



## Planning Committee Supplementary Agenda Pack

**Wednesday 11 February 2026 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)  
Ahmadi-Moghaddam  
Akram  
Begum  
Chappell  
Johnson  
J. Patel

#### Substitute Members

Councillors:

Agha, Bajwa, Dixon, Mahmood and 1 vacancy

Councillors

Hirani and Kansagra

Councillors

Ethapemi and Farah

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

For electronic copies of minutes and agendas please visit:  
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**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

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6. 25/1029 - 7 Randall Avenue, London, NW2 7RL		7 - 8

**Date of the next meeting:            Wednesday 11 March 2026**



- 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 February, 2026

Case No.

25/0041

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Location	Little Trainers Playgroup and Hazel Road Community Centre, 26 Hazel Road and Harriet Tubman House, 28 Hazel Road, London, NW10 5PP
Description	Demolition of all existing buildings and structures and erection of 4 storey mixed-use building comprising of training centre and community hall uses (Use Classes F1/F2), with roof and rear first floor terraces, associated cycle parking, refuse storage, landscaping and all other associated and ancillary works.

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Further objections have been received on behalf of the Willesden Local History Society, who previously commented on the application. Within this objection, concerns were raised on the number of matters as summarised below:

- That there is factually incorrect information within the further comments received from Brent's Principal Heritage Officer (November 2025);
- That it is incorrect that the building was not locally listed as it was not considered to have reached the threshold for local listing;
- That the Society do not agree with the heritage significance score that the Principal Heritage Officer has given to the building;
- That the application has not been considered fully against, and is contrary to, policies BHC1, DMP1, BD1 and BP6.

#### Further comments from Brent's Heritage Officer (November 2025)

The objector has stated that Brent's Principal Heritage Officer's further heritage comments dated November 2025 contains "serious errors" that have affected their assessment of the heritage significance of the former Victorian mission hall.

The heritage comments dated 6 November 2025 included the following passage referring to the origins of Harriet Tubman House:

*"It was built as an Anglican mission hall in a practical late Victorian ecclesiastical style in 1899, to the designs of an unknown architect. It was opened in 1900 as the 'St Martin's Institute & Mission Hall' and continued in ecclesiastic use for around a quarter of a century. The building has had a number of other uses during the past century."*

The Principal Heritage Officer has reviewed those comments and advises that comments should have referred to 1888 and 1889 respectively and specified that it opened as the 'Christ Church Mission' and continued in ecclesiastical use for around 35 years. These corrections do not affect the heritage significance attributed to the building, the local list suitability rating given by the council, or the balance of benefit and harm associated with the application proposals.

#### Local list and heritage significance

The objector has also specified that there is an incorrect statement within the further heritage

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comments that the site building was not locally listed because it was not considered to have reached the necessary threshold for local listing. They also challenge the local list assessment scoring attributed to the building by the Council's Principal Heritage Officer, contending that it should be given a local listing assessment score of 9 (out of 12) which would mean the building would have a relatively high level of significance for a locally listed building in Brent.

Harriet Tubman House was identified in 2016 as part of a long list of local buildings that LB Brent had intended to assess for their suitability for addition to its local list. At the time that this application (25/0041) was submitted, neither Harriet Tubman House nor the other buildings on the long list had been through the full assessment process for local listing, which would include the full assessment against the local listing criteria to establish its suitability for local listing, consultation, approval, and then publication. The objector is correct that the absence of its local listing was not due to a low score being given for the building in the past. The building has been treated as a non-designated heritage asset, with the council's previous Principal Heritage Officer (who also undertook the 2016 long listing exercise) attributing the building as having a relative low-medium level of heritage significance for a non-designated heritage asset. As set out in the report, the Council's current Principal Heritage Officer has assessed the building against the Council's local listing criteria and has given the building a score of 5. The professional opinion of the Principal Heritage Officer is that the heritage significance of the building would not be sufficient to warrant the building's addition to the local list.

Nevertheless, it should be noted that locally listed buildings are also non-designated heritage assets. Paragraph 216 of the NPPF is applicable to all non-designated heritage assets, including locally listed buildings and those that are not on the local list, and the provisions within Paragraph 216 have been considered and discussed within the main committee report.

For clarity, paragraph 216 is as follows:

*216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

Furthermore, Brent Local Plan policy BHC1 also relates to non-designated heritage assets irrespective of whether they are on the local list or not. It is set out within paragraph (e) of BHC1 that loss of a heritage assets should be exceptional, and that the loss of a heritage asset would require clear and convincing justification that is outweighed by material planning considerations in the form of sufficiently powerful public benefits.

The application has been considered in line with paragraph 216 of the NPPF and Brent Local Plan policy BHC1. Whichever view is taken on the heritage significance of the building, the proposal would result in the loss of a non-designated heritage asset. The balance of benefit and harm has been discussed within the committee report, with officers concluding that the benefits of the proposal do outweigh the harm. However, when making a decision on this application, members must apply the planning balance themselves, weigh the benefits of the proposal (summarised in paragraph 37 of the report) against this harm (the loss of this non-designated heritage asset), and determine whether they consider that permission should be granted. This exercise must be undertaken whether one is to attribute the building a local listing assessment score of 5 in line with the advice of the Council's Principal Heritage Officer or 9 in line with the views of the Willesden Local History Society, but noting that the application of the planning balance would naturally be affected by the relative level of significance of the non-designated heritage asset.

That the proposal was not fully considered against policies BHC1, DMP1, BD1 and BP6

The objector has stated that the council has failed consider the application against the full wording of policies BHC1, DMP1 and BD1, and that no reference has been made to policy BP6 in the committee report. They go on to state that the proposal fails to comply with these policies.

Officers must assess how much information should be included in the report to the planning committee, and, on a fair reading of the report as a whole, officers must have presented sufficient information for the committee to reach a decision on the application. In doing so, officers must summarise key aspects of the application submission, policies and the surrounding context.

In this case the committee report has set out that the determination of this application should be in accordance with the development plan unless material considerations indicate and reference what documents comprise the development plan. It goes onto list key policies of relevance rather than the full set of policies.

Policy BP6 “South East” sets out the overall vision for this geographical part of the Borough. It highlights the need to strengthen local identity and character by (a) conserving and enhancing heritage assets. The application has assessed the impact of the proposal upon relevant heritage assets, including those within the application site and those present in the local townscape setting.

The objector has also stated that the committee report fails to include the requirement in policy DMP1 that 'complements the locality' includes the requirement to 'conserve and where possible enhance the significance of heritage assets (part d of the policy). As set out above and in the report, the application has assessed the impact of the proposal upon heritage assets including those within the application site and the setting of those further afield, and has also considered the how the proposal sits within its context.

The proposal has also been considered in line with policy BD1 “Leading the way in good urban design”. A discussion of the design, layout and massing has been included in the committee report, and the proposal is considered to be of a good quality design which is appropriate for this location having regarding to the surrounding context.

**Recommendation:** That planning permission is granted subject to the conditions and Section 106 obligations as set out within the committee report.

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# Agenda Item 5

## Agenda Item 05

### Supplementary Information Planning Committee on 11 February, 2026

Case No.

**25/3070**

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Location	North Eastern Lands (Plots NE04, NE05 and NE06) - Land bound by Engineers Way to the south and Fulton Road to the North and East, Wembley
Description	Temporary use of land for meanwhile land uses comprising of; an outdoor sports facility (Use Class F2) to provide 5 no. 5-a-side floodlit all weather football pitches with a single storey pavilion building and an ancillary support area; a temporary building for use as a leisure, entertainment and events venue with storage buildings and external plant equipment in an ancillary support area; boundary treatment; shared informal public realm (with new seating, lighting and CCTV) along with provision for cycle parking, accessible car parking, and an internal vehicular access route with vehicular drop off.

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Page 78 – the Proposal in Detail section of the report states the hours of operation for Plot 01 as:

- Sunday to Thursday 08:00 to 21:00
- Friday and Saturday 08:00 to 22:00

However, at the request of the applicant, Condition 9 has been amended to 22:30 hours Monday to Sunday to allow greater flexibility for the operator. Officers consider that this change would not have any greater impact on residential amenity. It should be noted that the previously operating 5 a-side scheme (ref: 16/5515) permitted opening hours from 08:00 hours to 23:00 hours Mondays to Fridays and 08:00 hours to 22:00 hours on Saturdays, Sundays and Bank Holidays.

Page 81 – the 'Officer Response' to the external lighting also states that external lighting would be conditioned to be switched off at 10.15pm. Condition 11 is updated to refer to 22:30 to be consistent with Condition 9.

Page 80 - the Parking summary table states that there are 67 long stay cycle spaces; however, it should read 7 long-stay bicycle spaces and 60 short-stay bicycle spaces, resulting in 67 bicycle spaces in total.

#### Recommendation:

To grant consent, subject to conditions.

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# Agenda Item 6

## Agenda Item 06

### Supplementary Information Planning Committee on 11 February, 2026

Case No.

25/1029

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Location	7 Randall Avenue, London, NW2 7RL
Description	Proposed demolition of garage and x3 sheds and, erection of dwellinghouse with basement level, addition of new fence to south side of the site, provision of 2 car parking spaces, cycle and refuse storage, landscaping and associated access to land rear of 7 Randall Avenue.

#### Agenda Page Number: 107-136

#### Further representation received

Since publishing the Committee Report an additional representation has been received.

To summarise, it specifies that the Committee Report overlooks key objections, misidentifies the proposal by ignoring itself build status, relies on undisclosed evidence, wrongly claims a BNG exemption, and therefore risks legally flawed decision making.

The consultation section of the report summaries the comments made on the application, and this is the method of report comments in planning reports. It has been noted that there is a general comment on the accuracy of the application forms stating that they should be corrected. This comment did not raise any specific issues and did not set out why any of the concerns would impact on the assessment of the application.

Paragraphs 90 -97 of the Committee Report provide an assessment in relation to Biodiversity Net Gain, where the issue of self-build exemption has been considered.

The applicant declared that the development was self-build exempt within the Application Form. Officers carried out further due diligence by requesting a Statement from the applicant regarding how the development met the guidelines. Whilst this was not made public and re-consulted upon it is not felt that anyone has been prejudiced, given that the intent of a self-build was declared on the publicly available and consulted upon Application Form.

Concerns have been raised that no appropriate mechanism has been proposed to secure that the development is carried out as a self-build. It is recommended that a condition is attached which prevents the implementation of the consent unless it is implemented as a self build development, and requires evidence to be provided to demonstrate that it has been implemented as a self build development. Such a condition would not prevent a subsequent sale of the property within the defined self build period. However, on balance is considered to result in an appropriate balance between the risk of sale within this period and the costs associated with entering into a Section 106 legal agreement. It is noted that permission has been granted through appeal (not within Brent) where these conditions have been used.

*'Notwithstanding The Town and Country Planning (Use Classes) Order 1987 and The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and/or re-enacting those orders with or without modification), the development shall not be constructed other than as self-build or custom build dwellings as defined under the Self build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) and shall not be used for any other purpose without express planning permission.'*

*Reason: In the interest of proper planning and to ensure compliance with The Biodiversity Net Gain Requirements (Exemptions) Regulations 2024 and Schedule 7A of the Town and Country Planning Act 1990.'*

*Within 6 months of the completion of the dwelling hereby approved, the following documents shall be submitted to and approved in writing by the Local Planning Authority confirming that the dwelling meets the statutory definition of self-built:*

- *A building regulations completion certificate for the development;*
- *Title deed of the property to which this exemption relates;*

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- *A copy of a utility bill or bank statement showing the applicants name and address of the property; and*
- *A copy of one of the 3 following documents:*
  - *An approved claim from HM Revenue and Customs under "VAT431NB: VAT Refunds for DIY housebuilders" or replacement thereof;*
  - *Proof of a specialist Self-Build or Custom Build Warranty for the dwelling; or*
  - *Proof of an approved Self-Build or Custom Build Mortgage from a bank or building society for the dwelling.*

**Revised plan received**

- A revised site plan was received which includes the lightwell detail which was previously on included on the ground floor plan and not the site plan.

**Recommendation: Continue to grant consent, subject to the conditions set out in the committee report and this supplementary report.**

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