



Planning Committee - Supplementary Agenda

Wednesday 11 June 2025 at 6.00 pm

Conference Hall - Brent Civic Centre, Engineers Way,
Wembley, HA9 0FJ

Please note this will be held as a physical meeting which all Committee members will be required to attend in person.

The meeting will be open for the press and public to attend or alternatively can be followed via the live webcast. The link to follow proceedings via the live webcast is available [HERE](#)

Membership:

Members

Councillors:

Kelcher (Chair)
S Butt (Vice-Chair)
Akram
Begum
Chappell
Dixon
Johnson
J. Patel

Substitute Members

Councillors:

Agha, Bajwa, Crabb, Gbajumo, Mahmood,
Mitchell and Rajan-Seelan

Councillors

Hirani and Kansagra

For further information contact: Rebecca Reid, Governance Officer
rebecca.reid@brent.gov.uk; 020 8937 2469

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[Council meetings and decision making | Brent Council](#)

Members' virtual briefing will take place at 12.00 noon.

Notes for Members - Declarations of Interest:

If a Member is aware they have a Disclosable Pecuniary Interest* in an item of business, they must declare its existence and nature at the start of the meeting or when it becomes apparent and must leave the room without participating in discussion of the item.

If a Member is aware they have a Personal Interest** in an item of business, they must declare its existence and nature at the start of the meeting or when it becomes apparent.

If the Personal Interest is also significant enough to affect your judgement of a public interest and either it affects a financial position or relates to a regulatory matter then after disclosing the interest to the meeting the Member must leave the room without participating in discussion of the item, except that they may first make representations, answer questions or give evidence relating to the matter, provided that the public are allowed to attend the meeting for those purposes.

***Disclosable Pecuniary Interests:**

- (a) **Employment, etc.** - Any employment, office, trade, profession or vocation carried on for profit gain.
- (b) **Sponsorship** - Any payment or other financial benefit in respect of expenses in carrying out duties as a member, or of election; including from a trade union.
- (c) **Contracts** - Any current contract for goods, services or works, between the Councillors or their partner (or a body in which one has a beneficial interest) and the council.
- (d) **Land** - Any beneficial interest in land which is within the council's area.
- (e) **Licences** - Any licence to occupy land in the council's area for a month or longer.
- (f) **Corporate tenancies** - Any tenancy between the council and a body in which the Councillor or their partner have a beneficial interest.
- (g) **Securities** - Any beneficial interest in securities of a body which has a place of business or land in the council's area, if the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body or of any one class of its issued share capital.

****Personal Interests:**

The business relates to or affects:

(a) Anybody of which you are a member or in a position of general control or management, and:

- To which you are appointed by the council;
- which exercises functions of a public nature;
- which is directed is to charitable purposes;
- whose principal purposes include the influence of public opinion or policy (including a political party or trade union).

(b) The interests a of a person from whom you have received gifts or hospitality of at least £50 as a member in the municipal year;

or

A decision in relation to that business might reasonably be regarded as affecting the well-being or financial position of:

- You yourself;
- a member of your family or your friend or any person with whom you have a close association or any person or body who is the subject of a registrable personal interest.

Agenda

ITEM	WARD	PAGE
4. 241735 - 96, 96A-B High Road, London, NW10 2PP	Willesden Green	1 - 2

Date of the next meeting: Wednesday 9 July 2025



- Please remember to **SWITCH OFF** your mobile phone during the meeting.
- The meeting room is accessible by lift and seats will be provided for members of the public. Alternatively, it will be possible to follow proceedings via the live webcast [HERE](#)

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Agenda Item 4

Agenda Item 04

Supplementary Information

Planning Committee on 11 June, 2025

Case No.

24/1735

Location	96, 96A-B, High Road, London, NW10 2PP
Description	Demolition of existing dwellinghouses and outbuilding and erection of a four-storey building comprising 25 residential dwellings, part retention and upgrade of the original police station building as flexible commercial space with associated infrastructure works including private and communal space, cycle storage and public realm improvements.

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Additional objection/comments received

The number of objections received should be 47 as opposed to 46 in the Committee Report.

Since the publication of the Committee Report, Cllr Donnelly-Jackson Cabinet Member for Housing and Residents Services and Ward councillor for Roundwood Ward made comments 'neither objecting to or supporting the planning application'.

Comments raised concerns relating to, privacy, impact to residential amenity at number's 6 and 8 Huddlestone Road including impact to use of gardens in urban area and resident's wellbeing.

An additional objection was received from Councillor Long, querying how will the planning authority ensure that the development is built according to the agreed plans and conditions, referencing the applicant having a history of not building according to specification.

Planning applications are required to be built in accordance with the approved plans and planning conditions. If a breach of planning occurs then the matter would be investigated by the Planning Enforcement Team and any necessary enforcement action taken.

Clarification on impact to Willesden Green Conservation Area

At Paragraph 95 of the Committee Report it states that it is considered that there would be no harm to the character and appearance of the Willesden Conservation Area. Paragraph 96 of the Committee Report stated that Historic England did not find any harm in relation to the proposal upon the setting of nearby listed buildings or in relation to the character and appearance of the Willesden Green Conservation Area.

However, this should be corrected as Historic England noted that 'the ancillary ranges are elements that make a positive contribution to the conservation area's character, and in line with this policy test, their demolition would cause harm. We consider the harm to be at the low end of 'less than substantial'. In determining the application, it will be for your Council to consider whether this harm would be outweighed by public benefits in accordance with Paragraph 208 of the NPPF.'

As outlined within the Conclusion at Paragraph 319 the proposal would result in less than substantial harm to the Willesden Green Conservation Area, such harm is significantly outweighed by the benefits of the scheme.

Similarly, the Heritage part of the 'Summary of Key Issues' part of the development should be corrected to confirm that Historic England did identify harm to the Willesden Conservation Area and that the harm would be at the low end of 'less than substantial'.

Recommendation: Remains that the Committee resolve to GRANT planning permission subject to the conditions set out in the Committee report, together with the prior completion of a satisfactory s106 legal agreement.

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