

**Committee Report
Planning Committee on 14 April, 2010**

**Item No. 5
Case No. 10/0252**

RECEIVED: 18 February, 2010
WARD: Queensbury
PLANNING AREA: Kingsbury & Kenton Consultative Forum
LOCATION: Stag Lane Health Clinic, 245 Stag Lane, London, NW9 0EF
PROPOSAL: Erection of temporary portacabins in car park of Health Clinic
APPLICANT: Brent PCT
CONTACT: Hughes Jay & Panter
PLAN NO'S:
Refer to condition 2

RECOMMENDATION

Approval

EXISTING

The application site comprises the Stag Lane Health Clinic located on Stag Lane. The site is not located in a conservation area nor is it a listed building. Roe Green Conservation Area is located on the opposite side of the Stag Lane.

The surrounding uses are a mixture of residential, commercial, community and industrial.

PROPOSAL

Erection of portakabins within the car park of the Stag Lane Health Clinic on a temporary basis.

HISTORY

06/3557: Outline Planning Permission sought for demolition of existing building and erection of 2 three-storey buildings comprising 10 self contained flats (matters to be determined: siting and means of access) - Withdrawn, 22/02/2007.

98/1011: Full Planning Permission sought for erection of 2-storey rear extension and internal alterations to surgery - Granted, 10/08/1998.

POLICY CONSIDERATIONS

Brent's Unitary Development Plan 2004

BE9: Architectural Quality - New buildings should be of a scale, massing and height that is appropriate for their setting and should employ materials of high quality and durability, that are compatible or complementary colour and texture, to the surrounding area

TRN22: Parking Standards (Non-Residential Developments) - Non-Residential development shall make provision for vehicular parking in accordance with the maximum standards set out in Appendix TRN2.

CF3: Protection of Community Facilities - The loss of a community use will be resisted unless the facility is appropriately replaced, or adequate compensation is made for its loss.

CONSULTATION

Consultation Period: 25/02/2010 - 18/03/2010

Additional Consultation Period: 23/03/2010 - 13/04/2010

Public Consultation

9 neighbours consulted - two letters of objection received together with a petition signed by 43 signatures. Objections raised for the following reasons:

- Potential traffic congestion and noise in and around the roads due to loss of parking facilities. Inadequate alternative set down and drop off facilities in the area.
- Clinic car park used by nursery and the scout hut and Sikh Centre
- Loss of community facilities that currently take place in the clinic e.g. family planning.
- Potential dereliction of the current clinic building due to it being boarded up for up to 5 years leading to vandalism and crime.
- Potential disruption to health care provision especially with other building works in the area.
- NHS Brent have not provided a long term plan of making the clinic building safe/usable or for suitable alternative accommodation in the long term

Internal Consultation

Transportation Unit

No objections raised.

External Consultation

Brent Primary Care Trust

No objections raised.

Roe Green Village Residents Association

No comments received.

REMARKS

Background

This application seeks permission for portakabins to be sited in the car park of the Stag Lane Health Clinic on Stag Lane. The portakabins are required to accommodate the GP service at the Stag Lane Health Clinic.

Brent PCT has advised that the portakabins are required as the existing clinic on site has been suffering from subsidence since August last year. They have advised that the building requires approx. £250,000 worth of work to bring it up to health care standards and remedy the subsidence problems. Some rudimentary form of crack measurement has been applied, and has demonstrated

further movement taking place over the winter period. The building has been propped up both internally and externally to prevent a collapse of the structure, however, this is a temporary measure and will not mitigate any further movement and damage.

Impact upon the services that are provided at the Stag Lane Health Clinic

Policy CF3 resists the loss of a community use unless the facility is appropriately replaced, or adequate compensation is made for its loss.

In addition to accommodating the GP service, the health clinic also accommodated a number of community services. Since the cracks appearing in the building the community services have been relocated to alternative sites in the Borough. Details of which are set out below:

- Family Planning Services have moved to Chalkhill
- Dietetics has been relocated to Wembley and Chalkhill
- Community Dentistry Services operate from Wembley Centre for Health
- Blood Tests take place at the Willow Tree Practice (Fryent Medical Centre branch)
- Baby clinic provided at Lindsay Drive Community Centre

The GP Service is still operating on the site and it is proposed to provide this service within the portakabins in the car park of the health clinic in the interim period whilst an alternative permanent facility is being considered.

Design & appearance of the portakabins

The portakabins are to be designed in a modular unit layout providing five units. They are proposed at a height of 3.0m and will provide a floor area of approx. 155 sqm. The walls of the portakabins are timber sheets painted grey and the door will also be in timber painted grey. A flat roof is proposed covered in felt. It is considered that as the structures will be there only on a temporary basis that the proposal is considered acceptable in respect to the scale and architectural design of the existing building and the surrounding streetscene.

The portakabins were previously located in Chalkhill and are to be relocated at this site. They are no longer required at the Chalkhill site as the existing operation is due to be moved into the Welford Centre adjacent to Asda.

Car parking

The existing car park is accessed off a service road. The service road also serves the Sikh Centre and the Scout Hut (which accommodates a nursery). The car park for the clinic contains 11 spaces and two disabled spaces which served both the GP Service and the other community facilities which were formally accommodated within the clinic. During officer site visit four cars were observed in the car park.

The applicant has advised that the siting of the portakabins will still maintain car parking spaces for the GP service. As the other services being operated from the clinic have been relocated, the car parking requirement has been reduced. As no details of the car parking spaces to be retained have been provided on the plan, your officers recommend that these details are secured by condition. In addition once the clinic has been demolished, overspill car parking can be accommodated on the site.

Timescales for the portakabins and future use for the site

Brent PCT has advised that it is seeking a temporary consent for a five year period. Your officers are of the view that five years is excessive and recommend that a three year period is granted in the interim period in order for the future of the site to be considered. At this stage there is no

application in for the redevelopment of the health clinic but there are plans to reprovide services on a permanent basis.

It is also recommended that a condition is secured to require the demolition of the existing clinic within six months. The land can be used as a temporary period for overspill parking and details of which are recommended to be secured by condition.

Conclusions

Due to the structural unsoundness of the existing building and the urgent need to continue to provide the GP service, the relocation of the GP service at Stag Lane Health Clinic to the portakabins is considered acceptable for a temporary period. A temporary period of two years is recommended to allow plans to be prepared which provide a permanent facility for this service. The continued use and need of the portakabins can be reassessed after the two year period.

It is considered that as the structures will be there only on a temporary basis that the proposal is considered acceptable in respect to the scale and architectural design of the existing building and the surrounding streetscene.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

(1) The proposed development is in general accordance with policies contained in the:-

Brent Unitary Development Plan 2004

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment

Transport: in terms of sustainability, safety and servicing needs

Community Facilities: in terms of meeting the demand for community services

CONDITIONS/REASONS:

(1) This permission shall be for a limited period of three years from the date of this consent when (unless a further application has been submitted to and approved by the Local Planning Authority) the portacabins hereby approved shall be removed and the land reinstated to the satisfaction of the Local Planning Authority.

Reason: The building is of a temporary nature which the Local Planning Authority would not be prepared to approve other than for a limited period, having regard to its construction and/or effect on the visual amenity of the area.

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

3138A 01 Rev A

3138A 02

3138 03

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

- (3) Prior to commencement of demolition works to the clinic building, a Method Statement shall be submitted to and approved in writing by, the local planning authority within three months of the date of this permission.

The Statement shall provide for:

- the parking of vehicles of site operatives and visitors during demolition;
- the erection and maintenance of security hoarding during demolition;
- levelling of the site and hardstanding for the provision of overspill parking following demolition.

The approved Statement shall be adhered to during all stages of the demolition works. Levelling works and a hard surface shall be provided within 2 months of completion of the demolition works in accordance with the approved Statement. The demolition works shall be carried out within six months of this permission.

Reason: In the interests of the amenity and safety of the nearby properties and to protect the visual amenity of the area.

- (4) Prior to the portakabins being relocated to the car park of the Stag Lane Health Clinic, details shall be submitted to and approved in writing by the Local Planning Authority of the location of the car parking spaces to be retained on site. These spaces shall be marked out prior to occupation of any part of the approved development in accordance with the details approved by the Local Planning Authority.

Reason: In the interest of pedestrian and highway safety.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

Brent's UDP 2004
Letters of objection

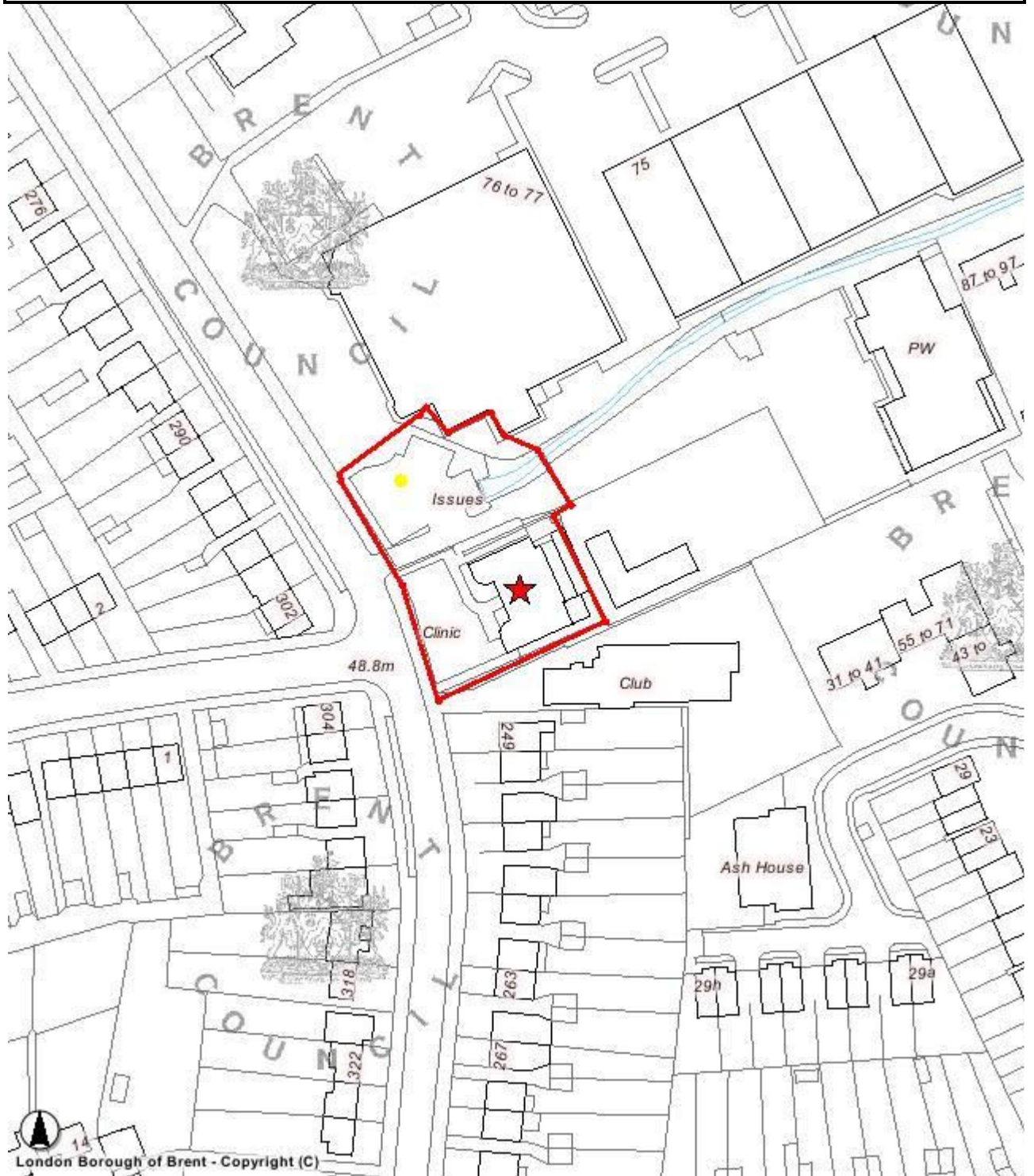
Any person wishing to inspect the above papers should contact Victoria McDonagh, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5337



Planning Committee Map

Site address: Stag Lane Health Clinic, 245 Stag Lane, London, NW9 0EF

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