

# COMMITTEE REPORT

Planning Committee on  
Item No  
Case Number

11 June, 2024  
04  
23/3368

## SITE INFORMATION

|   |  |
|---|--|
| RECEIVED  | 18 October, 2023   |
| WARD  | Wembley Hill   |
| PLANNING AREA   | Brent Connects Wembley   |
| LOCATION  | Pavilion, King Edward VII Park, Park Lane, Wembley, HA9 7RX  |
| PROPOSAL  | Demolition of existing pavilion and erection of building for indoor sports and fitness by Stonebridge Boxing Club (SBC) to include gym and sporting facilities, physio, ancillary office space, changing facilities and cafe   |
| PLAN NO'S   | See condition.   |
| LINK TO DOCUMENTS ASSOCIATED WITH THIS PLANNING APPLICATION | <p><b><u><a href="#">When viewing this on an Electronic Device</a></u></b></p> <p>Please click on the link below to view <b>ALL</b> document associated to case<br/><a href="https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=DCAPR_166669">https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=DCAPR_166669</a></p> <p><b><u><a href="#">When viewing this as an Hard Copy</a></u></b> .</p> <p><b>Please use the following steps</b></p> <ol style="list-style-type: none"><li>1. Please go to <a href="https://pa.brent.gov.uk">pa.brent.gov.uk</a></li><li>2. Select Planning and conduct a search tying "23/3368" (i.e. Case Reference) into the search Box</li><li>3. Click on "View Documents" tab</li></ol> |

## RECOMMENDATIONS

That the Committee resolve to GRANT planning permission.

That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

### Conditions

1. 3 years consent
2. Approved Drawings
3. Building Use
4. Tree Protection Measures
5. Ecology Measures
6. Bat Roost Survey
7. Materials
8. Landscaping Plan
9. Odour Control Equipment
10. Community Use Agreement
11. CCTV and Lighting
12. Travel Plan
13. Bicycle Storage
14. Secured by Design
15. Trees

### Informatives

1. CIL Liability
2. Site Ownership
3. Asbestos

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.

## SITE MAP

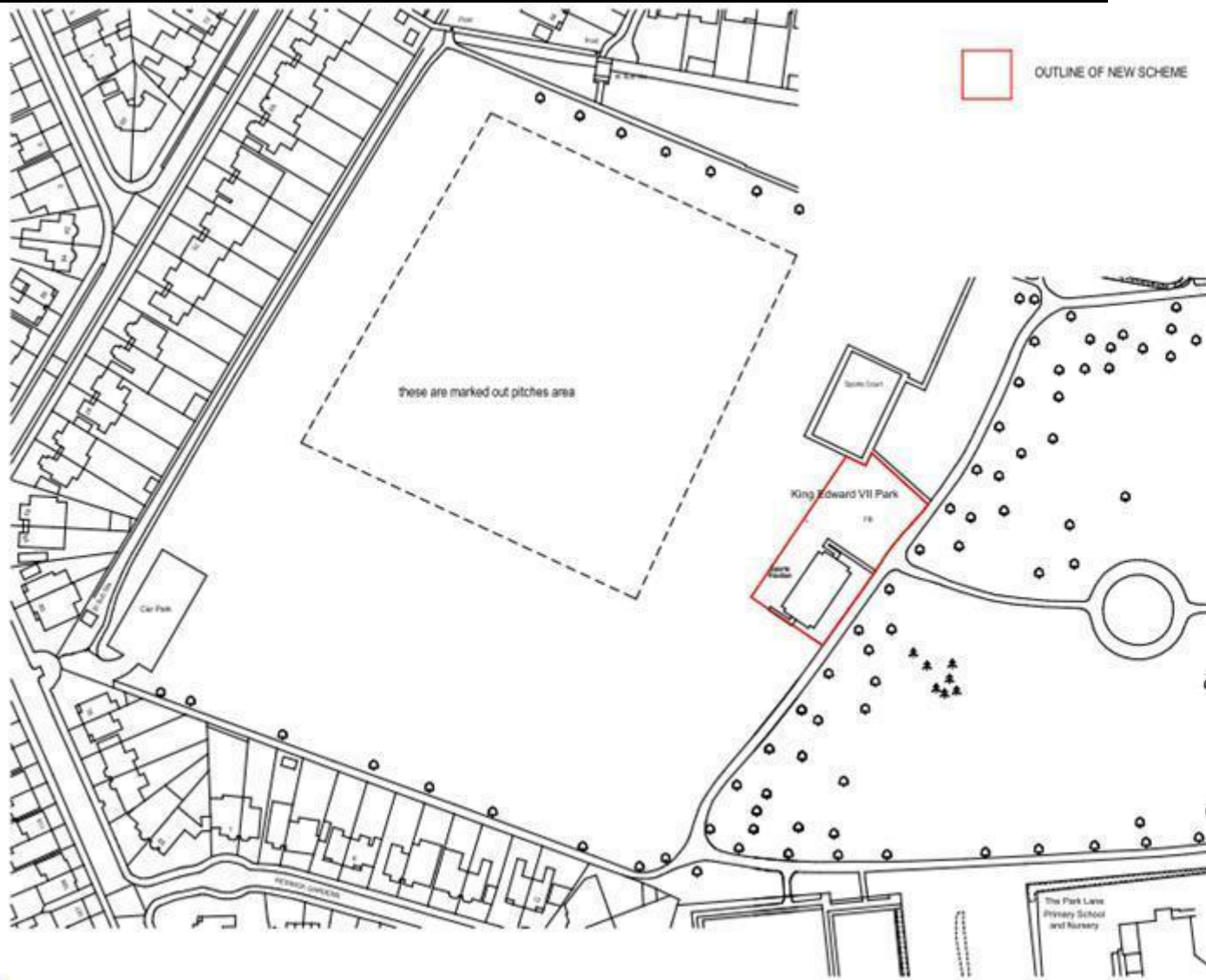


**Brent**

### Planning Committee Map

Site address: Pavilion, King Edward VII Park, Park Lane, Wembley, HA9 7RX

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This map is indicative only.

## PROPOSAL IN DETAIL

The application seeks planning permission for the demolition of the existing pavilion building, and the erection of a replacement, single storey pavilion building for use by Stonebridge Boxing Club (SBC). Internally, it would include a gym and physio facilities, changing rooms and showers, and an ancillary office space. A small café would also be provided.

Associated works include the provision of 8x bicycle stands, 2x concrete and timber benches and the provision of replacement soft landscaping, gravel and hardstanding.

### Amendments received during the course of the application

During the course of the application, the following amendments were requested by officers to respond to concerns regarding the increased size of the proposed building when compared to the extant consent and the proposed building's impact on the trees located to the north-east of the existing building.

- Reduction in the footprint of the proposed pavilion and associated store from 664.5sqm to 576.8sqm;
- Reduction in the proposed hardstanding from 735.5sqm to 265.77sqm and an associated increase in soft landscaping provision;
- Movement of the building further south-west by approximately 2m; and,
- Provision of 4 replacement trees.

## EXISTING

The application relates to the sports pavilion building in King Edward VII Park in Wembley. The building is currently vacant but contains changing rooms, showers and a meeting room at ground floor, and an admin / common room at first floor, which is accessed externally via steps and a ramp. The building is set against a pathway leading through the centre of the park, which also provides access for maintenance vehicles. There are two entrances to the ground floor, on the northeast and southwest elevations and aligned with vertically with the ramp and stair landings on the first floor.

The site is not in a conservation area and the building is not listed. However the park is designated as Open Space and as a locally listed park. The pavilion is approximately 200m away from the main entrance to the park on Park Lane.

## 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.

**Representations received:** 26 properties were consulted on this proposal and 3 site notices were erected at the entrances to King Edward VII Park. Objections have been received from 23 individual people. Comments of support have been received from 66 individual people and one neutral has been received. The contents of these representations are summarised in detail below in the 'Consultation' section below. Consultees (internal and external) have provided comments, as also set out within the 'Consultation' section below.

**Principle of the Replacement Pavilion Building:** The loss of 842.57sqm of designated Open Space is considered to be acceptable (accounting for around 0.5% of the total park space). While the indoor sports and fitness uses are not open space uses, they support the provision of a café which would result in enhanced facilities to support the open space. Whilst Policy G4 presumes against any loss of protected open space, the planning benefits of the scheme including community access and a café as discussed within the remarks section below, would provide enhanced recreation facilities which would encourage and support the use of the park for outdoor recreation, are considered to outweigh the limited harm caused by the loss of open space. The consent would also be subject to a Community Use Agreement which would be secured by condition. The application therefore complies with Policies BSI1 and S1.

**Design and Impact on the setting of the Locally Listed Park:** Notwithstanding the increased bulk, the proposed pavilion building would represent an improvement over the appearance of the existing pavilion

building, which is not of special interest. Whilst the proposed footprint would be 82.3sqm larger than the extant consent (LPA ref: 22/2526), this could be supported by the reduced height of 5.83m and the pitching of the roof. The approach to materiality would strike an appropriate balance between robustness and visual amenity. Any perceived harm to the setting of the locally listed park would be balanced against the planning benefits of the proposal.

**Neighbouring Amenity:** The proposed development is located approximately 100m from the nearest residential premises. The overall impact of the development is considered acceptable in relation to neighbouring properties having regard to daylight, sunlight, outlook, privacy, noise, odour and lighting.

**Highways and Transportation:** No new car parking is proposed, so maximum standards set out within Policy BT2 of the Local Plan are complied with. If people do drive to the site, there is a public car park in the northwestern corner of King Edward VII Park that can be used. Nevertheless, based upon the trip generation information provided, the impact on parking would be negligible. 16 bicycle spaces would be provided which is almost double the minimum standards set out within Policy T5 of the London Plan. A Travel Plan would be conditioned to any consent which would encourage sustainable travel patterns in accordance with London Plan standards. Servicing to the cafe would not be intensive and could be managed by cargo bike from the car park.

**Ecology, Biodiversity and Flooding/Drainage:** Whilst the proposed development would result in the loss of 4 trees, appropriate replacements would be provided on/off site in line with Policy BT2. Furthermore, the development would be located outside of the RPAs of the trees to the north which is an improvement over the extant consent (ref: 22/2526). All retained trees would be protected in accordance with the Tree Protection Plan provided. Appropriate conditions would ensure ecology is protected and biodiversity net gain secured in line with Policy BG11. The site is not located within any areas of increased flood risk and surface water run-off would be mitigated by the provision of soft landscaping and permeable gravel, in line with Policy BSUI4.

**Fire safety:** No Fire Statement was submitted with the application. However, the scheme would be subject to approval through the building regulations to ensure that all fire safety requirements are met.

**RELEVANT SITE HISTORY**

**22/2526 - Permission Granted (07/10/2022)**

Alteration and extension to pavillion building for use by stonebridge boxing club (SBC), to include gym and sporting facilities, physio, ancillary office space, changing facilities and cafe

**CONSULTATIONS**

A total of 26 letters were sent out to neighbouring properties within the vicinity of the application site on 08/12/2023.

Three site notices were erected at the entrances to King Edward VII Park on 22/12/2023.

A total of 89 responses had been received.

This includes 1 neutral comment and 66 support comments. 42 of these support comments were received from residents living within the borough and 24 from outside of the borough.

23 objection comments were also received including from the Park Lawns Residents Association, Brent Parks Forum and CPRE London.

Summary of Objection Comments

| Comment                                    | Officer Response |
|--|------------------|
| <b>Design and Impact on Visual Amenity</b> |                  |

|   |   |
|---|---|
| The proposed size dominates the existing pavilion. The footprint should be confined to the existing.  | Please refer to the 'Design, Scale and Appearance' section of the below report.   |
| The proposed pavilion is too big for the park.  | Please refer to the 'Design, Scale and Appearance' section of the below report.   |
| The pavilion should instead be built upwards.   | The Council are not able to assess alternative proposals. Please see the below report for an assessment into the scheme proposed.   |
| The metal appearance is ugly and would be out of place.   | Please refer to the 'Design, Scale and Appearance' section of the below report.   |
| The original features of the park are being lost.   | The existing pavilion building is disused and derelict. Please refer to the 'Design, Scale and Appearance' section of the below report.   |
| Concerns regarding the increased size of the proposal compared to the previous application.   | Amendments were received during the course of the application to reduce the footprint of the building proposed. Please refer to the 'Design, Scale and Appearance' section of the below report. |
| The building should instead be located within one corner of the park and the most suitable place is the St John's Road entrance.  | The Council are not able to assess alternative proposals. Please see the below report for an assessment into the scheme proposed.   |
| <b>Environmental Concerns</b>   |   |
| Detrimental impact on green space.  | Please refer to the 'Principle of Development' and 'Trees, Ecology and Landscaping' sections of the below report.   |
| Loss of valuable parkland in an area which is surrounded by AoDs (areas deficient in open green space). This is particularly the case for King Edward VII Park which serves the high density development at Wembley Park. | Please refer to the 'Principle of Development' section of the below report.   |
| The open space is protected by Policy G4 of the London Plan.  | Please refer to the 'Principle of Development' section of the below report.   |
| Loss of trees.  | Please refer to the 'Trees, Ecology and Landscaping' sections of the below report.  |

| <b>Other Concerns</b>   |   |
|---|---|
| The development would lead to extra parking on nearby roads.  | Please refer to the 'Transport Considerations' section of the below report.   |
| There is no benefit to the proposed works.  | Please refer to the 'Principle of Development' section of the below report.   |
| Concerns that the Council should not sell/dispose of public parks before they issue any planning permission. This is in relation to the Shropshire vs Day Supreme Court Decision.       | The London Borough of Brent hold the absolute freehold of King Edward VII Park (including the land within this application's red line boundary). The Council has not disposed of the land which is the subject of this application. Should planning permission be granted, this would not override any requirements of Brent Council as the freeholder of the application site. Should there be a future disposal of the application site the Council will comply with any statutory requirements and any requirements of the Fields in Trust acting in their role as Trustees of King Edward VII Park. |
| Concerns that the pavilion is planned as a vehicle for concert events in the park.  | The wider use of King Edward VII Park is not a material consideration within this planning application. The subject application is for the erection of a building for use by Stonebridge Boxing Club with ancillary community facilities.   |
| There is a need for a new pavilion but primarily as changing rooms for those using the park's sporting facilities.<br><br>Changing rooms are not accessible to the general public.      | Should planning permission be granted, the application would be subject to the submission and approval of a community use agreement. Please see the below assessment for more detail.   |
| The park lacks proper lighting for such a use. This leads to safety concerns for those using the building.  | Measures implemented outside of the application site could not be secured as part of this planning application. These arrangements would need to be agreed with Brent's Parks Service prior to occupation.  |
| The cost of demolition and replacement could run into millions.   | The cost of development is not a material planning consideration.   |
| Concerns relating to the management of the park over time, and its degradation of quality. The Council should instead look at the park as a whole, rather than assessing this proposal. | The wider management of King Edward VII Park is not a material consideration within this planning application. The subject application is for the erection of a building for use by Stonebridge Boxing Club with  |

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|  | ancillary community facilities.  |
| The proposed use for boxing is 'niche' and would not be for the nearby residents.  | Please refer to the 'Principle of Development' section of the below report. Should planning permission be granted, the application would be subject to the submission and approval of a community use agreement.   |
| No alternative location has been considered without an impact to green space.  | There is no planning policy requirement to demonstrate a review of alternative locations.  |
| Concerns over the extent of public consultation.   | Consultation has been carried out in accordance with statutory requirements and Brent's Statement of Community Involvement.  |
| Concerns over the impact of construction on regular users of the park. The building could contain asbestos which would be detrimental to the health of the park's users. | The application was reviewed by Brent's Environmental Health team who raised no concerns in this regard. An informative would be included with any consent reminding the applicant of their duties under the Control of Asbestos Regulations.  |
| It is not clear how the building would be serviced without damaging the park.  | Please refer to the 'Transport Considerations' section of the below report.  |
| Concerns over the collapse of the existing drainage system which formed part of the refusal reason for the Welsh School.   | Please refer to 'Flood Risk and Drainage' section of the report below.   |
| The building should provide external water fountains.  | There is no planning policy requirement for an external water fountain. The proposal would also include a café available for public use.   |
| Who will manage locking the gates at night after club usage.   | Measures implemented outside of the application site could not be secured as part of this planning application. These arrangements would need to be agreed with Brent's Parks Service prior to occupation, however this would be more appropriately achieved under the terms of a lease or licence to use the building, rather than through the planning system. |
| A Robust Green Travel Plan should be implemented.  | Should planning permission be granted, this would be secured by condition.   |

### Summary of Support Comments

- The proposal would create a permanent presence in the park with new lighting, CCTV etc to help discourage anti-social behaviour.
- Boxing can have a positive impact for members of the local community for those looking to get into a sport.



- The building would increase footfall and natural surveillance within the park.
- Stonebridge Boxing Club have a good track record of fostering a positive relationship with the community.
- The proposal would offer an accessible and convenient space for people to bond and engage in physical activities.
- The boxing club would create jobs and opportunities for local people.
- The introduction of a cafe would enhance the use of the park.

### External and statutory consultees

Brent Parks Service: No objection to the amended plans received during the course of the application. Sympathetic planting should be incorporated to improve the visual appearance and refuse collection should be considered.

Environmental Health (including Noise Control Team): No objection subject to conditions.

Metropolitan Police Designing out Crime: No objection subject to security rated products and external lighting/CCTV being considered.

## POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications 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

Relevant policies include:

### London Plan 2021:

D4: Delivering good design  
D5: Inclusive design  
D12: Fire safety  
S1: Developing London's social infrastructure  
S5: Sports and recreation facilities  
G1: Green infrastructure  
G4: Open space  
G6: Biodiversity and access to nature  
G7: Trees and woodlands  
SI2: Minimising greenhouse gas emissions  
SI7: Reducing waste and supporting the circular economy  
SI12: Flood risk management  
SI13: Sustainable drainage  
T4: Assessing and mitigating transport impacts  
T5: Cycling  
T6: Car parking

### Brent Local Plan 2019-2041

DMP1: Development management general policy  
BD1: Leading the way in good urban design  
BSI1: Social infrastructure and community facilities  
BHC1: Brent's Heritage Assets  
BGI1: Green and blue infrastructure in Brent  
BGI2: Trees and woodlands  
BSUI1: Creating a resilient and efficient Brent  
BSUI3: Managing flood risk  
BSUI4: On-site water management and surface water attenuation  
BT1: Sustainable travel choice

BT2: Parking and car free development

Other relevant material considerations

National Planning Policy Framework  
National Planning Practice Guidance  
SPD1 Brent Design Guide 2018  
Brent's Sustainable Environment & Development - SPD - 2023

## DETAILED CONSIDERATIONS

### Background

1. Planning permission was granted on 07/10/2022 for the alteration and extension of the existing pavilion building at King Edward VII Park for use by Stonebridge Boxing Club (SBC), to include a gym and sporting facilities, physio space, ancillary office space, changing facilities and a cafe (LPA Ref: 22/2526). The 2022 application is an extant permission, and therefore holds material weight within the assessment of the subject application.
2. The below table outlines the key differences between the extant consent (LPA Ref: 22/2526) and the subject application following amendment:

| Category                          | Extant Consent (22/2526) | Subject Application (23/3368) |
|-----------------------------------|--------------------------|-------------------------------|
| Proposed Footprint                | 494.5sqm                 | 576.8sqm                      |
| Proposed Hardstanding             | 308.7sqm                 | 265.77sqm                     |
| Proposed Footprint + Hardstanding | 803.2sqm                 | 842.57sqm                     |
| Proposed GIA                      | 570sqm                   | 570.8sqm                      |
| Proposed Depth                    | 23.08m                   | 15.1m                         |
| Proposed Width                    | 22.95m                   | 38.15m                        |
| Proposed Height                   | 6.33m                    | 5.83m                         |

### Principle of Development

Demolition of the Existing Building

3. As noted above, the extant consent incorporated the alteration and extension of the existing pavilion building within King Edward VII Park. As part of the subject application, the existing pavilion building would be demolished to accommodate the proposed development.
4. Within the Planning Statement provided with the submission, it is noted that further investigation has been undertaken which has uncovered that the existing building on site is not structurally capable of facilitating the approved development. The existing building was noted to be in a state of disrepair and the Council do not have any reason to dispute the above conclusions. The heritage statement notes that the existing building is not of special interest and detracts from the setting of the park. The Council's Principal Heritage Officer agrees with this view and raised no objections to the demolition of the existing building from a heritage perspective. The principle of the demolition of the existing building is therefore acceptable, subject to an appropriate replacement design being implemented.

Loss of Open Space and the Provision of a New Pavilion Building

5. Paragraph 103 of the National Planning Policy Framework states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
  - a) an assessment has been undertaken which has clearly shown the open space, buildings or land to

*be surplus to requirements; or*

*b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*

*c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

6. King Edward VII Park is designated as an Open Space as defined by Policy G4 of the London Plan which states that development proposals should not result in the loss of open space. Nevertheless, the supporting text to this policy also encourages proposals to enhance open spaces to provide a wider range of benefits for Londoners. Examples could include improved public access, inclusive design, recreation facilities, habitat creation, landscaping improvement or Sustainable Drainage Systems (SuDS).

7. London Plan Policy S1 states that development proposals that provide high quality, inclusive social infrastructure that addresses a local or strategic need and supports service delivery strategies should be supported. This is supported by Policy BS11 of the Brent Local Plan which states that proposals for new or enhanced social infrastructure facilities, including the consolidation of existing facilities, will be supported by the Council where:

*e) easily accessible by public transport, walking and cycling, preferably in town centres or Growth Areas;*

*f) located within the community they are intended to serve;*

*g) provided in flexible and adaptable buildings;*

*h) ideally co-located with other social infrastructure uses; and*

*i) maximising wider community benefit, through if necessary, requiring formal community use agreements.*

8. The proposed development would replace a currently vacant, unused building with a modern, purpose-built facility. Whilst the proposed footprint of the building would be larger than the existing by 318.8sqm, it is considered that the proposal would bring animation, activity and natural surveillance to the park, contributing to its amenity value and providing community benefits including supporting the operation of Stonebridge Boxing Club which provides a number of benefits for the local community.

9. With regard to Policy G4, the proposed footprint of the building would be 576.8sqm, an increase of 318.8sqm over the existing footprint of 285sqm. The surrounding hardstanding would also be increased. While the café use would serve the open space, indoor sports and fitness are not typically seen to be open space uses and the proposal is therefore seen to be the loss of protected open space. This space in question would not be suitable for use as sports pitches, as there is a significant fall in ground levels within it and it is in close proximity to a number of mature trees. The total area of open space within the park is approximately 10.5 hectares and the amount of open space lost would equate to circa 0.5% of the total park space. It is considered that the harm caused by the relatively minor increase in the loss of open space in this instance would be very limited and this harm must be weighed against the benefits of the proposal.

10. In terms of Policies BS11 and S1, the proposal would facilitate the re-location of Stonebridge Boxing Club from their existing premises in Wembley. The site would be easily accessible (as discussed under Transportation Considerations below), whilst the proposed layout would meet a range of needs whilst also allowing the building to be repurposed in the future if required.

11. The extant permission was accompanied by a Wider Community Benefits statement which included details such as storage facilities for use by local sports clubs such as football clubs, the provision of the café and public accessibility of the toilets during café opening hours. A statement of this sort was not submitted for the current application. Whilst it is accepted that the premises must work well for the boxing club, the building should also act as an effective and valued facility for wider community use to explicitly comply with Policies S1 and BS11 and to provide sufficient benefit to outweigh the modest amount of harm associated with the loss of open space. During the course of the application, the applicant confirmed that the gym would be open to the public and to registered organisations (i.e. football clubs, tennis clubs, cricket clubs, etc.) which would allow them access to the gym, changing room facilities and

toilets. Correspondence on the needs of these local groups was evidenced with a local football team. With regard to the wider public access, the café would be open to members of the public, with toilets provided within the café area. The community benefits would provide enhanced recreation facilities which would encourage and support the use of the park for outdoor recreation. The proposed community benefits are considered to outweigh the loss of the open space as discussed above. A statement securing these benefits would therefore be conditioned as part of any consent for the lifetime of the development and secured through condition.

12. To summarise, the proposed development would result in the provision of indoor sports and fitness which is not considered to be an open space use and therefore would be seen to result in the loss of protected open space. However, it would also result in benefits, including the provision of the café and toilet and the fitness and community benefits associated with Stonebridge Boxing Club. The benefits associated with the development are considered to outweigh the limited amount of harm associated with the loss of the open space. Given that the harm is being weighed against benefits associated in part with the work that is done by Stonebridge Boxing Club, it is considered necessary to secure the consent as relating solely to use by SBC. It should be noted that the building in itself would be acceptable had it been proposed solely for uses to support the park.

### **Design, Scale and Appearance**

13. The NPPF seeks developments of high quality design that will function well and add to the overall quality of the area, responding to local character and history, reflecting the identity of local surroundings while not discouraging appropriate innovation, establishing or maintaining a strong sense of place, and optimising the potential of the site to accommodate an appropriate amount and mix of development.
14. London Plan Policy D3 sets out a design-led approach to new development that responds positively to local context and optimises the site's capacity for growth by seeking development of the most appropriate form and land use, while Policy D5 seeks inclusive design without disabling barriers. Brent's Policy DMP1 and the Brent Design Guide SPD1 provide further guidance on principles of good design, and Policy BD1 seeks the highest quality of architectural and urban design. Design and materials are important considerations given the park setting.

### Scale, Bulk and Massing

15. As existing, the application site benefits from a pavilion which is noted to be in poor condition and in a state of disrepair. The building has a footprint of 258sqm and features a staggered massing across the first storey with a maximum height of 6.25m.
16. As noted above, the extant consent forms a material consideration within the assessment of the subject application. The pavilion building approved under this application is also two-storeys in height, and extends the mansard roof of the existing building to an overall footprint of 494.5sqm which is nearly double the existing footprint. By virtue of this, the general bulk of the building is increased, with the second storey extended significantly.
17. The proposed pavilion building would have a footprint of 576.8sqm which is just over double the existing footprint and 82.3sqm larger than the extant consent. As such, the general scale of the building could be viewed as more visually prominent than both the existing building and the extant consent. However, the proposed building would be maintained to a single storey only, and a reduced building height of 5.83m would be further broken up by the sloping of the dual pitched roof proposed. It is therefore considered that the visual impact of the limited increase in footprint may be supported by the reduction in height of the proposal from the extant consent, creating a well-composed building typical of a park setting.

### Layout

18. The existing pavilion building is bordered by hardstanding to the north and south which connects to the main pedestrian path running through the site, facilitating access to the entrance points across the building. It is noted that the paving to these areas of hardstanding is generally in a poor condition. An external staircase is also located to the north of the building for access to the first floor level. To the east and west, a strip of hedgerows border the building with a number of trees also located to the north, east and south.
19. The extant consent introduced approximately 308.7sqm of hardstanding around the approved pavilion building including a set of steps to the west allowing for access from the amenity grassland in this

direction. The consent is also supported by strips of planting to the north and east of the building with all surrounding trees retained. Internally, the building incorporates a gym/fitness area, cafe, toilets, physio rooms, office space, community/yoga space and associated functions. The GIA measures 570sqm.

20. The proposed pavilion building would adopt a recti-linear layout, extending from the north of the park to the south. It would adopt a similar building edge to the existing pavilion to the south, but would extend further towards the basketball courts to the north. The overall depth would be reduced from the extant consent by approximately 8m with the width increasing by 15.2m. It would have a GIA of 570.8sqm, which is marginally larger than the extant consent by 0.8sqm. Internal facilities would be similar to previously approved, although the community/yoga area has been removed to accommodate a larger gym area and changing facilities within the enlarged WC spaces. Externally, the building would be accessed via a main entrance to the eastern facade which would have a clear pathway adjoining the network of paths within the wider park, allowing for straightforward access. The cafe function would be accessed to the north of the building and there would be steps to the rear of the site to accommodate access from the playing fields. Whilst this entrance would not facilitate level access, this would be provided instead from the park's existing path network which is acceptable owing to the difficulties of general access from a grassed area. With regard to the level of hardstanding proposed, this has been reduced from the extant consent by approximately 43sqm to 265.77sqm which is considered appropriate in light of the enlarged footprint.
21. Overall, the proposed layout is considered to be appropriate, with a similar internal offering to the extant consent. Externally, the building would be well accessible from the main network of paths within the park, including suitable level access. The layout is therefore considered to be acceptable.

### Materials

22. In terms of materiality, the proposed walls would be constructed with an aluminium standing seam wall cladding in anthracite grey. Windows would be openable glass with the frames to match the cladding material and colour finished. The proposed roof would be finished in 'deep green'. In light of the proposed width, concerns were raised during the course of the application over the potential of the proposed cladding to appear monotonous within the building's context. However, Brent's Parks Service have highlighted the requirement for a robust material to be used which would be less susceptible to anti-social behaviour. The proposed cladding is considered to be successful in this regard, and is noted for its robustness and security. Furthermore, its visual prominence would be broken up by the proposed roof colour, fenestration and existing/proposed tree cover. The approach to materiality is therefore considered to be acceptable on balance in light of the site specific circumstances and would be successful providing a good quality material is chosen, with details of the materials to be secured through condition. Additionally, the proposed appearance would be a visual improvement upon the existing building, which is derelict and decayed in appearance.
23. Overall, the proposal is considered to represent a significant improvement on the existing appearance of the building and, notwithstanding the increased bulk, to have a generally positive impact upon the visual amenity of the park setting. Whilst the proposed footprint would exceed that of the extant consent, Officers consider this to be supported by the reduction in height of the proposal. Further details of materials would be required by condition.

### Impact on King Edward VII Park

24. The NPPF paragraph 200 requires applicants to describe the significance of any heritage asset affected by the proposal and paragraph 203 requires decisions to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and the desirability of new development making a positive contribution to local character and distinctiveness. Paragraph 209 advises that 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.
25. King Edward VII Park is a locally listed park (a non-designated heritage asset). It was formerly part of Read's Farm and was purchased from Edward Spencer Churchill by Wembley UDC in 1913 and laid out as a public park in memory of the late king and also in compensation for the loss of Wembley Park as public open space. The park was opened on 4 July 1914, reputedly by Queen Alexandra. The park had a

lodge, a rustic bandstand and picturesque refreshment pavilion; a children's gymnasium with swings, a giant slide and see-saws, a shallow pond and a drinking fountain. There were facilities for tennis and bowling, and the lower part was laid out for cricket and hockey, separated by a belt of elms. There were gravelled walks and seating, formal planting and numerous beds with shrubs and trees.

26. Brent's Principal Heritage Officer considers that the existing pavilion is not of special interest, and that the proposed pavilion would be in a similar location and unlikely to dominate the park. It would represent an improvement of the existing arrangement, and any perceived harm would be balanced against the significance of the park and mitigation measures in terms of proposed planting. Although no separate heritage statement has been submitted, the impact on the heritage of the Park has been sufficiently addressed in the applicant's Planning Statement and there are no concerns on heritage grounds.

#### Impact on Protected Views

27. Part of the application site falls within Wembley Stadium protected view: Elmwood Park. Policy BHC2 of the Brent Local Plan states that development must not be to the detriment of the protected views of the National Stadium Wembley.
28. No contextual views have been provided as part of the application. However, the proposed development would be one storey in height, with a ridge height of 5.83m. This is 0.5m lower than both the existing building height and the height of the building within the extant consent. Given the lowered height and generally modest scale of the proposed building, it is considered that the proposed development would not impact upon views towards the national stadium.

#### **Impact on Residential Amenity**

29. Policy DMP1 of the Local Plan requires development to provide high levels of internal and external amenity, and not unacceptably increase, and where possible reduce, exposure to noise, dust, contamination, smells, waste, light, other forms of pollution and general disturbance.
30. The proposed development would incorporate a single storey pavilion building located within King Edward VII Park. Whilst the park is bounded by residential properties on each of its edges, the proposed development would be located approximately 100m from the nearest residential property. As such, the guidance set out within SPD1 to ensure structural development does not impact upon neighbouring amenity is not considered relevant to this application. Notwithstanding this, in line with DMP1, the proposed development has the potential to impact upon noise, lighting and odour disamenity to surrounding properties. These matters are discussed within the 'Environmental Health considerations' set out below.

#### **Transport Considerations**

31. The park has two pedestrian accesses from Park Lane, in addition to accesses at its western end from St Johns Road and Castleton Avenue. One of the pedestrian accesses from Park Lane, adjacent to Park Lane Primary School, is also a vehicular access for park maintenance vehicles only. The park also has a car park with 26 spaces, which can be accessed from St Johns Road.
32. The site has a PTAL rating of 4 (good), with close access to Wembley Central and Wembley Stadium stations, bus routes 79, 204, 223 and 297 available from Park Lane and further bus routes on Wembley High Road, including routes 18, 83, 92, 182, 224 and N18. Park Lane is a local distributor road, with restricted on-street parking and School Keep Clear zig-zag markings on the road in front of the school.
33. The surrounding residential streets to the south are located within Controlled Parking Zone W, operational daily between 8am and 9pm. The surrounding streets are also within the Wembley Event Day zone whereby on street parking is restricted to event day permit holders only on these days.

#### Parking

34. As the site is in a PTAL of 4, only operational parking is allowed to be provided in accordance with the Local Plan, as people would be able to easily walk or use public transport to access the site. No new car parking is proposed, so maximum standards are complied with. If people do drive to the site, there is a public car park in the northwestern corner of King Edward VII Park that could be used.

#### Trip Generation

35. The applicant has submitted trip generation information from the TRICS database for the proposed use. The peak weekday period is the early evening, with a total of 56 trips between 4pm-7pm and 6 arrivals/11 departures during the evening peak hour of 5-6pm. The proposed use is anticipated to have a similar trip generation and on the basis that the floorspace would more or less double, it would be reasonable to assume a total of 35 trips between 4pm and 6pm as a result. As the majority of these trips would be undertaken by sustainable modes, the transport impact is considered acceptable.
36. As with the extant consent, to ensure that as many visitors as possible access the site via walking, cycling and public transport, a Travel Plan Statement would be required by condition, setting out measures that will be applied to discourage car use and support access by other modes of transport.
37. One key measure in this respect is bicycle parking, which would need to be provided in accordance with the London Plan Policy T5 requirements (1 space per 100sqm for short stay and one space per eight staff for long-stay). This results in a requirement of at least seven spaces (four Sheffield stands), which would need to be located as close as possible to the building.
38. Drawing number UK2193-TD-A-103 P08 shows eight stands (16 spaces) with suitable spacings of 1m and cover beneath a canopy. This is welcomed, although the spaces would not be set 550mm from the building to provide space to lock the front wheel to the stand. Therefore, whilst the provision would be sufficient in policy terms, revised cycle storage details and the provision of cycle storage prior to occupation would be required by condition, as per the extant consent.

### Servicing

39. The café would result in some servicing requirements, and the Transport Statement provided outlines that these would operate as they would have for the extant consent, with access to the park via Park Lane, setting down outside the proposed building and turning within the existing paths to egress in forward gear. Brent's Highways Officers note that servicing would not be intensive and could be done via cargo bikes. The applicant has confirmed that refuse would be stored in small bins following concerns raised by Brent's Parks service over pulling distances for larger bins when pulled over the park's grassland.

### Overall

40. Subject to the submission of a Travel Plan Statement and further details of cycle storage, there application is considered to be acceptable from a transport perspective.

## **Environmental Health Considerations**

### Noise

41. The proposed development would incorporate an internal plant (11.69sqm) which has the potential to give rise to noise disamenity. Furthermore, the proposed gym and cafe uses have the potential for breakout noise. To this end, an Acoustic Planning Report was submitted with the application to assess the potential level of noise output. This document outlines that all building plants would be designed to meet BS 8233:2014 standards whilst the building itself would be designed to BS 4142:2014+A1:2019 standards for breakout noise. The assessment has been reviewed by the Council's Environmental Health team and the conclusions are considered to be acceptable. Compliance with the document would therefore be secured by condition.

### Odour

42. It is noted that a cafe is proposed within the facility which may give rise to odour disamenity. In line with the extant consent, a condition would be included requiring details of the ventilation equipment proposed.

### Lighting

43. The proposed development would be located approximately 100m from the nearest residential property. The development would also be single storey only, and would be masked by trees within the park. As such, it is considered that there would be no material impact on light disamenity to nearby properties.

## **Trees, Ecology and Landscaping**

## Trees

44. There are no trees on site subject to a Tree Preservation Order, however Council-owned trees are not generally considered to require this statutory protection as the Council is considered to be a responsible land owner in this respect. Notwithstanding this, the potential effect of the development on trees in and surrounding the site is nevertheless a material consideration in the determination of this planning application.
45. Policy BGI2 of the Brent Local Plan requires a BS5837 (2012) tree survey where development could affect trees on or near the site. In the case of minor development which results in the loss of trees, provision of appropriate replacements should be provided on site.
46. The proposed development means that demolition of the existing building would take place which may impact on the Root Protection Areas (RPAs) of two significant trees T7 and T9 (both category B Lime trees). To this end, an Arboricultural Method Statement has been provided with the submission and the Council's Tree Officer considers the protection measures identified within this document to be suitable. This would include protective fencing and temporary ground protection in line with BS5837 standards, which is in accordance with Policy BT2 of the Local Plan. Compliance with the Tree Protection Plan submitted would therefore be conditioned as part of any consent.
47. As part of the extant consent, the building encroaches onto the RPA of a Category B Lime Tree, which is both highly visible and significant in views framing the pavilion from across the playing fields from the southwest corner of the site. Whilst officers acknowledged that the preference was for this to be avoided, it was noted that designing around the RPA of this tree would have compromised the architectural integrity of the building. As such, a Tree Protection Plan was attached by condition to the application submission and the overall approach was considered to be acceptable on balance.
48. As part of the subject application, the building footprint and associated hardstanding were also proposed to be located within the RPAs of the above noted trees. However, following consultation with the Council's Tree Officer and Urban Design Officer, it was noted that the demolition of the existing building provided the opportunity for its replacement to be located outside of the RPAs in question, without compromising upon the architectural integrity of the submission. As such, amendments were received during the course of the application to move the proposed building approximately 2m to the north, outside of the RPAs of these trees. In this regard, the proposed development comprises a betterment over the extant consent.
49. Notwithstanding the above, the siting of the proposed development would require the removal of 4x trees (T3-T6) further north of the existing pavilion which was not required as part of the extant consent. T3 Norway Maple is noted as dead (Category U), whilst T4 and T6 are both Category C trees. Following consultation with Brent's Parks Service and Brent's Principle Tree Officer, it was noted that the site could only support the provision of one replacement tree without potential root damage to the adjacent footpath and basketball courts. As such, it was agreed that appropriate replacements could include the provision of 1 no. Himalayan Birch on site, and 3 no. further trees within the wider park grounds. The proposed replacement on site would successfully break up the appearance of the pavilion when viewed from the north. Whilst BGI2 specifically requires replacements to be on site for minor applications, the sub text of the policy does outline that where on-site planting is agreed to not be feasible, a contribution to off-site tree planting for equivalent canopy cover will be required. A Grampian condition would therefore be included to secure the contribution of 3x trees within the wider park setting prior to the first occupation of the building.

## Ecology

50. Policy BGI1 of the Brent Local Plan requires all development to achieve a net gain in biodiversity. Open space should enhance biodiversity and where adjacent to, integrate into existing green networks.
51. Within the extant consent, the extension of the existing pavilion building resulted in the loss of some shrubbery growing around the building and approximately 518.2sqm of grassland. However, it was noted that given the parkland use of the grass and the overall level of disturbance due to the parkland setting, these features had limited ecological value and are unlikely to support any protected species or habitats. Nevertheless, the proposal included an area of green roof which was noted to add biodiversity value to compensate for the loss of the grass and shrubbery. A bat emergence survey was also conditioned, noting the potential for the existing building to potentially contain bat roosts, with the trees used for foraging and commuting. On this basis, the proposed development was considered to comply with Policy



BGI1.

52. The key difference between the extant consent and the subject application is the proposed demolition of the existing pavilion building on site, rather than its alteration and extension. This would result in the loss of approximately 557.5sqm of grassland. The current application was accompanied by a Preliminary Ecology Appraisal.
53. The appraisal notes that an extended habitat survey was undertaken identifying the habitats within the site to comprise modified grassland with scattered trees, introduced shrub, and a green wall in the form of dense ivy growing over the derelict building. These are identified to be of a low ecological value. Brent Reservoir is approximately 3 km northeast of the site, and there are five Sites of Importance for Nature Conservation (SINCs) within 1 km of the site. As with the extant consent, the relatively small scale of development is not considered to have an adverse impact on the nearby designations.
54. It is confirmed within the assessment that the building has low potential to support roosting bats, however the surrounding habitat has connectivity with the SINC to the south and therefore has moderate potential to support commuting and low potential to support foraging bats. As ensured by condition with the extant consent, the appraisal therefore recommends that a bat emergence survey is undertaken. Whilst the habitats could also support local assemblages of birds which might use the buildings and vegetation to nest within, given the likely diversity and species present, it is unlikely the breeding birds present would be of biodiversity value greater than the local scale.
55. As per the recommendations of the appraisal, the AIA confirms that tree protection would be in accordance with BS5837 (2012). Furthermore, a bat emergence survey would be conditioned as part of any consent.
56. Nevertheless, the report concludes that without any further mitigation, the proposed loss of habitats including the modified grassland, introduced shrub and dense ivy would result in a net loss of biodiversity. To ensure a net gain is provided, the appraisal recommends a high quality soft landscaping scheme and the provision of wildlife boxes. Owing to the fact that the proposed works would provide approximately 130sqm less soft landscaping than the extant consent, a landscaping condition would be attached to any consent ensuring a high quality landscaping scheme comes forward which includes bird and bat boxes, alongside the recommendations set out within the appraisal. On this basis, the proposed development may achieve a biodiversity net gain in line with BGI1.

### **Flood risk and drainage**

57. Brent Local Plan Policy BSUI4 outlines that proposals for minor developments should make use of sustainable drainage measures wherever feasible and must ensure the separation of foul and surface water systems. Proposals that fail to make adequate provision for the control and reduction of surface water run-off will be refused.
58. The application site is not in an area at risk of flooding from any sources and therefore no Flood Risk Assessment is required as part of the application. Within the extant consent, it was concluded that although the proposal would increase the impermeable area of the building, the addition of a green roof and planting around the building would provide compensation for this. The proposed surface water arrangements were therefore considered to be acceptable on this basis.
59. The subject application would comprise of approximately 40sqm more hardstanding/building footprint at ground floor level than the extant consent. Furthermore, no green roof is proposed and this measured 92.5sqm under the extant consent. However, approximately 115sqm of the proposed hardstanding would be formed of naturally permeable gravel, which was not included within the extant consent. Therefore, whilst the overall level of permeable surfacing would be marginally below the extant consent (17.5sqm), the difference is considered to be minor and is acceptable given the site is not identified to be at increased risk of flooding.
60. With regard to the separation of foul and surface water, this has not been confirmed within the submission documents. However, it is noted that this matter would be covered at building control stage under the requirements of Approved Document H. Indeed, this approach was considered acceptable within the extant consent.

### **Fire safety**

61. All developments are required to comply with Policy D12A of London Plan 2021. This requires development proposals to:

- 1) *identify suitably positioned unobstructed outside space:*
  - a) *for fire appliances to be positioned on*
  - b) *appropriate for use as an evacuation assembly point*

2) *are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures*

3) *are constructed in an appropriate way to minimise the risk of fire spread*

4) *provide suitable and convenient means of escape, and associated evacuation strategy for all building users*

5) *develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in*

6) *provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.*

62. The extant consent was supported by a Fire Statement. It was noted that the document submitted did not provide the level of detail required for a Fire Statement and was not prepared by a suitably qualified assessor. Nevertheless, general compliance with Policy D12A was outlined and given that a number of matters may be resolved at Building Control stage, it was considered that adequate provision had been made to ensure the highest standards of fire safety, in accordance with Policy D12A.

63. The subject application has not been supported by a Fire Statement. However, sub-points 2 and 3 of Policy D12A would be comprehensively covered at building control stage, and the application is acceptable in this regard.

64. In terms of the remaining sub-points, it is noted that the principles considered acceptable within the extant consent have not materially changed. The building would be approximately 8m from a hard surfaced pathway, which provides access from the car park for maintenance vehicles in addition to pedestrian access through the park. Although this pathway is not within the applicant's control, it is considered that the occasional use by maintenance vehicles would not impact significantly on the ability of emergency vehicles to access the site. It is considered that this would provide adequate access for emergency vehicles. Fire hydrants are also available on Park Lane. There also remains a large portion of surrounding unobstructed open space of the park as being suitable for evacuation assembly. Again, although this land is not in the applicant's control, the risk of it being obstructed and unavailable at any time is considered negligible. A specific location could be identified at a later date. Although no specific details are given on the evacuation strategy, it is considered that the scale and proposed layout of the building would facilitate swift and convenient evacuation in this case.

65. Therefore, whilst the application has not been supported by a document which sets out how the requirements of D12A would be met, the application is considered to retain the same fire safety principles of the extant consent. Given the small scale of the proposal and the nature of the proposed use, it is considered that adequate provision has been made at this stage to ensure the highest standards of fire safety, in accordance with Policy D12A. It should be noted that the full consideration of fire safety takes place under the Building Regulations.

## **Equalities**

66. 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).

## **Other matters**

67. The following issues have been raised but are not material planning considerations in this case or are

outside of the scope of this planning application:

68. Fields in Trust (FiT) are a Trustee of the Park, but are not a statutory consultee in relation to planning applications. Fields in Trust protection of open spaces is achieved through legal agreements entered into between the landowner (in this case Brent Council) and Fields in Trust. However, this protection sits outside of the planning system and is not therefore a material planning consideration. The applicant or landowner would need to seek approval from FiT to demolish and replace the existing pavilion building, however this is a land ownership issue rather than a planning issue. The planning implications of demolishing and replacing the building, in terms of the loss of open space in the park, have been considered under 'Principle of development' above.
69. Need for lighting within the park, security arrangements and potential police support. Measures implemented outside of the application site could not be secured by condition. These arrangements would need to be agreed with Brent's Parks Service prior to occupation, however this would be more appropriately achieved under the terms of a lease or licence to use the building, rather than through the planning system.
70. Reuse of the building if the current use is discontinued. Arrangements for terminating the use of the building would be agreed with Brent's Parks Service as part of the lease or licence agreement, and the reuse of the building by new tenants would not normally be secured through the planning system. It is considered that the proposed layout would be sufficiently flexible to allow for use by a wide range of other community groups in the future.

## **Conclusion**

71. The proposal would bring a vacant and disused building back into use and would provide a base for a local charity providing recreation and wider community benefits. Facilities for other local community groups and the general public would also be provided, and overall the proposal would complement and enhance the existing use of the park for outdoor recreation. These planning benefits are considered to outweigh concerns regarding the loss of open space, which would be marginal in scale relative to the size of the park.
72. The proposal is considered to be of an appropriate standard of design to complement the park setting, and would not cause harm to the heritage significance of the locally listed park. Adequate consideration has been given in the design of the proposal to other key planning considerations including fire safety, drainage and environmental health considerations such as noise and odour. Conditions would be imposed to ensure that no adverse impacts occurred to trees or protected species. The site is well-located in terms of public transport accessibility, and measures would be secured to encourage use of sustainable transport modes.
73. The proposal is considered to accord with the development plan as a whole, and, having regard to all material planning considerations, should be approved subject to conditions.

## DRAFT DECISION NOTICE



# Brent

## DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

## DECISION NOTICE – APPROVAL

Application No: 23/3368

To: Ms Wheeler  
Regal London on behalf of Stonebridge Boxing Club  
4-5 Coleridge Gardens  
London  
London  
NW63QH

I refer to your application dated **18/10/2023** proposing the following:

Demolition of existing pavilion and erection of building for indoor sports and fitness by Stonebridge Boxing Club (SBC) to include gym and sporting facilities, physio, ancillary office space, changing facilities and cafe

and accompanied by plans or documents listed here:  
See condition.

at **Pavilion, King Edward VII Park, Park Lane, Wembley, HA9 7RX**

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: 03/06/2024

Signature:

**David Glover**  
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 2023  
London Plan 2021  
Brent Local Plan 2019-2041

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

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

UK2193-TD-A-101 Rev P 07 Existing and Proposed OS Plan  
UK2193-TD-A-102 Rev P 07 Demo Plan  
UK2193-TD-A-103 Rev P 08 Proposed Ground Floor Plan  
UK2193-TD-A-104 Rev P 07 Proposed Roof Plan  
UK2193-TD-A-201 Rev P 07 Proposed Elevations  
UK2193-TD-A-301 Rev P 07 Sections  
UK2193-TD-A-401 Rev P 07 Bay Study 1  
UK2193-TD-A-402 Rev P 07 Bay Study 2  
UK2193-TD-A-901 Rev P 07 Perspectives

Supporting Documents:

Arboricultural Impact Assessment and Method Statement (Ref: AAAIA1KING, AllArboriculture, 28<sup>th</sup> May, 2024)  
Preliminary Ecological Appraisal (Ref: RHRTL001 (Rev002), Assystem, October 2023)  
Stonebridge Boxing Club Acoustic Planning Report (Ref: 023406-R01-A, Sandy Brown, 28<sup>th</sup> September 2023)

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

- 3 The use of the building hereby approved shall not be used other than for indoor sports and fitness (Use Class E(d)) with ancillary functions and facilities and as a café within the area denoted with the drawings hereby approved (use class E(b)), notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) and the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification). It shall not be occupied other than by or on behalf of the Stonebridge Boxing Club.

Reason: In the interests of proper planning and to ensure the use of the development is appropriate for the location.

- 4 The development shall be implemented in strict accordance with the Tree Protection Plan and Arboricultural Method Statement (Ref: AAAIA1KING, AllArboriculture, 28<sup>th</sup> May, 2024) 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 development hereby approved shall be undertaken in accordance with the recommendations set out within the Preliminary Ecological Appraisal (prepared by Assystem, October 2023) hereby approved.

Reason: To ensure biodiversity net gain in accordance with Policy BGI1 of the Local Plan and Policy G6 of the London Plan.

- 6 Prior to commencement of development a survey of the building to ascertain its potential for bat roosts shall be undertaken by a qualified ecologist and a report of the survey, together with the results of any bat emergence and re-entry surveys and any mitigation strategy required as a result of the survey, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development takes adequate measures for the protection of protected species.

Reason for pre-commencement: The demolition of the existing building has potential to impact on protected species.

- 7 Prior to the commencement of development (excluding demolition, site clearance and laying of foundations) Prior to construction commencing above ground level, samples of all external materials to be used in the development, shall be submitted to and approved in writing by the local planning authority.

The development shall thereafter be carried out fully in accordance with the approved details.

Reason: To ensure the development contributes positively to the visual amenity and appearance of its park setting.

- 8 Prior to the commencement of development (excluding demolition, site clearance and laying of foundations) details of hard and soft landscaping within the application site shall be submitted to and approved in writing by the Local Planning Authority. These shall include:

- A scaled plan showing vegetation to be retained and trees and plants to be planted. This shall include the minimum provision of 1 replacement tree (multi-stemmed Himalayan Birch or agreed alternative)
- Proposed hardstanding and boundary treatment;
- A schedule detailing species, sizes and numbers of all proposed trees/plants
- Sufficient specification to ensure successful establishment and survival of new planting.
- Details and locations of bird boxes and bat boxes to be installed including size and material.

The development shall not be occupied unless all of the landscaping has been completed in accordance with the approved details.

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. Any new trees that die, are removed, become 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 and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with policies DMP1 and BGI 2

- 9 Prior to first occupation or use of the café hereby approved, further details of the extract ventilation system and odour control equipment for the commercial kitchen, including all details of external ducting, shall be submitted to and approved in writing by the Local Planning Authority.

The approved equipment shall be installed prior to the commencement of the café use and shall thereafter be operated at all times during the operating hours of the café use and maintained in accordance with the manufacturer's instructions.

Reason: To protect the amenity of nearby residents.

- 10 Prior to first occupation or use of the development hereby approved, a Community Use Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall set out how the facilities available for communal use shall be publicised and promoted to the general public and local community groups, together with arrangements for booking facilities, opening hours, rates of hire and measures that will be employed to ensure that visitors entering and leaving the building do not cause noise nuisance to neighbouring residents. The plan shall include a statement incorporating details of the opening hours of the café, confirmation that the café will be open to the general public, and that the toilets will be publicly accessible during the opening hours of the café and building.

The development shall thereafter be operated fully in accordance with the approved details.

Reason: To ensure the development is fit for purpose and provides facilities for local communities, and to protect the amenity of local residents.

- 11 Prior to first occupation or use of the development hereby approved, further details of any proposed CCTV and lighting installation, including a light spillage diagram, and other security measures and arrangements to be implemented within the site, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be operated fully in accordance with the approved details.

Reason: In the interests of safety and security of users of the site and other visitors to the King Edward VII Park.

- 12 Prior to first occupation or use of the development hereby approved, a Travel Plan Statement shall be submitted to and approved in writing by the Local Planning Authority, setting out measures that would be applied to discourage car use and support access by other modes of transport.

The development shall thereafter be operated fully in accordance with the approved details.

Reason: To promote the use of sustainable travel modes.

- 13 Notwithstanding the approved plans, and prior to first occupation or use of the development hereby approved, further details of short-term cycle storage, consisting of a minimum of eight Sheffield stands with minimum spacings of 1m between stands and set 550mm from the building, to be provided within the site boundary and made available for use by visitors, shall be submitted to and approved in writing by the local planning authority.

Cycle storage shall be provided fully in accordance with the approved details prior to first occupation or use of the site, and shall be maintained as such thereafter.

Reason: To promote use of sustainable transport modes in accordance with London Plan Policy T5.

- 14 Further to first occupation or use of the development hereby approved, a report summarising the applicant's liaison with Metropolitan Police Secure by Design officers and measures that have been taken to respond to the officers' advice, shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development reflects Secure by Design principles.

- 15 The pavilion building hereby approved shall not be occupied unless evidence that the developer has entered into an agreement with Brent's Parks Service to allow for the provision, planting and maintenance of the following trees, or any appropriate replacements agreed, has been submitted to and approved in writing by the Local Planning Authority:

- 1 no. Liquidambar Styraciflua
- 1 no. Weeping Silver Lime (Tilia Tomentosa 'Petiolaris')
- 1 no. Caucasian Maple (Acer Cappadocicum 'Rubrum')

Reason: To ensure the development contributes positively to the visual amenity and appearance of its park setting.

## INFORMATIVES

- 1 The applicant is advised that this development is liable to pay the Community Infrastructure Levy; a Liability Notice will be sent to all known contacts including the applicant and the agent. Before you commence any works please read the Liability Notice and comply with its contents as otherwise you may be subjected to penalty charges. Further information including eligibility for relief and links to the relevant forms and to the Government's CIL guidance, can be found on the Brent website at [www.brent.gov.uk/CIL](http://www.brent.gov.uk/CIL).
- 2 This planning permission does not override any requirements of Brent Council as the freeholder of the application site, which may need to be secured with the occupiers through a leasehold or tenancy agreement, or any requirements of Fields in Trust acting in their role as Trustees of King Edward VII Park.
- 3 Given the age of the building to be demolished it is possible that asbestos may be present. The applicant should be reminded of their duties under the Control of Asbestos Regulations and must ensure that a qualified asbestos contractor is employed to remove all asbestos and asbestos-containing materials and arrange for the appropriate disposal of such materials.



Any person wishing to inspect the above papers should contact James Mascal, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 2209