

Agenda Item 04

Supplementary Information Planning Committee on 8 February, 2023

Case No. 22/3256

Location	646C Kingsbury Road, London, NW9 9HN
Description	Change of use of the ground floor from professional services to place of worship (Use Class F1(f)) and community hall (Use Class F2(b)) and replacement of windows with doors to front elevation

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Further confirmation has been provided by the agent for the application setting out that the premises would be a prayer space for local business to be used during business hours rather than a fully functioning mosque. The agent has highlighted the absence of prayer facilities in the immediate vicinity and advised that the proposal would provide such a facility for the community. They have re-confirmed that they seek permission to use the premises between the hours of 12 pm and 9 pm (as set out in the main report) as the facility would not be needed outside of the local business hours.

Consultation

Three further objections have been received citing issues relating to parking within the service road and adjoining areas to the rear of the shops, access for refuse and emergency vehicles, loss of privacy to businesses, noise impacts where business owners already experience high levels of noise and the potential for crime. These matters have been discussed within the main report. Parking, the service road and access has been evaluated and a parking management plan recommended to be secured through condition. Noise and crime have also been discussed in the report. With regard to the loss of privacy for businesses, those who access the premises would use routes that are already accessible to members of the public or users of the building. Furthermore, the use of these routes would not be considered to result in material impacts to the privacy of the commercial units.

Recommendation: Remains to Grant Consent subject to conditions as set out within the draft decision notice.

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