

Agenda Item 04

**Supplementary Information
 Planning Committee on 22 January,
 2020**

Case No. 19/1305

Location Preston Library, Carlton Avenue East, Wembley, HA9 8PL
 Description Redevelopment of Preston Library including erection of a part 2 to part 4 storey building comprising a library on ground floor and 12 self-contained flats, provision for private amenity space, parking, cycle and refuse storage, new access and associated landscaping.

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Additional Comments:

One additional objection and two further comment from households who objected previously have been received since the committee report has been published. A summary of the matters raised is set out below:

Point of objection	Officer response
Proposal contrary to Local Plan as a result of the loss of community facilities including parking.	The loss of community facilities is discussed within paragraphs 6 to 12 of the committee report.
Loss of community space not mitigated by having a replacement smaller library.	The replacement floorspace is discussed in paragraphs 6 to 12 of the committee report.
Land and building mainly used as a library since 1960s. Protected use for a library on this site.	The site falls within use class D1 and in planning terms is not restricted for use as a library only. Condition 4 recommends restriction the occupation of the ground floor for community events and community activities and for no other uses within use class D1.
Library users have not been fully consulted on the proposal including a smaller library space and loss of 5 car parking spaces. This would result in the likely loss of certain activities such as the Memory Lounge in the redeveloped building.	Public consultation on the planning application has been carried out in accordance with legislation and Brent's Statement of Community Involvement. Comments of objection and support have been considered and discussed within the main committee report. The redeveloped library space would still provide opportunities for community activities as discussed within paragraphs 8 to 11 of the main committee report. Reduction in car parking has been considered within the "transport" section of the main committee report.
No opportunity for members and volunteers of the community library to attend Library AGM and discuss the redevelopment plans. Only minority (mainly library management committee members) support the redevelopment	As discussed above, public consultation on the planning application has been carried out in accordance with legislation and Brent's Statement of Community Involvement.
New proposal been set out by local resident to retain current library space and provide 5 flats	No formal planning application has been submitted for consideration of an alternative scheme. The Planning Committee are required to consider the proposal as submitted and not an alternative option of the site.
Over development of the site including the failure to provide the amenity space standards set out in the Local Plan.	Amenity space is discussed within paragraphs 53 to 61 in the main committee report.

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<p>Amenity space still not correctly calculated in the officers' report.</p>	<p>A table breaking down the amenity space calculation is provided in paragraph 58 of the main committee report.</p>
<p>On street parking availability based on 2013 night-time survey which does not reflect current parking situation. The library requires daylight parking and there is no parking available in the surrounding streets during the daytime.</p>	<p>The availability of on street parking is discussed within paragraphs 66 to 69 of the main committee report.</p>
<p>Lack of parking is likely to result in unauthorised parking within the forecourt of nearby businesses including the veterinary practice.</p>	<p>Unauthorised parking in a private forecourt is a matter to be enforced by the land owner. Nevertheless, as discussed in paragraphs 64 to 69 of the main committee report, it is considered that there is sufficient availability of on street parking to accommodate the users of the library and proposed flats, including the option of providing additional pay and display bays if required.</p>
<p>Loss of privacy and amenity for nearby residential buildings including those opposite on Carlton Avenue East.</p>	<p>Privacy is discussed within paragraphs 41 to 44 of the main committee report. SPD1 sets out for sites within an existing street scene, the distance between front elevations should normally be determined by the character of road widths or set-backs from roads in the area. A separation distance of over 28m is maintained between the new building and the residential windows of Nos. 131 to 137 Carlton Avenue East which is consistent with the separation distance between front elevations along Carlton Avenue East. It is therefore considered that an acceptable level of privacy is maintained.</p>
<p>Demolition the building and rebuilding is unsustainable. Refurbishing the existing building significantly reduces the carbon impact of the development.</p>	<p>The carbon emissions from the new building is discussed within paragraphs 92 to 94 in the main committee report. This highlights that there will be a 35.3% reduction in carbon dioxide across the whole development. Condition 19 secures appropriate off setting measures for the development's carbon emission in line with adopted London Plan policy.</p>
<p>Contrary to the Local Plan policies for character, the protection and enhancement of the suburban character of Brent</p>	<p>This matter is discussed within paragraphs 22 to 25 in the main committee report</p>

Recommendation: Remains to grant permission subject to conditions as recommended in main report.