
RECEIVED: 9 June, 2009

WARD: Dudden Hill

PLANNING AREA: Willesden Consultative Forum

LOCATION: 332-336, 332A-C inc, Neasden Lane, London, NW10

PROPOSAL: Demolition and rebuilding of rear extension to accommodate stairway to cellar of premises, including retention of 5 no. condenser units, and associated works to rear external stairway

APPLICANT: The Post Code Pub Co Ltd

CONTACT: Buildplans

PLAN NO'S: 3989/1;
3989/3a;
Design Statement.

RECOMMENDATION

Approval.

EXISTING

The site is occupied by a mainly 4 storey building containing a public house and residential on the upper floors. The part of the site subject to this application is located at the rear of the property, backing onto a service road and the garden of properties on Chartley Avenue. The site is not located in a conservation area nor is the property listed.

PROPOSAL

Demolition and rebuilding of rear extension to accommodate stairway to cellar of premises, including retention of 5 no. condenser units, and associated works to rear external stairway

HISTORY

09/0637 - Retention of rear extension to accommodate stairway to basement of premises - Refused, for the following reasons:

The proposed single storey rear extension would result in an unacceptable reduction of the servicing area and parking facilities to the public house, and provision of refuse storage, contrary to policies TRN22 & PS9, TRN34 & PS20 and SH19 of the adopted Brent Unitary Development Plan 2004.

The appearance of the extension is poor, and is considered harmful to the appearance of the locality and the overall character of the area, contrary to policies BE2 and BE9 of Brent's Unitary Development Plan 2004.

07/3090 - Single-storey extension and works to form beer garden to the rear of pubic house – **Refused**, for the following reasons:

The proposed single storey rear extension and beer garden would result in the significant reduction of the servicing area and parking facilities to the public house contrary to policies TRN22 & PS9, TRN34 & PS20 and SH19 of the adopted Brent Unitary Development Plan 2004.

The proposed beer garden would result in patrons of the public house congregating in a location hitherto free from such activity and which is in close proximity to existing residential occupants. Such a relationship is likely to result in a constriction of the amenity of neighbouring occupants on the upper floors of the property and those on Chartley Avenue, contrary to policy H22 of the adopted Brent Unitary Development Plan 2004.

05/1804 - 3 storey extension to rear of existing ground floor public house building to accommodate 2 first floor studio flats, 1 second floor two bedroom flat and 1 third floor two bedroom flat, 1 dormer window at front, 2 dormer windows at sides and 3 dormer windows at rear of proposed building – **Refused, appeal dismissed**

POLICY CONSIDERATIONS

TRN22 - Parking Standards - Non-residential Developments

TRN34 - Servicing in New Development

SH19 - Rear Servicing

BE2 - Local Context and Character

BE7 - Public Realm - Streetscene

BE9 - Architectural Quality

CONSULTATION

Consultation period - 25 June - 16 July 2009

18 neighbouring properties consulted. 3 objections received, 2 from neighbouring residents on Chartley Avenue, and one from the Neasden Residents' Association on behalf of some residents of Chartley Avenue. Objection was raised on the following grounds:

- Blocking of garage entrances by service vehicles;
- Possible use of service area by patrons for smoking etc;
- Impact on ability for other businesses on Neasden Lane to service from the rear, and for refuse vehicles to use the service road;
- Impact of antisocial behaviour arising from the premises;
- Loss of space for refuse storage;
- Use of stairway by patrons - noise and disturbance;
- Loss of privacy.

Transportation Unit consulted - No objection.

Environmental Health consulted - No objection.

REMARKS

Proposal

The proposal seeks the retention of a small single storey extension to the rear of the public house, which accommodates a stairway to the cellar of the public house. The proposal involves proposed alterations to the exterior finish of the extension, and alterations to an existing external staircase adjacent to the extension, the reasons for which will be outlined below.

Use of premises

The public house is divided internally to essentially provide two separate bars, although these are linked to the rear. The premises also have separate frontages. The smaller of the two bars, McGowans, is currently in operation, the larger is undergoing renovations. Both premises have

existing fire exit doors to the rear. The cellar was observed to be in use for storage purposes, however works were underway to provide bathrooms and a kitchen in this area, according to staff. The stairway extension subject of this application was described as an additional fire exit door. The applicant has clearly stated that the proposed use of the stairway is to allow the fast and easy delivery of goods to the cellar for storage.

Previous reasons for refusal

The previous application to retain the extension was refused for two reasons, impact on the visual amenity and character of the area, and the impact on the rear servicing area for the premises.

With respect to the first reason, the applicant has responded by undertaking to 're-build' the extension with used London stock bricks, to match the appearance of the existing rear elevation of the premises. This is considered to be an acceptable improvement on the existing breeze block construction. A condition is proposed to ensure this 're-building' extends to the area of rear elevation wall of the main building which has been in-filled with breeze blocks. The condenser units attached to the extension are not considered to be out of context with the surroundings. Officers consider that the appearance of the extension will be acceptable given the predominant character of the locality.

The second reason for refusal related to the loss of already restricted servicing area to the rear of the premises. In response to this, the applicant proposes to divert an existing stairway which gives access to residential properties above. The new stairway will connect to an existing adjacent stairway - access will not be significantly altered. This change will free up an area to the rear of the premises, which will provide a servicing area suitable for a transit sized vehicle to stand clear of the access road. The servicing standard for premises of this type will not be met by the proposal, however it will be maintained to the level provided before the extension was constructed. Car parking provision is also unaltered by the development. The servicing provision is considered acceptable by the Transportation Unit.

Other considerations

The extension does not compromise the area available to the rear of the premises for refuse storage. The proposed plans show that existing refuse bins will be stored beneath an existing external staircase landing, clear of fire exits, the service road, and the designated servicing bay.

The designated servicing bay is currently occupied by a shipping container. The agent for the application has confirmed that this is not in use for any purpose, and that they are happy for a condition to be attached to any permission granted, requiring it to be removed from the premises in order to free up the servicing bay. A period of 3 months from the date of permission is considered suitable.

The condenser units attached to the extension are for refrigeration purposes, as opposed to for air conditioning. These were observed on site to be emitting very little noise, even when standing very close to the units. Environmental Health have received no complaints related to nuisance caused by the units, and objections to the current application do not raise issue with these. The only residential properties that may be affected by these units are Officers do not consider it necessary to require a noise report in respect of these units, however a standard informative is proposed advising the applicant that operating level

Response to objections

In response to reasons for objections listed above:

- **Blocking of garage entrances by service vehicles, and impact on ability to service other businesses** - The re-provided servicing area is of an adequate size for a transit sized vehicle, as per the previous servicing area. The development should not cause any additional

pressure on highway traffic or obstruction, parking, or ability for other businesses to service their premises.

- **Possible use of stairway and service area by patrons** - It is clear that the intended use of the extension is for servicing, and also possibly as a fire exit. This differs little from the situation prior to the extension being built, at which time other fire exits gave access to the rear of the premises. A condition is proposed, nonetheless, restricting use of the stairway for the purposes specified in the application, and not for access or egress of the premises by patrons.
- **Impact of antisocial behaviour arising from the premises** - As described above, the stairway is not intended for use by patrons, and future use of the rear of the premises will continue to be for servicing, as is currently the case.
- **Loss of space for refuse storage** - There is sufficient room at the rear of the premises for refuse storage, as shown in the submitted plans.
- **Loss of privacy** - The development does not affect the privacy of neighbouring properties in any way.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

Brent Unitary Development Plan 2004

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 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 proposed alterations to the development hereby approved (re-construction of extension in red london stock bricks to match the existing appearance of the rear elevation of the premises, and re-construction of diverted external stairway) shall be completed within 3 months of the date of this permission. The re-building of the extension shall include the in-filled doorway in the rear elevation of the premises, currently constructed of breeze blocks.

Reason: In the interest of achieving an acceptable standard of development which maintains the visual amenity of the locality.

- (3) The unauthorised shipping container which currently occupies the servicing area specified on the plans hereby approved, shall be removed within 3 months of the date of this permission. The specified servicing area shall thereafter be kept clear of refuse or stored goods which would be likely to reduce the effectiveness of this area for its intended purpose.

Reason: In the interest of maintaining the visual amenity of the locality, and in providing a usable rear servicing area for the premises, thereby preventing any unnecessary obstruction of the service road.

- (4) The rear accessway hereby approved shall be used only for the purposes specified in the application (ie. access to the cellar for servicing and delivery purposes) or for emergency exit purposes, and shall not be used for access or egress of the premises by patrons.

Reason: In the interest of preserving the amenities of neighbouring residents in terms of noise and disturbance.

- (5) The areas adjacent to the rear stairway extension shall be kept clear of refuse and stored goods, which may obstruct fire escape doors, pedestrian access, and the adjacent highway, and which would be harmful to the visual amenity of the area.

Reason: In the interest of residential amenity, visual amenity, and fire, pedestrian, and highway safety.

INFORMATIVES:

None Specified

Any person wishing to inspect the above papers should contact Hayden Taylor, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5345



Planning Committee Map

Site address: 332-336, 332A-C inc, Neasden Lane, London, NW10

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