


**Committee Report
Planning Committee on 15 February,
2012**

Case No.

11/3167

 **Planning Committee Map**
Site address: 16-18 & 24 High Street, London, NW10 4LX
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This map is indicative only.

RECEIVED: 6 December, 2011

WARD: Harlesden

PLANNING AREA: Harlesden Consultative Forum

LOCATION: 16-18 & 24 High Street, London, NW10 4LX

PROPOSAL: Conservation Area Consent for demolition of existing two storey element to the rear

APPLICANT: Lomin Ltd

CONTACT: Barton Willmore

PLAN NO'S:
See condition 2

RECOMMENDATION

Approval

EXISTING

The application site consists of parts of the ground floor of the 4-storey frontage building, the 4-storey office building to the rear and the part single/part 2-storey extension across most of the rear of the site. The site is the former Meanfiddler music venue and offices on High Street, Harlesden.

The site is within Harlesden Conservation Area and Harlesden Town Centre Primary Shopping Frontage.

PROPOSAL

See description above.

HISTORY

This planning application has been made alongside a concurrent application for full planning permission (11/2509) for the change of use of the existing ground floor and the replacement of the rear extension. This application also appears on this agenda.

01/0652 Granted

16-20, 20A, 22, 22A-B & 24-26, High Street, Harlesden, London, NW10

Retention and completion of works involving internal alterations, ground-floor alterations and extensions, first-floor rear extension, first- and second-floor infill rear extensions and new third-floor extension above 16-26 (even) High Street in conjunction with the use of 1st, 2nd and 3rd floors together with rear ground-floor of 20-26 (even) as hostel accommodation for homeless persons and use of front ground-floor at 20-24 (even) as 3 retail shops and an office unit (Class A2) at No. 26 and installation of new shop fronts

n.b. condition limited use to 5 years.

POLICY CONSIDERATIONS

UDP 2004

BE25 Development in Conservation Areas

SPG17: Design Guide for New Development

CONSULTATION

Neighbouring occupiers were consulted on 8th December 2011, a site notice and press notice were also published. No comments have been received.

REMARKS

The demolition of the existing extension is required to facilitate a wider redevelopment of the former Meanfiddler venue as set out in planning application 11/2509. The existing extension consists of a number of different elements erected at different times and it has been unused for a number of years. The site forms part of Harlesden Conservation Area where there are numerous large extensions to the rear of the High Street commercial properties though they do not enhance the Conservation Area character.

There is no objection to this demolition however if Members are minded to grant planning permission for the wider redevelopment of the site then Conservation Area Consent should also be approved subject a condition requiring the full implementation of the approved proposals.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

(1) The proposed development is in general accordance with policies contained in the:-

Brent Unitary Development Plan 2004
Central Government Guidance
Council's Supplementary Planning Guidance 17

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
Town Centres and Shopping: in terms of the range and accessibility of services and their attractiveness
Transport: in terms of sustainability, safety and servicing needs

CONDITIONS/REASONS:

(1) The works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To conform with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- (2) The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

PP-01 B, PP-03 B, PP-04 B, PP-05 B, PP-06 B, PP-07 A, PP-08, PP-09 B, PP-10 B, PP-15 D, PP-16 D, PP-17 D, PP-18 C, PP-19 C, PP-20 B, PP-21 D, PP-22 D, PP-23 D, PP-24 C

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

- (3) The demolition of the building should not be allowed in the absence of an acceptable replacement scheme, following demolition of the buildings as permitted by this consent, the development permitted by planning permission 11/2509 shall be fully implemented in all respects

Reason: In the interest of the visual amenity and character of the Harlesden Conservation Area.

INFORMATIVES:

None Specified

Any person wishing to inspect the above papers should contact Liz Sullivan, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5377