



**General Purposes Committee**  
13 September 2021

**Report from the Strategic Director  
Regeneration and Environment**

**Stopping Up Order – Granville Road (Peel Precinct Site)**

<b>Wards Affected:</b>	Kilburn
<b>Key or Non-Key Decision:</b>	Non Key Decision
<b>Open or Part/Fully Exempt:</b> <small>(If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)</small>	Open
<b>No. of Appendices:</b>	One Appendix A - Draft Stopping Up Order with notice and plan
<b>Background Papers:</b>	Planning Decision Notice Approval Application No. 19/3259
<b>Contact Officer(s):</b> <small>(Name, Title, Contact Details)</small>	Nicolaas Potgieter, Team Leader, Traffic Orders <a href="mailto:nicolaas.potgieter@brent.gov.uk">nicolaas.potgieter@brent.gov.uk</a> 020 8937 5542  Karen DeJesus - Senior Project Manager, Estate Regeneration <a href="mailto:Karen.DeJesus@brent.gov.uk">Karen.DeJesus@brent.gov.uk</a> 020 937 2004

**1.0 Purpose of the Report**

- 1.1 This report seeks authorisation to make a Stopping Up Order for two areas of public highway that lie to the north and west of Granville Road and to the south of Princess Road, within the South Kilburn Estate for a phased development (Peel Precinct).
- 1.2 The Stopping Up Order is required under Section 247 of the Town and Country Planning Act 1990 (TCPA 1990) to complete the development at the site, which consists of the demolition of building number two Canterbury Road, numbers one to seven and fifteen to thirty-three Peel Precinct and numbers eight to

fourteen Neville Close and erection of seven buildings, associated landscaping, highways and public realm improvements (including new public space and market square), private open space, associated car parking, cycle parking and servicing provision.

## **2.0 Recommendation**

- 2.1 That members note that the draft Stopping Up Order has been advertised in accordance with the requirements of Section 247 TCPA 1990 and that in response to the consultation, eleven consultees have informed the Council that they have either no objections or no record of apparatus in the immediate vicinity of our enquiry.
- 2.2 That members note that all the responses received during the statutory consultation have been considered and resolved by the appointed consultants and the Estate Regeneration Team.
- 2.3 That the Committee approve the making of the Stopping Up Order (SUO) and that a notice of making be advertised.

## **3.0 Detail**

- 3.1 Planning consent was granted for the development of the site following the Planning Committee meeting of 11 September 2019 under planning application 19/3259.
- 3.2 The planning applications included the erection of seven buildings (A to G) ranging between five and 16 storeys, plus part basement, comprising private sale residential units (Use Class C3), shared ownership residential units (Use Class C3), social rented residential units (Use Class C3); new health centre (Use Class D1), new gym (Use Class D2), flexible use class within retail and commercial units (Use Class A1/A3/B1) at ground floor, associated landscaping, highways and public realm improvements (including a new public space and market square), private open space, associated car parking, cycle parking and a servicing provision.
- 3.3 This phased development within the South Kilburn Estate will provide a mixture of housing, retail, health and commercial uses within the seven blocks with an increase in on-site affordable housing and additional commercial space.
- 3.4 The Phase 1 has already received planning permission, which delivered block E. The current Stopping Up Order refers to blocks A, B, C, D, F and G. The proposed unit type and tenure mix are demonstrated in the table below:

**Proposed Unit Type & Tenure Summary**

	Private	Shared Own	Social Rent	Total
<b>Block ABC</b>				
Studio	18	3		21
1B2P	17	20		37
2B4P	32	10		42
<b>Total</b>	<b>67</b>	<b>33</b>	<b>0</b>	<b>100</b>
<b>Block D</b>				
1B2P	30	3		33
2B3P	9	2		11
2B4P	13	13		26
3B5P	33		3	36
<b>Total</b>	<b>85</b>	<b>18</b>	<b>3</b>	<b>106</b>
<b>Block FG</b>				
1B2P	13	16		29
2B3P				0
2B4P	6	18		24
3B5P	10		1	11
<b>Total</b>	<b>29</b>	<b>34</b>	<b>1</b>	<b>64</b>

- 3.5 A draft SUO was duly prepared and a notice of proposal was advertised under Section 247 TCPA 1990 that would enable the redevelopment to take place. A copy of the draft Order is attached at Appendix A, together with the notice and relevant plan showing the proposed area to be stopped up. The notice of proposal was advertised on 1st July 2021 in the Brent and Kilburn Times and the London Gazette allowing for a 28-day statutory consultation period.
- 3.6 Statutory consultees, namely utility companies and Transport for London (TfL), were notified of the proposed Stopping-Up Order by e-mail or hard copy correspondence.
- 3.7 The Council received eleven responses during the statutory consultation period. The replies stated that they had either no objections or no record of apparatus in the immediate vicinity of our enquiry. This correspondence was from:
- Atkins Global
  - Cadent / National Grid
  - ESP Utilities Group Ltd
  - GTC / BU-UK
  - Instalcom Ltd

- London Underground / DLR Infrastructure Protection
- Network Rail - Asset Protection Anglia
- Network Rail - Asset Protection LNW South
- Openreach BT
- Plant Enquiries TfL
- Turner & Townsend

3.8 Members are now requested to approve the making of the Stopping Up Order in order to proceed with the development.

#### **4.0 Financial Implications**

4.1 The Stopping Up Order is estimated to cost approximately £5,000 and will be funded by the developer partner.

4.2 There are no other financial implications on the Council's revenue budgets.

#### **5.0 Legal Implications**

5.1 Section 247 of the Town and Country Planning Act 1990 (TCPA 1990) permits the making of an order for the stopping up of a highway necessary to enable development to be carried in accordance with a valid planning permission.

5.2 Officers have taken the Council's legal advice in relation to the promotion of the Stopping Up Order. If it is agreed to make the Order a notice of making of the Order will be publicised. It will not be open to further objection by the public or other authorities.

#### **6.0 Equality Implications**

6.1 The public sector equality duty, as set out in section 149 of the Equalities Act 2010, requires the Council, when exercising its functions, to have "due regard" to the need to eliminate discrimination, harassment and victimisation and other conduct prohibited under the Act, and to advance equality of opportunity and foster good relations between those who have a "protected characteristic" and those who do not share that protected characteristic. The protected characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

6.2 This includes enquiring into whether and how a proposed decision disproportionately affects people with a protected characteristic and the need to consider taking steps to meet the needs of persons who share a protected characteristic that are different from the needs of persons who do not share it. This includes removing or minimising disadvantages suffered by persons who share a protected characteristic that are connected to that characteristic. For example, taking account of disabled persons' disabilities and the action that could be taken to help a disabled person.

6.3 There are no equality implications associated with this development or the approval of this Stopping Up Order.

## **7.0 Consultation with Ward Members and Stakeholders**

7.1 Statutory consultees, namely various utility companies and TfL were consulted on the proposed Stopping-Up Order by e-mail and correspondence, as required under TCPA 1990.

7.2 Local ward Councillors were also consulted.

## **8.0 Human Resources/Property Implications (if appropriate)**

8.1 None specific

**Report sign off:**

***Alan Lunt***

Strategic Director of Regeneration  
and Environment



LONDON BOROUGH OF BRENT

**SECTION 247 TOWN AND COUNTRY PLANNING ACT 1990**

**THE LONDON BOROUGH OF BRENT (STOPPING UP OF HIGHWAYS) (NO. \*) ORDER 202\***

1. **NOTICE IS HEREBY GIVEN** that The Mayor and Burgesses of the London Borough of Brent propose to make an order under Section 247 and 253 of the Town and Country Planning Act 1990 ("The Act") as amended by Section 270 and Schedule 22 of the Greater London Authority Act 1999 to authorise the stopping up of an area of public highway described in Schedule 1 to this notice.
2. If the order is made, the stopping up will be authorised only in order to enable the development described in Schedule 2 to this notice to be carried out in accordance with the planning permission granted under Part III of the Act by the London Borough of Brent as the Local Planning Authority on 15th February 2021 under Application No. 19/3259.
3. A copy of the draft order and of a plan of the relevant area can be inspected and a copy requested free of charge during normal office hours on Mondays to Fridays inclusive until the expiration of a period of 28 days from the 1st July 2021 at Brent Customer Services, Brent Civic Centre, Engineers Way, Wembley, Middlesex, HA9 0FJ. Please note: - that we are unable to provide access to the council offices while coronavirus (COVID 19) social distancing measures are in place and the documents have been made available for inspection at <https://consultation.brent.gov.uk/highways-and-infrastructure/peel-stopping-up-to-23-029-np>. Alternatively, those without internet access can receive a copy of the documents by post by phoning 0208 937 5600.
4. Persons desiring to object to the making of the proposed order should send a statement in writing of their objection and the grounds thereof, to the Head of Highways and Infrastructure, Highways Infrastructure Services, 5th Floor North Wing, Brent Civic Centre, Engineers Way, Wembley, Middlesex, HA9 0FJ, or via email to [trafficorders@brent.gov.uk](mailto:trafficorders@brent.gov.uk), quoting the reference TO/23/029/NP within the period of 28 days from the 1st July 2021.
5. In preparing an objection it should be borne in mind that the substance of it may be imparted to other persons who may be affected by it and that those persons may wish to communicate with the objector about it.

Dated 1st July 2021.

Tony Kennedy  
Head of Highways and Infrastructure

**SCHEDULE 1**

The area of public highway to be stopped up is shown hatched black on the Deposited Plan and comprises of two parts bounded by Granville Road to the south and east, Princess Road to the north. The major part is irregular shaped with starting grid reference E544076.8790, N112172.6476 moving in a southerly direction to grid reference E544076.9167, N112149.8860 and then westerly to grid reference E544060.4479, N112150.5698 with a maximum length of 22.800 metres and width of 16.496 metres. The second part is irregular shaped with starting grid reference E544076.8773, N112173.7015 and ending grid reference E544076.8578, N112185.4907 with a maximum length of 11.790 metres and width of 3.979 metres.

## **SCHEDULE 2**

A phased development for the demolition of 2 Canterbury Road, 1-7 and 15-33 Peel Precinct and 8-14 Neville Close, and erection of seven buildings (A to G) ranging between 5 and 16 storeys, plus part basement, comprising private sale residential units (Use Class C3), shared ownership residential units (Use Class C3), social rented residential units (Use Class C3); new health centre (Use Class D1), new gym (Use Class D2), flexible use class within retail and commercial units (Use Class A1/A3/B1) at ground floor, associated landscaping, highways and public realm improvements (including new public space and market square), private open space, associated car parking, cycle parking and servicing provision and subject to Deed of Agreement dated 15/02/2021 under Section 106 of the Town and Country Planning Act 1990, as amended.



- Notes :
- This drawing is to be read in conjunction with all relevant Architects, Engineers and specialists' drawings and specifications.
  - Do not scale from this drawing in either paper or digital form. Use written dimensions only. To check that this drawing has been printed to the intended scale this bar should be 50mm long @ A1 or 20mm long @ A3.
  - Health & Safety :**  
All specific drawing notes are to be read in conjunction with the project "Information Pack" and "Site Rules".

KEY:

Adopted Highway

To be Stopped-up

Ver	Date	Drawn	Eng	Amendment
7	30/11	PJ	BB	Issued for information
6	02/11	PJ	BB	Block PG First Floor layout added
5	30/11	WB	BB	Issued for information
4	02/11	WB	BB	Issued for information
3	02/11	PJ	BB	Issued for information
2	13/11	PJ	BB	Issued for information
1	03/11	PJ	KB	Issued for information

**PEEL PROJECT, 8-14 NEVILLE CLOSE, KILBURN**

**TO BE STOPPED-UP**

Status **FOR INFORMATION**  
NOT FOR CONSTRUCTION

Drawn	PJ	Eng	KB
Scales	1:250 at A1	1:500 at A3	
Drawing No	Ver		
<b>27461-700</b>	<b>7</b>		