soft landscaped. Application 08/1847 approved a layout following extensive negotiations between officers and the applicants. The latest revised front layout does not meet the 50% soft landscaping guidelines but represents an improvement on the existing entirely hard landscaped frontage. However, this would only be acceptable if suitable species were planted in the soft landscaped areas in order to ensure that the proposal enhanced the local visual amenities.

The applicants have agreed:

10. Further soft landscaping planting in order to enhance the visual appearance of the front garden will be undertaken within 3 months of the decision notice, incorporating a new tree.
11. Officers have liaised with the Council's Landscape Design team and proposed suggestions of species to the applicants, and a full site planting plan incorporating the front and rear garden is anticipated.

### **Summary**

The applicants have undertaken alterations to the original buildings in excess of what they were granted approval for under previous application 08/1847. Officers consider that the changes are harmful and fail to comply with planning policies. The measures set out in steps 1-11 above are required to remedy this. In addition, further information is anticipated providing:

- An I-Trace compatible survey and revised Travel Plan, with ongoing monitoring and penalties for non-compliance
- A Strategy to ensure proper use of the front garden
- An ongoing Noise Mitigation Strategy to confirm ongoing management measures
- Revised plans demonstrating the uses of all the rooms within the Centre: ground, first floor and loft space within the Centre
- Revised plans demonstrating the approved layout of the outbuilding
- Hours of use of the Centre
- Revised landscaping planting plan for the front and back gardens
- Information on who will use the living accommodation within the Centre



On the basis that the forthcoming information is satisfactory, Officers are prepared to support the application to retain the Babul Murad Centre with amendments, subject to conditions requiring the necessary works be undertaken within 3 months of the approval.

**RECOMMENDATION:** Grant Consent

**REASON FOR GRANTING**

- (1) The proposed development is in general accordance with policies contained in the:-  
Brent Core Strategy 2010  
Brent Unitary Development Plan 2004  
Brent's Supplementary Planning Guidance 5  
Brent's Supplementary Planning Guidance 17

**CONDITIONS/REASONS:**

- (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):

Location Plan  
15854 - Topographical survey  
01 - Existing Plan  
1175-1 - Proposed Plan  
1175-2 - Landscaping  
Travel Plan  
Noise Mitigation Strategy Report

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

- (3) The applicants will comply strictly in accordance with the measures set out within the submitted endorsed Travel Plan dated December 2008, unless otherwise agreed in writing by the Local Planning Authority. This includes:

(a) car parking shall be managed on site, so that vehicles only drop-off. The only vehicle parked in the forecourt may be occasionally a disabled person's vehicle

(b) If more than 40 worshippers attend an Event at the Centre will organise the provision off-site parking provision in the local area

(c) single occupancy car journeys will be discouraged

(d) By 12/08/11 the applicants shall provide information on public and sustainable transport methods, including bicycle, rail and bus routes and information on the London Liftshare scheme, with information clearly displayed in reception areas and on the associated Islamic website. This information shall thereafter be maintained

(e) By 12/08/11 the applicants will submit to the Local Planning Authority an

I-trace-compliant Travel Survey, which the applicants have uploaded onto I-Trace.

Reason: In order to promote sustainable transport measures where on-street parking and manoeuvring may cause highway safety problems.

- (4) All new external work shall be carried out in materials that match, in colour, texture and design detail those of the existing building.

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

- (5) No access shall be provided to the roof of the extension by way of window, door or stairway and the roof of the extension hereby approved shall not be used as a balcony or sitting out area.

Reason: To preserve the amenity and privacy of neighbouring residential occupiers.

- (6) No additional windows or openings shall be constructed in the north-western and south-eastern elevations of the building, as extended, without the prior written consent of the Local Planning Authority.

Reason: To minimise interference with the privacy of the adjoining occupiers and in the interests of good neighbourliness.

- (7) (a) By 12/08/11 the applicants shall undertake all of the approved soft landscaping works shown on approved drawing 1175-2. (Where new plants are being introduced onto areas that are currently concrete, this should be removed in addition to existing hardcore and 300mm top soil should be dug in, which the plants should be planted into, and watered regularly)

(b) Any plants/shrubs/trees required to be planted as a result of this application that are dead/dying/diseased within 5 years of planting shall be replaced with species as approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality.

- (8) The proposed disabled parking space and carriageway driveway shall be permanently retained and used solely for vehicles in connection with 856-858 Harrow Road. The carriageway driveway shall only be used for dropping-off/setting down and shall not be used for longer parking periods unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure that the approved standards of parking provision are maintained in the interests of local amenity and the free flow of traffic in the vicinity.

- (9) By 12/08/11 the applicant shall install the following features:  
(a) refuse/recycling bin storage screen  
(b) 8 x secure Sheffield cycle stands in the area shown on approved plan 1175-2  
(c) 6 proposed piers in the positions approved alongside the pavement shown on plan 1175-2

Thereafter these features will be maintained in the positions approved

Reason: In order to maintain local amenity, encourage sustainable transport methods

and to prevent the accumulation of unsightly refuse.

- (10) The applicants shall comply with the measures set out within the Noise Mitigation Strategy at all times. For the avoidance of doubt this includes:

(a) No amplified sounds/ public-address systems shall be played outside of the building for vocals or music

(b) Public address systems may only be used inside the main building for the amplification of speech only, and not for music

(c) External doors and windows must be kept shut when the public address system is in use

(d) The approved external plant shall not be varied without the prior written approval of the Local Planning Authority and shall only be used within the hours of 09.00 to 22.30

Reason: In order to safeguard local residential amenities and limit potential for noise nuisance.

- (11) No more than 100 people shall be present on the site at the same time unless the Local Planning Authority agrees in writing to an increase.

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

- (12) By 12/08/11 the store to the rear of the building on the eastern boundary shall be entirely removed, concrete for a width of at least 0.75m along the boundary shall be taken up, hardcore removed and 300mm of topsoil dug in for a distance of 7.5m along the boundary, to allow space for the proposed hedge to be planted

Reason: The existing store is unauthorised and projects along the boundary in a position that is considered harmful to the amenities of neighbouring occupiers

- (13) By 12/08/11 the applicant shall undertake the following works to the structures on site in accordance with the approved drawings:

(a) removing the parapet walls on top of the rear extensions

(b) reducing the height of the single storey rear extension to a flat roof with a maximum height of 3m

(c) removing the middle section of the pitched roof on the detached library building, so that it appears as two buildings

Reason: In order to safeguard the amenities of neighbouring occupiers

#### **INFORMATIVES:**

- (1) The applicants are reminded that no additional structures will be acceptable on site, even if they are temporary in nature. The outbuilding was approved with a storage room, and this is considered the maximum size/ footprint for a community centre in a residential area
- (2) The applicants are advised that enlarging the site by buying adjoining residential properties and converting these into an enlarged community centre would be resisted. Family dwellinghouses (for which there is a need in the Borough,) are protected by planning policy.

**REFERENCE DOCUMENTS:**

Brent's Core Strategy 2010

Brent's Unitary Development Plan 2004

Supplementary Planning Guidance (SPG) 5 - Altering and Extending your Home

Supplementary Planning Guidance (SPG) 17 - "Design Guide for New Developments".

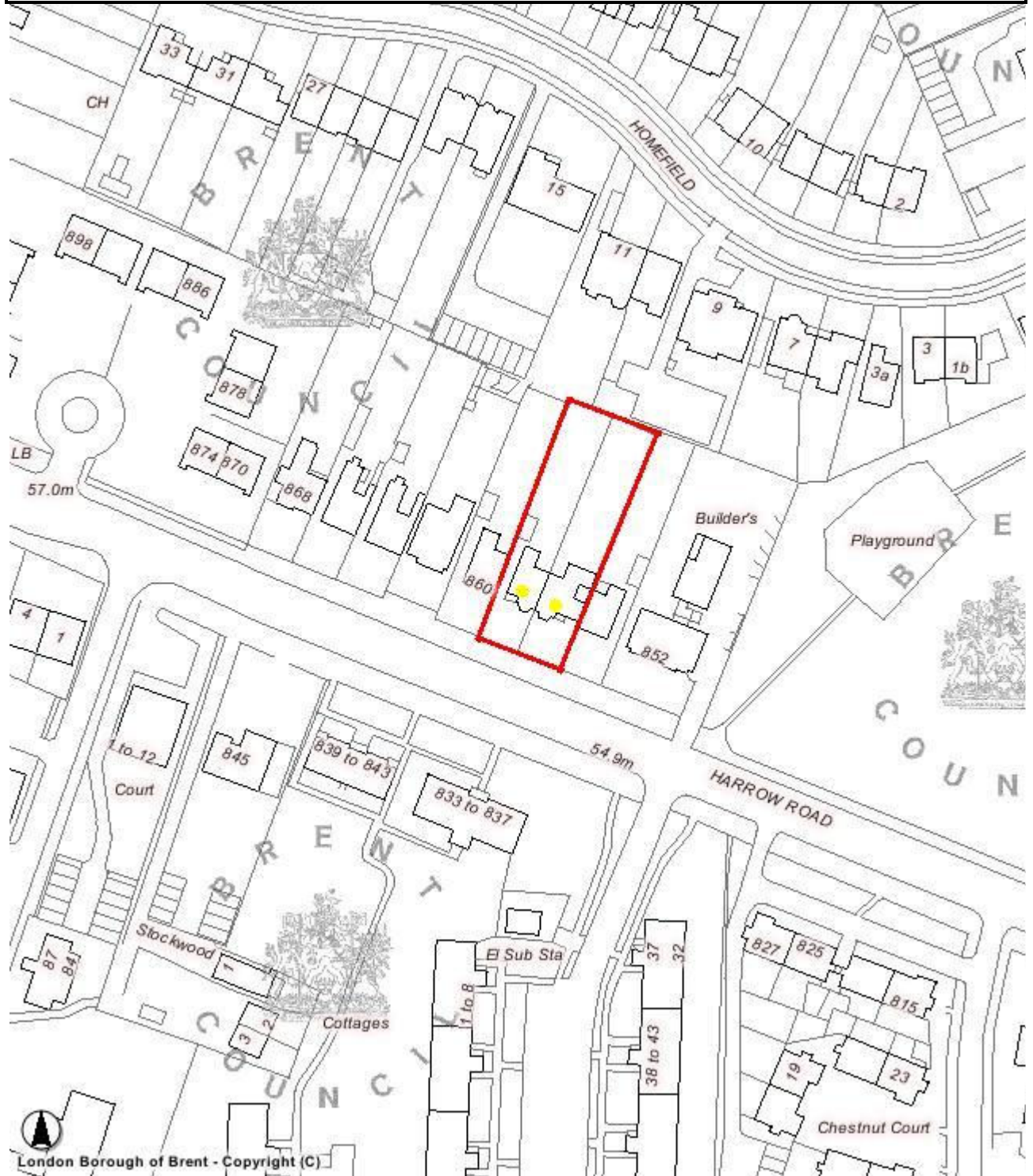
Any person wishing to inspect the above papers should contact Amy Wright, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5222



# Planning Committee Map

Site address: 856-858 Harrow Road, Wembley, HA0 2PX

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