

# COMMITTEE REPORT

Planning Committee on  
Item No  
Case Number

22 January, 2020  
07  
19/2136

## SITE INFORMATION

RECEIVED	14 June, 2019
WARD	Queens Park
PLANNING AREA	
LOCATION	Playground, Salusbury Primary School, Salusbury Road, London, NW6 6RG
PROPOSAL	The material change of use from a school to a mixed use as a school and a Sunday only farmers market; and for a temporary period of 18 months a market on Friday evenings only.
PLAN NO'S	Noise and Nuisance Management Plan received 12/11/2019 Market Management Plan received 27/09/2019 2016 Customer Survey received 12/11/2019 Site Plan received 14/12/2019 Friday layout plan received 12/11/2019 Existing Sunday layout plan received 12/11/2019
LINK TO DOCUMENTS ASSOCIATED WITH THIS PLANNING APPLICATION	<p><b><u>When viewing this on an Electronic Device</u></b></p> <p>Please click on the link below to view <b>ALL</b> document associated to case <a href="https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=DCAPR_145718">https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=DCAPR_145718</a></p> <p><b><u>When viewing this as an Hard Copy .</u></b></p> <p><b>Please use the following steps</b></p> <ol style="list-style-type: none"><li>1. Please go to <a href="https://pa.brent.gov.uk">pa.brent.gov.uk</a></li><li>2. Select Planning and conduct a search tying "19/2136" (i.e. Case Reference) into the search Box</li><li>3. Click on "View Documents" tab</li></ol>

## RECOMMENDATIONS

Resolve to **grant** planning permission subject to conditions.

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

1. Time limit for commencement
2. Approved drawings/documents
3. Hours of Operation
4. Management Plan

Informatives:

1. Noise upon leaving the premises
2. Monitor traffic/noise impacts
3. Licensing requirements
4. Refuse
5. London Living Wage
6. Fire Safety
7. Temporary Use

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, planning obligations or reasons for the decision) 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.

## SITE MAP



### Planning Committee Map

Site address: Playground, Salusbury Primary School, Salusbury Road, London, NW6 6RG

© Crown copyright and database rights 2011 Ordnance Survey 100025260



This map is indicative only.

## PROPOSAL IN DETAIL

The proposals seeks full planning consent for the mixed use of the site for the existing school and Sunday Market; and for a temporary period of 18 months a Friday evening market.

The existing School will remain the primary use of the site, and the existing Sunday Farmer's Market would continue whilst seeking consent for a Friday evening market for a temporary period of 18 months only.

The Sunday Farmer's market is to be retained as previously consented for (planning ref:15/5374) on the School playground open to the public between the hours between 10am and 2pm on Sundays only for a maximum of 45 stalls.

A Friday evening market is proposed to trade with the public between the hours of 5.30pm and 10pm, for a temporary period of 18 months only. The proposed area of the market on Fridays would utilise a smaller area of the playground than the Sunday market, occupying the south western portion of the playground, enough space to accommodate up to 20 stalls.

Under the same application reference number the applicant previously sought to vary condition 2 of 15/5374 to enable Friday evening market to occur on a more limited area of the playground, than currently occurs for the Sunday Market. However this was not deemed to be within the scope of a variation of condition application as it would involve materially changing the description of the original development. The applicant was advised a full application would be necessary for consideration of the proposal although the material impacts would be similar.

The proposal is in essence is very similar to the scheme originally submitted and consulted upon, with the exception the Friday market is now limited to an 18 month period. Residents were also consulted on the revised application but given the similar issues previous public comments received have been taken into consideration also.

## EXISTING

The site is occupied by Salusbury Primary School and playground which fronts Salusbury Road, which forms part of local centre of Queens Park.

The playground is currently used on Sundays as farmer's market, open to the public between the hours of 10am and 2pm with up to 45 stallholders.

The site is located with an air quality management area.

It is adjacent the Queens park conservation area.

## SUMMARY OF KEY ISSUES

The key planning issues for Members to consider are set out below. Supporting and objection comments have been received regarding some of these matters. Members will need to balance all of the planning issues and the objectives of relevant planning policies when making a decision on the application:

**Representations received:** 32 comments were received in favour of this application and 25 objection comments. A pro-forma petition of 171 signatories was also received in support of the application from residents predominantly in the NW2, NW6, NW10 and W9 post codes. This was in response to the original consultation. During the re-consultation of the revised application 11 additional comments have been received supporting the application and a pro-forma petition of 272 signatories supporting the application. One additional objection was received. **Principle:** The general principle of a market in this location has been established and considered to support the Queens Park Local Centre's function, economic and social vitality. The additional use on Friday evening does not interfere with the functioning of the primary school. Brent

Council's Licensing Department has already granted licensing consent for the market opening on Friday evenings.

**Principle:** The general principle of a market in this location has been established and considered to support the Queens Park Local Centre's function, economic and social vitality. The additional use on Friday evening does not interfere with the functioning of the primary school. Brent Council's Licensing Department has already granted licensing consent for the market opening on Friday evenings.

**Character and Appearance:** There will be minimal impact on character and appearance given the siting and temporary nature of the event on Friday evenings.

**Impact on Neighbouring Amenity:** The development has been assessed against potential disturbance on all neighbouring properties. It has been found that the relationship between the proposed development and all surrounding properties is considered to be acceptable.

**Parking & Access:** The site is considered to be in accessible location, serving primarily the local community and the road network would not be unduly compromised by any increase in vehicle movements from the site. A specified area of the playground will be used for stall holders to park vehicles. Visitors to the market are likely to predominantly travel by non-vehicular modes.

## RELEVANT SITE HISTORY

15/5374 - Granted

Use of the school's playground to run weekly Sunday farmers market

11/0688 - Granted

Renewal of temporary planning permission to continue holding a weekly Sunday farmers' market in the school playground

*This permission shall be for a limited period of five years only, expiring five years from the date of this permission when (unless a further planning application has been submitted to and approved in writing by the Local Planning Authority) the use hereby approved shall be discontinued.*

*Reason: To enable the Local Planning Authority to review the position in the light of the impact of this use during a limited period.*

07/0160 - Granted

Renewal of planning permission to continue holding a weekly Sunday farmers' market in the school playground

*This permission shall be for a limited period of two years only, expiring on 9 March 2009 when (unless a further planning application has been submitted to and approved in writing by the Local Planning Authority) the use hereby approved shall be discontinued.*

*Reason: To enable the Local Planning Authority to review the position in the light of the impact of this use during a limited period.*

05/2772 - Granted

Use of playground area of school for weekly (Sunday) farmers market accompanied by London Farmers' Market report (LFM)

*This permission shall be for a limited period of one year only expiring on 17 November 2006 when (unless a further application has been submitted to, and approved by, the Local Planning Authority) the use hereby approved shall be discontinued.*

*Reason: To enable the Local Planning Authority to review the position in the light of the impact of this use during a limited period.*

## CONSULTATIONS

284 consultation letters were sent on 23 July 2019. 324 further consultation letters were sent on 12 November 2019 in relation to the amended application. Site notices were put up on 7 August and 16 December 2019.

In response to the original consultation, 32 comments were received in favour of this application and 25 objection comments. A pro-forma petition of 171 signatories was also received in support of the application from residents predominantly in the NW2, NW6, NW10 and W9 post codes.

In response to the re-consultation of the revised application, 11 additional comments were received supporting the application and a pro-forma petition of 272 signatories supporting the application. One additional objection was received.

Summary of objection comments:

Objection	Comment
Traffic and pollution caused by market	Addressed in highways section, Environmental health advice is proposals would not adversely affect air pollution.
Supervision, anti-social behaviour and noise	The submitted Management Plan would be in place to mitigate against potential nuisance and the submitted plan is considered sufficient to mitigate this potential impact. In the event that significant impact occurs, this can be addressed by relevant authorities and licensing review.
Inadequate street Cleaning	The Management Plan requires the market manager to ensure that the market is tidied up. General existing street cleaning is a matter for street care services. Market users can be fined should they drop litter on the public highway.
Lack of on street parking	See highways section.
Effect on local businesses	The School is actually within the designated Queens Park Town Centre, where retail food and drink uses ("A" Use Classes) are considered to be appropriate. Competition

	between businesses cannot be considered within a planning application.
Consultation not broad enough	Properties within 120m of the site were consulted and a site notice was placed near the site. Consultation has significantly exceeded statutory and Statement of Community involvement requirements.
Inappropriate use of school	The use will commence after the regular school day is over. An area of the playground is excluded from the proposed market area to enable any staff and students who are leaving late to exit without passing through the market area. In addition, the use of schools out of hours is encouraged within the London Plan. The use is not considered to be inappropriate.
Not a farmers market/requires a separate planning permission	Initially the application was for a change to the consent for the farmers market. However, officers also considered that the consent for which the description made specific reference to a Sunday farmers market could be amended to propose a Friday evening market, which was not a farmers market and was not going to be held on Sunday. The planning application is now a full application for the mixed use of the site as opposed to a variation of condition application for a previous consent.

#### Summary of supporting comments

Support comment
Valuable addition to the neighbourhood
Will benefit local people and small independent business
Will improve vibrancy of the area
Help community come together and socialise
Help replace Corrib Rest, Otsuni and The Cottage
As near neighbour will not have detrimental impact residential streets
Provide employment opportunities
Operator does good job on Sunday Market
Provide opportunity for innovative/zero waste

#### Internal comments

Highway Authority - There are no objections on transportation grounds to this proposal on a temporary trial basis to allow the impacts of the use to be assessed.

Environmental Health – No additional concerns over existing uses already operational on site.

## **POLICY CONSIDERATIONS**

### **Policy Considerations**

The following planning policy documents and guidance are considered to be of relevance to the determination of the current application with some of the key policies referenced below relevant document, although the whole document is considered:

#### **NPPF**

#### **The London Plan consolidated with alterations since 2011 (March 2016)**

- 2.18 Green infrastructure
- 3.1 Life Chances for All
- 3.6 Children and Young People's Play and Informal Recreation Facilities
- 3.9 Mixed and Balanced Communities
- 3.16 Protection and Enhancement of Social Infrastructure
- 3.18 Education Facilities
- 4.8 Supporting a Successful and Diverse retail sector and related facilities and services
- 5.2 Minimising Climate Change
- 5.3 Sustainable Design and Construction
- 5.6 Decentralised Energy in Development Proposals
- 5.7 Renewable Energy
- 5.10 Urban Greening
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 5.15 Water Use and Supplies
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.9 Cycling
- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.5 Public Realm
- 7.6 Architecture

7.7 Location and Design of Tall and Large Buildings

7.8 Heritage Assets and Archaeology

7.14 Improving Air

7.15 Reducing and Managing Noise

7.19 Biodiversity and Access to Nature

7.21 Trees and Woodlands

## **Draft London Plan**

GG1 Building Strong and inclusive communities

GG2 Making the best use of land

GG3 Creating a healthy city

GG4 Delivering New Homes Londoners need

GG5 Growing a Good Economy

GG6 Increasing Efficiency and Resilience

D1 London's Form and Characteristics

D2 Delivering Good Design

D13 Noise

G1 Green Infrastructure

G5 Urban Greening

G6 Biodiversity and Access to Nature

G7 Trees and Woodlands

S1 Developing London's Social Infrastructure

S3 Education and Childcare Facilities

S4 Play and Informal Recreation

HC1 Heritage and Culture

HC5 Supporting London's Culture and Creative Industries

SI1 Improving Air Quality

SI2 Minimising Green House Emissions

SI3 Energy infrastructure

SI4 Managing Heat Risk

SI5 Water Infrastructure

SI7 Reducing Waste and Supporting the Circular Economy

SI12 Flood Risk Management

SI13 Sustainable Drainage

T4 Assessing and Mitigating Transport Impacts

T5 Cycling

T6 Car Parking

T7 Deliveries, Servicing and Construction

DF1 Delivery of the Plan and Planning Obligations

SD6 Town Centres and High Streets

**Core Strategy (2010)**

CP16: Town Centres

CP17: Protecting and Enhancing the Suburban Character

CP23: Protection and Provision of Community and Cultural Facilities

**Local Plan (2016)**

DMP1: Development Management General Policy

DMP2: Supporting Strong Centres

DMP3: Non Retail Uses

DMP5: Markets and Car Boot Sales

DMP7: Heritage Assets

DMP12: Parking

**Brent Draft Local Plan**

BD1: Leading the Way in Good Urban Design

BSI1: Social Infrastructure and Community Facilities

BE1: Economic Growth and Opportunities For All

BGI1: Green and Blue Infrastructure in Brent

BH1: Increasing Housing Supply in Brent

BHC1: Brent Heritage Assets

BG12: Trees and Woodlands

BSUI2: Air Quality

BSUI4: On Site Water Management and Surface Water Attenuation

BT1: Sustainable Travel Choice

BT2: Parking and Car Free Development

BT3: Freight and Servicing

**Site Specific Allocations (2011)**

**West London Waste Plan (2015)**

**Other**

**Supplementary Planning Documents/Guidance (SPD/SPG)**

Brent SPD1: Design Guide for New Development (2018)

Brent s106 Planning Obligations SPD (2013)

Brent Waste Planning Guide

Mayor's Sustainable Design and Construction SPG

Mayor's Social Infrastructure SPG

National Planning Policy Guidance

National Design Guide

## **DETAILED CONSIDERATIONS**

### *Background and Principle*

1. The proposed school and Sunday market are existing lawful uses which already operate and are therefore considered acceptable in planning terms. The additional impacts of a Friday evening market on site needs additional consideration.
2. The mixed use of the school encourages more efficient use of land and is considered acceptable in principle as the operation of the market on Sunday and Friday evenings is not considered to unduly interfere with the primary use of the site as a School.
3. The market is run by 'London Farmers Markets' who have been running markets in locations across London since 1999. The organisers produce management information for the stall holders seeking to minimise any disturbance from noise and to prevent disruption by vehicles.
4. London Plan Policy 4.8 B e) requires policy and decision making to "support the range of London's markets, including street, farmers' and, where relevant, strategic markets, complementing other measures to improve their management, enhance their offer and contribute to the vitality of town centres".
5. Brent Policy DMP5 requires the Council to protect and promote markets, including giving favourable consideration to proposals for new markets in town centres which help diversify provision. The proposals would assist in diversifying provision in the Queens Park area and support the range of the markets available consistent with the objectives of Brent policy DMP5 and London Plan policy 4.8.
6. Permission for new markets are subject of management plans, which has been provided by the applicant and demonstrates measures to effective and sensitive management of the site, deploying a market manager to ensure appropriate management measures and good practice among stall holders and visitors.
7. The Farmer's Market has been operating with approximately 45 stalls on Sundays. The market is already very popular and has not resulted in any significant complaints or objections regarding the impact of its operations on neighbouring occupiers or on the highway. Officers do not anticipate that operation of 15-20 stalls on Fridays evening to significantly impact residents or surrounding highway network (see further discussion below). However, as the Friday night food and drink offering is different in nature to the Sundays Farmers market (which is predominately fresh produce and goods for sale) in both in the offering and its timing, a temporary permission is considered appropriate to allow the impacts of the proposals to be reviewed following the implementation of the use. A period of 18 months is considered an appropriate timeframe for the operator to invest in starting the operation on Friday evening and to review the impacts of the use.

### *Character and Appearance*

8. The site is located in an area earmarked for the expansion of the Queens Park Conservation Area, however this has yet to adopted. Nonetheless the area can be deemed to be a non-designated heritage asset and due consideration is required under policy DMP7.
9. The Friday evening use and appearance of the small market is not considered to have any harmful

impact upon the character and appearance of the locality or heritage asset and is likely to increase social interaction and economic vitality of the locality and likely to improve the public's appreciation of the built environment.

10. The proposals are considered to have a neutral impact upon the character and appearance of the of the area consistent with the objectives of policies DMP1 and DMP7.

### *Neighbour Amenity*

11. Local Plan Policy DMP1 seeks to ensure new development, amongst other things, provides high levels of external amenity and does not unacceptably increase exposure to noise, light and general disturbance.
12. The stalls would be sited a sufficient distance from the surrounding neighbouring properties to prevent an adverse impact upon the occupiers outlook, light and privacy.
13. The proposed Friday evening market site is fairly self-contained within the playground and there are no immediately abutting residential premises. Nonetheless there are residents in the broader locality and therefore it is appropriate to limit the trading hours until 10pm, with the site cleared entirely by 11pm to ensure any noise is limited to reasonable hours to be expected in a town centre location. There is scope for some noise to be generated from the proposed use, this would not be out of keeping with the town centre location and other evening economy uses. Should noise generated be excessive, environmental health is the appropriate body to enforce against any excessive nuisance generated.
14. The Noise and Nuisance Management Plan and Market Management Plan sets out the operation of the site and includes the use of market manager to monitor and enforce and noise mitigation measures and best practice among traders and visitors. It is noted the Council Licensing committee has already granted a licence for the use of the site for the sale of food and alcohol. This is separate from the planning permission and the granting of a licence does not mean that planning permission must be granted or vice versa. The proposed management plans are recommended to be attached as conditions to any grant of consent.
15. On balance, whilst the activity is likely to generate some noise this is not considered likely to be detrimental to living conditions of nearby residents, nor inconsistent with the town centre location and the proposals are consistent with the objectives of the plan increasing economic vitality and social cohesion.

### *Highways*

16. The existing Sunday market operates with up to 45 stalls and is open to the public between 10am-2pm. Pedestrian access is provided directly into the school's playground directly from Salusbury Road through three double-leaf gates (one of which also provides vehicular access via a 3.75m wide crossover and gates fitted in the pedestrian guardrailings fronting the school). Otherwise, the main vehicular access to the school is via a 5m wide gated access from Lonsdale Road.
17. This application seeks planning consent for a market to also operate between 5.30pm-10pm on Fridays, but with a smaller operation of 15-20 stalls in just the south western portion of the playground. As such, only the southernmost of the three existing pedestrian access gates from Salusbury Road will be used. Off-street parking for traders' vehicles will again be provided in the small car park accessed from Lonsdale Road, with some additional traders' parking to the north of the market area.
18. The site is located within a Controlled Parking Zone operating between 8.30am-6.30pm on weekdays. Six short-term (2 hour) pay and display bays are located along the Salusbury Road frontage, either side of a pelican crossing, with SCHOOL KEEP CLEAR zig-zag markings along the southern end of the frontage. Parking in nearby residential side roads is generally restricted to resident permit holders only and these roads are all generally heavily parked at night. Parking along the privately maintained Lonsdale Road is largely uncontrolled.
19. Public transport access to the site is good (PTAL 4), with Queens Park (Bakerloo & London Overground lines) and Brondesbury Park (London Overground line) stations and five bus services within 640 metres (8 minutes' walk).

20. The market element of the mixed use of the site is sui generis, so there are no specific parking standards within the DMP. However, general requirements for markets are set out in Policy DMP5 and the accompanying text states that parking and servicing areas need to be clearly set out and that any traffic or parking generated must have an acceptable impact on the road network and neighbouring amenity.
21. The proposed area of the market on Fridays is to be much smaller than on Sundays and two parts of the site have been identified for market stall holder parking, which would be sufficient to provide an off-street parking space for each stall holder. There is therefore no need for stall holders to park on-street in the surrounding area and the operation of a CPZ for the first hour of the market would in any case help to deter this.
22. It is expected that stall holders will set up prior to the start of the event and disperse following its closure (up until 11pm), so there would be no vehicular movement on the site during the hours of the market operation.
23. With regard to visitors, the site again provides little or no on-site parking, so the market is reliant on on-street parking to meet demand, however this is a generally heavily parked area.
24. Previously submitted questionnaire surveys of visitors from 2016 with respect to the Sunday market showed that approximately 75% of customers live within one mile of the site though, with high proportions therefore using sustainable modes of transport (64% walking, 11% cycling and 6% using public transport, leaving 19% driving).
25. The Friday evening market is to be significantly smaller operation than the Sunday market, the impacts on a Friday are likely to be much lower than on a Sunday. Both operational times are generally outside of normal CPZ operating hours, but as before there is a great deal of support from the application by local residents. Any inconvenience caused by additional parking in the area is therefore again likely to be largely offset by the perceived value that residents have of this community facility as a local asset.
26. With regard to highway conditions, site inspections undertaken in 2005 and 2007 revealed no obvious highway problems arising from the market operation at that time, such as vehicles parking on footways or obstructing traffic flow. No complaints have been received by the Highway Authority either with regard to the operation of the Sunday market over the last fourteen years of operation, from either the general public or from bus operators.
27. The operations will differ slightly from the Sunday market, in that it is proposed as more of a venue for people to linger and socialise with food and drink rather than a purely retail market. As such, while the potential impact on the highway is considered likely to be acceptable, it is considered to be necessary to grant consent for a temporary period of 18 months to monitor the use and its impacts.
28. There are no objections on transportation grounds to this proposal on a temporary basis.

#### *Other Matters*

29. Application does not create permanent structures and no Community Infrastructure Liability arises.
30. No trees or landscape features of significance are affected.
31. Environmental health has advised air quality is not likely to be significantly affected by the proposals.

#### **Conclusion**

32. Both the London Plan policy 4.8 and Brent Policy DMP5 encourage the support and provision of markets. The proposals are considered acceptable in principle and any potential harmful impacts can be adequately mitigated against with appropriate management plan conditions. The proposal is considered to accord with the development plan having regard to material planning considerations.
33. The temporary period of 18 months for the Friday strikes an appropriate balance between a significant enough period to monitor the impacts and the use to cease if it becomes inappropriate, whilst offering enough of a timeframe to make the operation viable to initiate the market in the first place.





Application No: 19/2136

To: Cheryl Cohen  
London Farmers Markets  
11 O'Donnell Court  
Brunswick Centre  
London  
WC1N 1NY

I refer to your application dated **14/06/2019** proposing the following:

The material change of use from a school to a mixed use as a school and a Sunday only farmers market; and for a temporary period of 18 months a market on Friday evenings only.

and accompanied by plans or documents listed here:

Noise and Nuisance Management Plan received 12/11/2019  
Market Management Plan received 27/09/2019  
2016 Customer Survey received 12/11/2019  
Site Plan received 14/12/2019  
Friday layout plan received 12/11/2019  
Existing Sunday layout plan received 12/11/2019

at **Playground, Salusbury Primary School, Salusbury Road, London, NW6 6RG**

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: 14/01/2020

Signature:

**Gerry Ansell**  
Head of Planning and Development Services

**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.



**SUMMARY OF REASONS FOR APPROVAL**

- 1 The proposed development is in general accordance with objectives of the development plan.
  
- 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):  
  
Site plan  
Queens Park Market Sunday Layout  
Queens Park Market Friday Evening Layout  
Queens Park Farmers Market noise prevention procedure  
  
Reason: For the avoidance of doubt and in the interests of proper planning.
  
- 3 The site shall not be used as a market other than in full accordance with the following:  
a) on Sundays operating with no more than 45 stalls/traders, in accordance with the drawing titled "Existing Sunday Farmers Market Stall Layout" and the site shall not be accessed by vehicles in relation to the market except between the hours of 8am and 4pm and the market shall not be open to the public except between 10am and 2pm.  
  
b) On Friday evenings for a limited time of 18 months commencing the date of this consent with no more than 20 stalls/traders at any one time in accordance with drawing titled "Proposed Friday Stall Layout" and the site not be accessed by vehicles in relation to the market except between 16.30pm and 23.00pm and the market shall not be open to the public except between 17:30pm and 22:00pm. Following the end of the 18 month period, the use as a market on Friday evenings shall cease.  
  
c) the site shall not be used as a market at any other time.  
  
Reason: In the interest of neighbouring amenity and highway safety and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990
  
- 4 The use of the site as a market shall not take place other than in full accordance with the Queens Park Farmers Market noise and nuisance management plan unless otherwise agreed in writing with the Local Planning Authority.  
  
Reason: In the interests of residential amenity and highway safety.

**INFORMATIVES**

- 1 The applicant is requested to inform patrons of the need for quietness when leaving the premises late at night. Should a nuisance arise action may become necessary under Section 58 of the Control of Pollution Act 1974.
- 2 The applicant is advised to monitor noise, nuisance and traffic impacts over the course of the temporary 18 month consent for the Friday evening market.
- 3 This approval, does not imply approval of any entertainment licensing requirements of the

Licensing Authority. Further advice on this should be sought from the Council's Health Safety and Licensing Division, PO Box 411, Brent House, High Road, Wembley Middx. Tel 020 8937 5365.

- 4 The applicant's attention is drawn to the requirements of the Control of Pollution Act 1974, s13, and is advised that adequate storage facilities for refuse must be provided.
- 5 Brent Council supports the payment of the London Living Wage to all employees within the Borough. The developer, constructor and end occupiers of the building are strongly encouraged to pay the London Living Wage to all employees associated with the construction and end use of development.
- 6 The Council recommends that the maximum standards for fire safety are achieved within the development.
- 7 The temporary use for Friday night market must cease after 18 months from the date of this permission. A further planning application will be required to seek permission for its continued use. It is advisable to make an application at least 6 months before the use expires.

Any person wishing to inspect the above papers should contact Patrick Doyle, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5169