

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

12 June, 2023
05
22/4180

SITE INFORMATION

RECEIVED	13 December, 2022
WARD	Northwick Park
PLANNING AREA	Brent Connects Wembley
LOCATION	University of Westminster, Watford Road, Harrow, HA1 3TP
PROPOSAL	Proposed erection of temporary sports hall (Use Class: E(d)) for period of 9 years on existing concrete slab east of main University Building
PLAN NO'S	Refer to condition 2
LINK TO DOCUMENTS ASSOCIATED WITH THIS PLANNING APPLICATION	<p><u>When viewing this on an Electronic Device</u></p> <p>Please click on the link below to view ALL document associated to case https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_162986</p> <p><u>When viewing this as a Hard Copy</u></p> <p>Please use the following steps</p> <ol style="list-style-type: none">1. Please go to pa.brent.gov.uk2. Select Planning and conduct a search tying "22/4180" (i.e. Case Reference) into the search Box3. Click on "View Documents" tab

RECOMMENDATIONS

That the Committee resolve to GRANT planning permission subject to the following conditions and informatives being imposed:

Conditions

1. Nine year temporary consent
2. Approved drawings and documents
3. Sports Hall Use
4. Tree Protection Plan
5. Sustainability measures
6. Materials
7. Hard and Soft Landscaping
8. Community Access Plan


Informatives

1. Hours of noisy works
2. Fire statements

That the Head of Planning is delegated authority to make changes to the wording of the committee's decision (such as to delete, vary or add conditions, informatives, planning obligations or reasons for the decision) prior to the decision being actioned, provided that the Head of Planning is satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the committee nor that such change(s) could reasonably have led to a different decision having been reached by the committee.

That, if by the "expiry date" of this application (subject to any amendments/extensions to the expiry date agreed by both parties) the legal agreement has not been completed, the Head of Planning is delegated authority to refuse planning permission.

SITE MAP

	Planning Committee Map
Brent	Site address: University of Westminster, Watford Road, Harrow, HA1 3TP
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This map is indicative only.



PROPOSAL IN DETAIL

The proposal is for the installation of a temporary sports hall at Westminster University's Northwick Park campus. The proposal is to occupy existing hardstanding which has access to services, and as such, no further groundworks will be required.

It is intended that the temporary structure would be in use for approximately 9 years, after which it can be dismantled to enable the completion of the consented Northwick Park masterplan, and replacement with a full-time facility elsewhere within the masterplan area.

EXISTING

The application site comprises an area of hardstanding and soft landscaping within the University of Westminster's Harrow Campus.

The site is located to the east of the main academic facilities for the University and to the south of the existing sports hall and halls of residence. The site is adjacent to the existing one way ring road for Northwick Park Hospital, which is in the process of being re-constructed as a two way spine road with a roundabout providing direct access to the University campus.

The site is not situated within a conservation area and there are no listed buildings within the sites curtilage. The site is situated close to an area of open space.

SUMMARY OF KEY ISSUES

The key planning issues for Members to consider are set out below.

Members will need to balance all of the planning issues and the objectives of relevant planning policies when making a decision on the application.

- 1. Principle of Development:** The facility would ensure adequate provision for the students and the wider community for a period of 9 years. The use of the sports facility is welcomed and Sport England support the use in principle subject to a community use condition. The 9 year temporary consent would not impact upon the delivery of the Northwick Park Masterplan.
- 2. Highways and Transportation:** There are no changes to vehicle or cycle parking proposed as part of this application and the existing provisions continues to adhere to the requirements of the London Plan.
- 3. Trees and Ecology:** 13 out of 18 trees are proposed to be removed on site. However, it should be noted that all 18 trees were agreed to be removed as part of the wider Northwick Plan Masterplan outline application (20/0700) and this application would allow 5 of the trees to be retained on site for a longer period until construction works commence on phase 4 of the outline application.
- 4. Environmental Health:** Environmental Health have reviewed the proposal and advised that there are no concerns in relation to noise or light pollution. A condition is recommended on restriction on the hours of use.

RELEVANT SITE HISTORY

The application site does not have any relevant planning history in this location. However, to the immediate south of the application site and the wider University campus and hospital site forms part of the Northwick Park Masterplan area. These applications are made on behalf of Network Homes, the University of Westminster, Brent Council and the NHS Trust. The four landowners are working together under the One Public Estate programme to redevelop the masterplan site.

As part of the wider masterplan the following applications are relevant to the application site:

20/0677 - Full planning permission for junction improvement works to the A404 (Watford Road), and the widening of the existing Northwick Park Hospital spine road to allow two-way traffic; pedestrian and cycle improvements and associated landscaping and public realm works, and associated changes to access – Granted, 04/12/2020.

20/0700 - Outline planning permission (with all matters reserved apart from the means of access) for the demolition of existing buildings and structures on the site, all site preparation works and redevelopment to provide a residential led mixed-use development to provide up to 1,600 residential homes (C3); up to 50,150m² floor space of new student facilities including student accommodation, teaching facilities, sports facilities, and ancillary retail and commercial; a replacement nursery (D1), new retail space (A1, A2, A3), energy centre, hard and soft landscaping, open space and associated highways improvements and infrastructure works – resolution to grant planning permission by Planning Committee on 29/03/2021 subject to completion of Section 106 Agreement and stage 2 referral to GLA.

21/2714: Full planning permission for junction improvement works to the A404 (Watford Road), and the widening of the existing Northwick Park Hospital spine road to allow two-way traffic; pedestrian and cycle improvements and associated landscaping and public realm works, and associated changes to access, and subject to a Deed of Agreement dated 4 December 2020 under Section 106 of the Town and Country Planning Act 1990, as amended – under consideration.

In addition to the above full planning permission has been granted for the redevelopment of part of the hospital site (also known as phase 1 and 2a of the outline application) as detailed below:

20/0701: Full planning permission for demolition of existing buildings and structures on the site, all site preparation works for a residential led mixed-use development comprising new homes, associated car and cycle spaces, a replacement nursery, commercial space, associated highways improvements, open space, hard and soft landscaping and public realm works subject to a deed of agreement under Section 106 of the Town and Country Planning Act dated the 16th of March 2023- Granted, 16/03/2023.

CONSULTATIONS

Public Consultation

17 neighbouring properties were consulted for a 21 day period on 20/12/2022.

A press notice was issued on 27/04/2023 and a site notice was attached at the site on 06/04/2023.

No representations were received.

External Consultation

Sport England – confirmed that they do not wish to object to the application as it would broadly align with its objective to provide new opportunities to meet the needs of current and future generations as set out within the NPPF. A condition is recommended to ensure that the facility remains available for sport during the temporary period.

POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of this application should be in accordance with the development plan unless material considerations indicate otherwise.

The development plan is comprised of the

London Plan 2021

Brent Local Plan 2019-2041

Key policies include:

London Plan 2021

Policy D4: Delivering good design

Policy D5: Inclusive Design
Policy D12b: Fire Safety
Policy G5 Urban greening
Policy G6 Biodiversity and access to nature
Policy G7: Trees and Woodland
Policy S3 Education and childcare facilities
Policy S5 Sports and recreation facilities
Policy SI 1 Improving air quality
Policy SI2: Minimising green house gas emissions
Policy SI3: Energy Infrastructure
Policy SI4: Managing heat risk
Policy SI 5 Water infrastructure
Policy SI 13 Sustainable drainage
Policy T4 Assessing and mitigating transport impacts
Policy T5 Cycling
Policy T6 Car parking
Policy T6.1 Residential parking

Local Plan 2019-2041

DMP1 – Development Management General Policy
BP4 – North West
BNWGA1 – Northwick Park Growth Area
BD1 – Leading the way in good design
BSI1 – Social Infrastructure and Community Facilities
BGI1 – Green and Blue Infrastructure in Brent
BGI2 – Trees and Woodland
BSUI1 - Creating a Resilient and Efficient Brent
BSUI2 – Air Quality
BSUI3 – Managing Flood Risk
BSUI4 – On-site Water Management and Surface Water Attenuation
BT1 – Sustainable Travel Choice
BT2 – Parking and Car Free Development
BT3 – Freight and Servicing, Provision and Protection of Freight Facilities
BT4 – Forming an Access on to a Road

Other material considerations include:

National Planning Policy Framework 2021
Council's Supplementary Planning Document 1 "Brent's Design Guide" 2018
Council's Draft Sustainable Environment and Development SPD (2023)

DETAILED CONSIDERATIONS

Principle of Development

1. London Plan Policies S3 and S5 seek the intensification of providing additional sporting capacity. Policy BSI1 of Brent's Local Plan requires all new facilities to be accessible through sustainable transport modes, be located through the community they intend to serve, provide flexible and adaptable buildings, be located near other social infrastructure and aim to maximise wider community benefit. The submission has demonstrated that the application site is within the Northwick Park Growth Area, which is preferable as set out within BSI1. In addition to having a PTAL level of 4/5 with close access to Northwick Park Station and connected bus routes with links to Kingsbury, Wembley and Harrow.
2. The facility and its location within the existing Westminster University Campus ensures that the proposal would be adequate provision for the community its intended for (students). The building while not necessarily flexible for a wider use, is only temporary and the proposed use on this area of hardstanding is considered to be an acceptable proposal in accordance with policy BSI1.
3. The proposal and its location within the University of Westminster and its close distance to Northwick Park and St Mark's Hospitals results in the proposal being situated near other social infrastructure.

4. It is important that the new sports hall would maximise the wider community benefit, subject of any consent a condition securing a Community Access Plan (CAP) would be attached to understand and ensure that the wider community were able to access competitively priced sports facilities, within designated time allocations.
5. While the facility is classed as temporary, the 9 years use proposed is still a significant portion of time and it is required that subject of the above condition the following would be confirmed within the CAP:
 - wider engagement with the local community, businesses and social enterprises;
 - demonstrate maximum utilisation of the proposed facility by the above local community across the day, week and year;
 - a community use agreement which also identifies specific groups that might identify a need for the use of the facility.
6. Sport England have confirmed that whilst they unlikely to be a statutory consultee for the proposal (as it does not affect a playing field), the proposal would meet the "Provide" objection as set out the NPPF as the proposal would provide new opportunities to meet the needs of current and future generations. They have also suggested that a condition is secured in relation to a community access plan with a recommendation that the CAP includes the peak period for community use of sports facilities.
7. In conclusion, the proposal for the temporary replacement sports hall would be considered to be acceptable subject to a condition being secured in relation to a community use agreement to maximise the use of the facility being used by the local community when not in use by students being secured by condition. The proposal would comply with policy BS11 of Brent's Local Plan 2019-2041 and the objectives of the NPPF.

Relationship to the wider Northwick Park Masterplan

8. The application site is included as part of Phase 4 of the Northwick Park Outline application (LPA:20/0700). The outline application includes the provision of an additional 50,150sqm of university floorspace in Phase 4 of the development. In addition to student accommodation (approx.. 800 bed spaces), this would include new academic facilities to support the expansion of the University, and new sports facilities which would allow existing University sports provision to be rationalised on one site. The sports facilities are intended to include a gym, fitness studios, sports hall, indoor courts and pitches, changing facilities and an external court / MUGA.
9. The application has demonstrated how Phase 4 would be delivered, ensuring this area of the site is the last part of the Masterplan to be developed minimising any disruption to the 'Village Hub' building situated close to the tube station or sites located further eastwards. The proposal would then fit in with the aim to keep the temporary sports hall until permanent sports facilities are brought forward towards the eastern end of the masterplan area. Once these are complete the temporary sports hall can be removed.
10. Confirmation has also been provided by the applicant that the location of the sports hall includes new buildings within this area as part of the wider masterplan with no pedestrian east-west links in this location.

Scale, Layout, Design

11. The sports hall is proposed to stand atop the existing 1,900sqm concrete slab on site, with no additional foundations or engineering works required. The building's width would be 28m with a length of 58m. The building as proposed would have a higher pitched roof over the sports hall (fronting the Spine Road) with an eaves height of 9.3m and a ridge height of 10.7m, ensuring the required 7.6m clearance which meets Sport England's requirements for basketball courts. The lower height of the building (sited away from the road frontage), which accommodates for the changing room areas has an eaves height of 4.4m and a ridge height of 5.8m. The building would not considered to be of a height that is excessive in its scale when considered against the surrounding sites building heights which vary from 12m, 10m and at its lowest 4m. Brent's Urban Design Officer has welcomed the windows which are situated on the elevations of the building allowing the structure to appear at a scale that would be appropriate for this area, allowing an element of natural light within the unit to the benefit of the users of the facility.
12. The building would also accommodate for a gym, lobby, changing rooms and WCs, office, reception and storage space. The layout of the unit is considered to be acceptable.

13. The building would visually appear as a sports hall and would be located close to the entrance of Westminster Universities 'Forum' building, which is the main hub of the campus. The building given its sports hall presence would be very legible and its entrances would be conveniently placed and would allow for a scaled approach to the building, which would visually reflect the massing of the Forum building adjacent, and the Northwick Park and St Mark's Hospitals situated to the rear of the site. Further details of external materials would be conditioned to any forthcoming consent.

Impact on Residential Amenities of Adjoining Occupiers

14. It is always necessary for developments to take into account the residential amenity of neighbours and impact on the environment. Local Plan Policy DMP1 seeks to ensure new development does not unacceptably increase neighbours' exposure to noise, light and general disturbance. Given the nature and scale of the proposal and the distance from any nearby sensitive receptors including the existing student accommodation, it is not considered to result in a harm to the residential amenity of adjoining or nearby properties.
15. Overall, it is considered that in this instance the proposed sports hall and its siting within the campus facility, it would not cause any substantial harm on the amenity of the nearby students accommodation blocks, or the neighbouring residential properties which are situated some distance from the site and therefore the proposal is considered to be acceptable on amenity grounds.

Highways Considerations

Site context

16. The University and hospital is located on the eastern side of Watford Road (a London distributor road), just south of its roundabout junction with Kenton Road.
17. There are currently three main vehicular access points to the hospital and University campus from Watford Road. The site has good access to public transport services (PTAL 4), with close access to Northwick Park (Metropolitan line) and Kenton (Bakerloo and London Overground lines) stations, as well as bus services 114, 182, 183, 186, 223, H9/H10 and H14.

Car Parking

18. The existing car park has not been used for some time and so its formal loss would be welcomed, being consistent with current policies to restrain car parking.
19. The temporary hall will be set clear of any access roads, footways or visibility splays, so is fine in highway terms.

Cycle parking

20. The temporary sports hall would require 2 long stay and 17 short stay spaces. The application initially sought to re-provide an enlarge cycle store within the existing area of hard standing between the sports hall building and spine road. Officers in Transportation raised concerns with this location as it would be approx. 65m from the entrance at the northern end of the building and would not provide easy access to the sports hall and would also be inconvenient for existing users of the university such as The Forum. In response, the applicant has sought to retain the existing cycle store within the northern end of the site close to the entrance of the sports hall. This cycle store has capacity for 20 spaces (10 Sheffield stands). Whilst the arrangement of the spaces does not accord with London Cycling Design Standards as the stands are spaces 0.8m apart rather than 1m apart, the applicant has highlighted that the existing cycle store is significantly under utilised and therefore there would be capacity to accommodate the 2 long term parking spaces for the temporary sports halls. They have also highlighted that to the west of the temporary sports hall (on the opposite side of the access way) there are 17 Sheffield stands (34 spaces) which are also underutilised. This existing provision could therefore be used to facilitate any shorter term parking for the temporary sports hall.
21. Whilst the proposal does not fully comply with London Plan in terms of the cycle parking facilities, the use of existing under utilised facilities in this instance would be acceptable, given the temporary nature of the proposal. The wider redevelopment of the university site would include provision of enhanced cycle

parking facilities.

Sustainability

22. For major developments, a Sustainability Statement is required in accordance with Policy BSUI1, demonstrating at the design stage how sustainable design and construction measures will mitigate and adapt to climate change over the lifetime of the development, including limiting water use to 105 litres per person per day as required by London Plan Policy SI5. Major commercial floorspace is required to achieve a BREEAM Excellent rating and this would also need to be appropriately evidenced.
23. All major developments are expected to achieve zero carbon standards including a minimum 35% reduction on the Building Regulations Target Emission Rates achieved on-site, in accordance with London Plan Policy SI2. Predicted emissions should be appropriately evidenced through the submission of an energy strategy. Any shortfall in achieving the target emissions standards is to be compensated for by a financial contribution to the Council's Carbon Offsetting Fund, based on the notional price per tonne of carbon of £95, or through off-site measures to be agreed with the Council. The policy also requires a commitment to monitoring of, and reporting on, energy performance, and this would be secured through a s106 agreement, together with revised energy strategies to be submitted at detailed design and post-completion stages and a two-stage financial contribution.
24. The applicant has submitted an Energy Statement. This seeks to accord with the London plan policy SI2 be lean, clean, green, and seen requirements. This strategy covers be lean and be clean measures. However, no be green measures are proposed such as PV panels due to them not being practical to be provided on the roof of the temporary structure. The overall carbon reduction would be less than 35% and therefore not in accordance with the London Plan. However, given the temporary nature of the proposal (limited to 9 year only) this would be accepted in this instance. A section 106 agreement is recommended to secure an off site financial contribution to compensate for the shortfall in achieve net zero carbon emission as per the London Plan.
25. Local Plan policy BSUI1 also requires that non-residential developments should achieve a BREEAM score of Excellent. In this case given the temporary nature of the proposal, it is not considered necessary to require the scheme to achieve BREEAM excellent. Nevertheless, the wider masterplan application did set out a requirement to achieve BREEAM Excellent rating would for the non-residential floorspace, and further details to evidence this would be secured through the s106 agreement .

Urban Greening & Biodiversity

26. Policy G5 of The London Plan require developments to contribute to Urban Greening and a target Urban Greening Factor (UGF) of 0.3 is recommended. The application has not provided specific calculations on this matter, however, the sports hall lies within an existing area of hardstanding, and the outline application would secure an urban greening factor across the wider site in line with London Plan requirements.

Tree Considerations

27. The erection of a temporary sports hall is proposed on an existing hardstanding area. The area is surrounded by trees and these should where possible be protected as part of these proposals.
28. The application seeks to remove a number of trees, which while these are proposed to be removed as part of the Northwick Park Masterplan (20/0700), Brent's tree officer was of the view that these should be retained until the phasing of the Masterplan for this area comes forward. It was considered that the applicant should review how to retain these trees for the period of 9 years of which the consent seeks, particularly as the trees are of a category B value.
29. The submission proposals secured the retention of T603-T606 offsite trees to the north together with T629 Sycamore an offsite tree to the south, however, the proposal sought the removal of all category B trees within the site (18 in number). Further clarification was issued to the applicant in order to address these concerns and a site visit was undertaken on 2nd March at which Oisin Kelly (Arb consultant) was present: the trees on site were individually assessed to see which if any could be retained as part of the proposals and a subsequent Arboricultural Impact Assessment was submitted dated 7th March 2023 by Arbterra Ltd.
30. While it was agreed that 12 category B trees and 1 category C tree still needed to be felled, it was agreed

that 5 trees (T609 Ash, T621 Willow and three Aspen T622-24) could be retained subject to proposed pruning as detailed in the revised AIA.

31. Following the visit and further consideration, Brent's Tree Officer is satisfied that the applicant has considered the retention of the trees where possible and the revised proposals would allow for the retained trees to be beneficial and contribute positively to the visual amenity of the area. The Officer has suggested two conditions to be attached to any subsequent consent which would require the development for the nine years to adhere to the Arboricultural Impact Assessment (dated 7th March 2023), in addition to the submission of further boundary and ground level treatments.
32. The proposals are considered to safeguard and enhance the character and amenity of the area, while maximising the biodiversity benefits and allowing for a useable space. The proposal is considered to have an acceptable level of impact upon trees in advance of the wider Masterplan redevelopment coming forward.
33. The wider masterplan redevelopment application sought details of replacement tree planting, including exact numbers, locations and species, to be required under reserved matters as part of the landscaping proposals for each Phase of the development. Following the submission of reserved matters for Phase 4, or within an alternative period to be agreed should Phase 4 not come forward within a specified timeframe, a financial contribution to compensate for any net loss of trees across the site as a whole would then be required through the s106 agreement.

Flood Risk and Drainage

34. London Plan Policy SI13 and Brent's Policy DMP9b require development proposals to utilise sustainable urban drainage systems (SUDs), with the overall aim of achieving greenfield run-off rates and ensuring surface water run-off is managed as close to its source as possible.
35. The site is at very low risk of flooding from rivers and the sea, artificial sources and groundwater, or surface water flooding.
36. Whilst the proposal is not accompanied by a drainage strategy to demonstrate how the proposal would be design to reduce surface water run off in accordance with the above policies, it is noted that the site lies within an existing area of hardstanding, and therefore the proposal would be unlikely to result in a material increase in surface water run off compared to the existing situation.
37. The wider masterplan application proposed a significant reduction in overall discharge rates, from brownfield rates to greenfield rates, and would have a significantly positive impact on the overall flood risk to the local area including the site itself.

Fire Safety

38. The application has been accompanied with a Fire Strategy report which sets out the following information in order to accord with policy D12 of London Plan (2021):
39. The active and passive fire safety systems for the building detailed in this report are designed to provide early warning of a fire event and to maintain tenable conditions during the evacuation stage. If implemented, the health and safety of people in and about the building can be readily assured.
40. The fire measures proposed can be summarised as:
 - a) The provision of Building materials with suitable flammability, and smoke / toxicity emissions
 - b) The provision of 30 minutes fire compartment around stores, changing rooms and switchrooms.
 - c) The provision of fire escape doors in line with the existing concept drawings plus an additional escape door in the Gym
 - d) The provision of fire detection and warning system to BS5839 type M
 - e) The provision of emergency lighting and emergency signage.
 - f) Ensuring at least 15% of the building perimeter can be accessed by a fire-fighting vehicle
 - g) Ensuring that there is a fire hydrant within 90m of the entry point to the building.

41. Formal approval under the Building Regulations would be required if the scheme goes ahead and therefore given the submitted fire strategy would be considered to be acceptable and accords with Policy D12 of the London Plan.

Equalities

42. In line with the Public Sector Equality Duty, the Council must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. In making this recommendation, regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation).

Conclusion

43. Whilst the proposal does not fully comply with a number of policies within the development plan, including the requirement to achieve a 35% reduction in carbon emissions, compliance with 0.3 urban greening factor and lack of drainage strategy, given the temporary nature of the proposal and its location within an existing area of hardstanding, the lack of compliance in this instance would be acceptable as the benefits of the proposal to re-provide sporting facilities within the university campus during the construction of the wider masterplan would outweigh any identified harm. As noted above, the site would be subject to a wider masterplan redevelopment that would secure a significant betterment to the overall site in terms of carbon reduction, surface water run off rates, urban greening factor and ecology.

Approval is recommended subject to conditions.

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: 22/4180

To: Mr Turner
Sphere25
5 Rayleigh Road
Hutton
Brentwood
CM13 1AB

I refer to your application dated **13/12/2022** proposing the following:

Proposed erection of temporary sports hall (Use Class: E(d)) for period of 9 years on existing concrete slab east of main University Building

and accompanied by plans or documents listed here:
Refer to condition 2

at **University of Westminster, Watford Road, Harrow, HA1 3TP**

The Council of the London Borough of Brent, the Local Planning Authority, hereby **GRANT** permission for the reasons and subject to the conditions set out on the attached Schedule B.

Date: 02/06/2023

Signature:

Gerry Ansell
Head of Planning and Development Services

Notes

1. Your attention is drawn to Schedule A of this notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations or under any enactment other than the Town and Country Planning Act 1990.

DnStdG

SUMMARY OF REASONS FOR APPROVAL

- 1 The proposed development is in general accordance with policies contained in the:-
National Planning Policy Framework (2019)
London Plan 2021
Brent Local Plan 2019-2041

- 1 This permission shall be for a limited period of nine years only from the date of this consent when (unless otherwise agreed in writing by the Local Planning Authority) the use hereby approved shall be discontinued and the fixtures and fittings related to the change of use shall be removed from the site and the site left in a safe and satisfactory condition in accordance with a scheme of work to be submitted to and approved in writing by the Local Planning Authority.

Reason: The land is situated within an area to be redeveloped and is acceptable on a temporary basis in the interests of the regeneration plans for Northwick Park Masterplan.

- 2 The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

BA10038-1005 RevP0, BA10038-1006 Rev P0, BA10038-1004 Rev P0, BA10038-1003 Rev P0, University of Westminster Temporary Sports Hall (December 2022), UoW Fire Strategy, UoW Energy and Overheating Statement, 23527306-STR-HGN-100-SK-D-00401 Rev P0, 900-201, Arboricultural Impact Assessment (Dated 7th March 2023), Transport Statement, Planning Cover Letter University of Westminster.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended, or any order amending, revoking or re-enacting those orders), the sports hall and ancillary facilities hereby permitted shall not be used other than for sports.

Reason: To ensure that the nature of the use is appropriate for its location and to ensure the provision of sporting facilities.

- 4 The development shall be implemented in strict accordance with the Tree Protection Plan and Arboricultural Method Statement (Arboricultural Impact Assessment by Arbterra Ltd dated 7 th March 2023 incorporating Scheme of Tree Protection and Tree Protection Plan ref: 900-301B) or subsequent approved revisions.

REASON: To ensure that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with DMP1 and BGI 2.

- 5 The energy and sustainability measures proposed within the Energy & Overheating Statement Rev 07 dated 21/11/2022 shall be implemented prior to first use of the development hereby approved and shall thereafter be maintained for the duration of the use of the development.

Reason: To ensure that the development achieves the appropriate standards for sustainability.

- 6 Details of materials for all external work shall be submitted to and approved in writing by the Local Planning Authority before any above ground work is commenced. The work shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the

locality.

- 7 Details of the hard and soft landscaping within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use of the building hereby approved. Such details shall include:
 - a. A scaled plan showing vegetation/trees to be retained and any proposed planting
 - b. Sufficient specification to ensure successful establishment and survival of any new planting
 - c. Details of all existing/proposed hardstanding
 - d. Details of any boundary treatment to be provided within the site (including details of external materials and heights)
 - e. Details of the existing cycle storage within the site to be retained
 - f. Details of any external lighting including for the pedestrian routes and overspill diagram
 - g. Details of a wayfinding signage strategy to be employed on site

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority.

The hard and soft landscape works shall be carried out in full accordance with the approved details prior to the use of the building hereby approved, unless alternative timescales have been submitted to and approved to be agreed in writing by the Local Planning Authority and the works shall thereafter be carried out in accordance with the approved timescales.

Any new trees(s) that die(s), are/is removed, become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Replacement planting shall be in accordance with the approved details (unless the Local Planning authority gives its written consent to any variation).

Reason To safeguard and enhance the character and amenity of the area, to provide ecological, environmental and biodiversity benefits and to maximise the quality of spaces within the development, and to enhance its setting within the immediate locality in accordance with policies DMP1 and BGI 2

- 8 Prior to commencement of use of the sports hall hereby approved, a Community Access Plan detailing community access arrangements, prepared in consultation with Sport England, shall be submitted to and approved in writing by the Local Planning Authority.

The Community Access Plan shall allow for a minimum of 15 hours of community use in the sports hall each week and shall include details of rates of hire (based upon those charged at other public facilities), terms of access, hours of use, access by non-university users/non-members and management responsibilities.

The approved Community Access Plan shall be brought into operation within 3 months of first use of the sports hall and it shall remain in operation for the duration of the use of the development.

Reason: To secure well-managed, safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Local Plan.

INFORMATIVES

- 1 Under the Control of Pollution Act 1974, noisy construction works are regulated as follows:
Monday to Fridays - permitted between 08:00 to 18:00
Saturday - permitted between 08:00 to 13:00
At no time on Sundays or Bank Holidays
Contractors may apply for prior approval for works undertaken outside of normal working hours. They should email the noise team at ens.noiseteam@brent.gov.uk to obtain a section 61 application form. Please note that the council has 28 days to process such applications.

- 2 The submission/approval of the Fire Safety Statement does not replace the need for building regulation approval in relation to fire safety, nor does it convey or imply any approval under those regulations.

Any person wishing to inspect the above papers should contact Nicola Blake, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5149