

**Supplementary Information
Planning Committee on 3 February,
2010**

Item No. **12**
Case No. 09/2588

Location Beulah Apostolic Church, 130 Church Road, London, NW10 9NH
Description Proposed demolition of existing church building and erection of part single-,
part two-storey replacement church building (as accompanied by Travel Plan,
dated November 2009)

Agenda Page Number: 77

Amended Layout

Prior to the recent site visit, the applicant submitted amended plans which revised the layout of the proposed church to orientate the main entrance towards Church Road and confirm the access towards Conley Road as being for escape only. It is therefore recommended that condition 2 should be amended to read:-

"2. The development hereby permitted shall be carried out in accordance with the following approved drawings and/or documents:-

- 130CR/P01A
- 130CR/P02A
- 130CR/P03
- 130CR/P04
- 130CR/P05A
- 130CR/P06
- 130CR/LL01A
- 130CR/SK1
- 130CR/SK2

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

Forecourt Landscaping

During the recent site visit Members asked about the scope for additional landscaping in front of the proposed main entrance in order to reduce the scope for people to congregate outside the church. The proposed forecourt would have a relatively modest area of approximately 40m², similar in size and shape to the existing forecourt. Officers are concerned that if the forecourt area were reduced further that, given the size of the congregation, this would lead to the footpath along Church Road becoming overly congested which could harm the safety of pedestrians who are forced towards the highway. An increase in congestion outside of the church could also make access more difficult and less safe for the elderly, young children and those with disabilities.

However, following discussion with Officers, the applicant has agreed in principle to plant a new tree, of a suitable species, towards the corner of the site adjacent to the junction between Conley Road and Church Road. The planting of a new tree is generally welcomed as this would act as an additional buffer between the church forecourt and the surrounding area, and would enhance the setting of the church within the streetscene. Officers consider that the planting of a new tree and the agreement of a suitable species can be secured by

condition. Officer therefore recommend that condition 4 be amended to read:-

"4. All designated areas shown on the approved plan (130CR/LL01) shall be suitably landscaped, including the planting of a new tree, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to commencement of any works on the site. The approved landscaping work and tree planting shall be completed prior to the occupation of the building. Any trees and shrubs planted in accordance with the landscaping scheme, which, within 5 years of planting, are removed, dying, seriously damaged or become diseased, shall be replaced in similar positions by trees and shrubs of similar species and size to those originally planted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality."

Borough Solicitor Advice

On the advice of the Borough Solicitor the wording to condition 7 should be amended to read:-

"The premises shall be acoustically insulated prior to occupation so that no music, amplified sound or preaching/chanting is audible beyond the site boundary (Leq,5min shall be below 10dB (at 1/3 octaves 40Hz to 20kHz).

Reason: To protect acoustic amenities within the locality."

Recommendation: Remains Approval, subject to a Section 106 Legal Agreement and amendments to conditions 2, 4 and 7.