



Planning Committee Supplementary Agenda

Wednesday 10 September 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, 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 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

Introductions, if appropriate.

ITEM	WARD	PAGE
4. 25/1112 - 1 Walm Lane, London, NW2 5SN	Willesden Green	1 - 2
5. 25/1246 - Land North of 125 Preston Road, Wembley, HA9 8NN	Preston	3 - 4

Date of the next meeting: Thursday 23 October 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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Supplementary Information

Planning Committee on 10 September, 2025 **Case No. 25/1112**

Location	1 Walm Lane, London, NW2 5SN
Description	Change of use of basement and ground floor from vacant bank to Adult Gaming Centre (AGC) with alteration to front elevation at ground floor level

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Further representations

One further representation with comments has been received raising objection to the proposed development. The objections are from Dawn Butler MP (Labour Member of Parliament for Brent East). The comments that have been raised broadly correspond to those already received and addressed within the Consultations section of the Committee Report. The comments raised refer to existing gambling problems and impacts within the borough. It is suggested that limited information pertaining to the building has been provided, however it is considered that sufficient information has been submitted in line with the Council's Validation requirements for the purpose of planning assessment. Finally, the concluding objection is directed to the 'Licencing Authority'. In response, Licencing is an independent department to Planning within the Council. As well as seeking planning permission the applicant would be required to obtain the relevant licences to operate as an Adult Gaming Centre. An informative to this effect would be included within the Decision Notice.

Recommendation:

Remains to grant consent subject to the conditions and informatives as set out within the committee report.

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Agenda Item 05

Supplementary Information

Planning Committee on 10 September, 2025 **Case No. 25/1246**

Location	Land North of 125 Preston Road, Wembley, HA9 8NN
Description	Proposed erection of two storey 3x bedroom dwelling house with installation of a front brick boundary wall for the vacant parcel of land directly to the North of 125 Preston Road.

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Further comments have been received from the adjoining neighbour at 125 Preston Road who had previously submitted objections to the proposal. The points raised largely reiterate matters that has already been considered within the officer's report.

However, members are asked to note the following summary of issues and officer responses.

Terracing Effect, Design and Character

This is assessed under "Layout and Design" and "Reasons for Objection" (pp. 28–29, 24-26 paras. 8-20 of the report).

It is acknowledged that the proposal would form a new end of terraced dwelling with the existing semi-detached pairs at No.123 and No.125 Preston Road. However, Officers consider the impact on symmetry to be acceptable in this specific context.

The site occupies a prominent corner location where a departure from strict symmetry would be less visually disruptive. The location also offers a point of transition against the varied back drop of architectural styles.

Moreover, the introduction of a high-quality, contemporary design provides a clear visual distinction between the original semi-detached pair and the new dwelling. This architectural contrast avoids the impression of a continuous terrace and ensures that the development reads as a separate, individually designed property rather than as an incongruous extension. The angled roof form, use of shadow gaps, varied material textures reinforces this sense of distinction.

On balance, the design approach is considered to provide an appropriate response to the site's corner plot setting and would not undermine the overall character or rhythm of the street scene. It is considered that the proposed development would not harm the character and appearance of the area, nor the approach to Wembley Stadium.

Depth of Rear Projection

Explicitly considered (paras. 32–34 of the report).

Brent's Residential Extensions and Alterations SPD allows for single-storey extensions to have a depth of up to 6.0m.

Impact on daylight/amenity & 45-degree rule

This is discussed in "Impact on Residential Amenity" (paras. 32-37 of the report).

The 45-degree test not applicable to ground floor rear extensions.

Parking/Highways

This is addressed in "Transport Considerations" (paras. 38–41 of the report).

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Loss of landscaping/green space

This is addressed under “Principle of development” and “Trees and Landscaping” (paras. 1–7, 50-55 of the report).

Consultation

Addressed in “Consultations” (end of objections table in report).

The consultation was in line with statutory requirements and the Council's Statement of Community Involvement.

Biodiversity Net Gain

This is covered in detail in “Biodiversity Net Gain” section (paras. 61–63 of the report).

Where the BNG requirement cannot be satisfied on-site, legislation allows use of off-site units/credits to provide BNG; an added informative would remind applicants of their requirement for the submission/approval of a Biodiversity Gain Plan before development commences.

Drainage and SUDs compliance

This is addressed under “Flood Risk and Drainage” (paras. 66–77).

The concern regarding access to the neighbouring properties downpipe are noted, however this would not be a material planning consideration and would fall under the provisions of the Party Wall Act. An informative is recommended with regard to building works near boundaries.

Historic Refusals

All applications for Planning Permission are considered on their own individual merit.

It should also be noted that the previous refusals ref: 03/2470 and ref: 03/0161 relates to extension works at No.125 Preston Road only, the refusal reasons highlighted were also assessed under different policies and guidance at the time.

Recommendation:

Remains to grant consent subject to the conditions and informatives as set out within the committee report.

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