

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

**Item No. 6  
Case No. 10/0438**

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**RECEIVED:** 26 February, 2010

**WARD:** Kenton

**PLANNING AREA:** Kingsbury & Kenton Consultative Forum

**LOCATION:** Land of former Scout Hut, John Billam Playing Fields, Woodcock Hill, Harrow

**PROPOSAL:** Development of land comprising the former scout hut and adjacent car park at the John Billam Playing Fields off Woodcock Hill with a two storey adult learning and support centre (to relocate the Albert Road Day Centre and ASSPECT facility) with adjustments to the boundary with the John Billam playing fields and involving:

- (1) Re-provision of 108 car parking spaces to the south of Kenton Hall including variation to the parking layout for Kenton Hall approved under condition 3 of full planning permission ref: 03/2865
- (2) Reinstatement of the car park to the north of Kenton Hall to landscaped open space
- (3) Changes and re-surfacing of the access road layout including to the front of Kenton Hall
- (4) Amendments to Parks Depot boundary
- (5) Varying the hours of use at Kenton Hall – amending condition 7 of full planning permission ref: 03/2865 to allow activities within the Kenton Hall to operate on a permanent basis within the following hours:

0800 - 2230 Sundays to Thursdays, with the premises cleared within 30 minutes after these times 0800 - 2330 Fridays and Saturdays with the premises cleared within 30 minutes after these times

- Christmas celebrations on the Friday and Saturday in the weekend immediately prior to and after Christmas Day (25th December)
- New Year's Eve celebration;
- Valentine's Day celebrations on the Friday and Saturday in the weekend immediately prior to and after St. Valentine's Day (14th February);
- Divali celebrations on the Friday and Saturday in the weekend immediately prior to and after Divali;
- Navratri celebrations on the Friday and Saturday in one or both weekends falling in the nine-day festival;
- GAA London Sports and Golf Society function
- 10 further events in any calendar year

(as accompanied by Design and Access Statement prepared by MACE; External Noise Survey Report prepared by Robert West Consulting Ltd; and BS5837: 2005 Tree Survey)

**APPLICANT:** Brent Council & GAA London

**CONTACT:** Mace Group

**PLAN NO'S:**  
Refer to condition 2

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## **RECOMMENDATION**

Approval

## **EXISTING**

The application site comprises the former scout hut at the John Billam playing fields accessed off Woodcock Hill. The scout hut has been demolished.

To the south of the site is the Parks Service Depot and the railway line, to the east of the site are the Tenterden allotment gardens, to the north of the site is Kenton Hall which is leased to the GAA London, and to the west of the site are the John Billam Playing Fields. The Tenterden Sports Ground is located to the north east together with the Multi Use Games Area (MUGA). The site is also in close proximity to residential properties, the nearest being the dwellinghouses on Preston Way located to the south east of the site and the residential units on Silverholme Close located to the north east of the site.

The application site does not contain any designated polices as defined in the UDP Proposals Map but both the John Billam Playing Fields and Tenterden Sports Ground are designated as public open space. The John Billam Playing Fields is also designated as an Area of Open Character.

## **PROPOSAL**

Development of land comprising the former scout hut and adjacent car park at the John Billam Playing Fields off Woodcock Hill with a two storey adult learning and support centre (to relocate the Albert Road Day Centre and ASSPECT facility) with adjustments to the boundary with the John Billam playing fields and involving:

- (1) Re-provision of 108 car parking spaces to the south of Kenton Hall including variation to the parking layout for Kenton Hall approved under condition 3 of full planning permission ref: 03/2865
- (2) Reinstatement of the car park to the north of Kenton Hall to landscaped open space and other landscape improvements within the site such as the extension and alteration of raised mounds.
- (3) Changes and re-surfacing of the access road layout including to the front of Kenton Hall - this includes widening parts of the existing access road running along the eastern edge of the site and a new access route around the western end of Kenton Hall.
- (4) Amendments to Parks Depot boundary including new access gates
- (5) Varying the hours of use at Kenton Hall – amending condition 7 of full planning permission ref: 03/2865 to allow activities within the Kenton Hall to operate on a permanent basis within the following hours:

0800 - 2230 Sundays to Thursdays, with the premises cleared within 30 minutes after these times

0800 - 2330 Fridays and Saturdays with the premises cleared within 30 minutes after these times

0800 – 0030, with the premises cleared within 30 minutes after these times for the following events:-

- Christmas celebrations on the Friday and Saturday in the weekend immediately

prior to and after Christmas Day (25th December)

- New Year's Eve celebration;
- Valentine's Day celebrations on the Friday and Saturday in the weekend

immediately prior to and after St. Valentine's Day (14th February);

• Divali celebrations on the Friday and Saturday in the weekend immediately prior to and after Divali;

• Navratri celebrations on the Friday and Saturday in one or both weekends falling in the nine-day festival;

- GAA London Sports and Golf Society function

10 further events in any calendar year

## **HISTORY**

The following planning history relates to Kenton Hall

**08/0825:** Variation of condition application sought for the variation of 3 conditions limiting the hours of use and restricting the maximum attendance at the John Billam community building imposed by planning permission 06/3398 - Granted, 08/10/2008

**03/2865:** Full Planning Permission sought for erection of first-floor and single-storey rear extensions, internal and external modifications and change of use to include Use Class D1 (D2 Existing) - Granted, 14/11/2003.

## **POLICY CONSIDERATIONS**

### **National Policy Guidance**

Planning Policy Guidance No. 17 "Planning for open space, sport and recreation"

Development proposals on playing fields should not be allowed unless:-

- (i) the proposed development is ancillary to the use of the site as a playing field and does not adversely affect the quantity or quality of pitches and their use;
- (ii) the proposed development only affects land which is incapable of forming a playing pitch (or part of one);
- (iii) the playing fields that would be lost as a result of the proposed development would be replaced by a playing field or fields of equivalent or better quantity or quality and in a suitable location.

In considering applications for development either within or adjoining open space weight should be given to any benefits being offered to the community against the loss of open space that will occur.

### **Regional Policy Guidance**

The London Plan - Consolidated with Alterations since 2004

#### **3A.18 Protection and enhancement of social infrastructure and community facilities**

The net loss of community facilities is resisted and increased provision is sought, both to deal with the increased population and to meet existing deficiencies.

### **Local Policy Guidance**

Brent's UDP 2004

**STR34** - In order to ensure the adequate provision of locally and strategically important sports facilities in North West London, development which leads to a loss of sports facilities will be refused, other than in those exceptional circumstances defined within the Plan where appropriate

compensation provision is secured.

**STR35** - Improvements to the Borough's public open spaces and sports facilities will be promoted, especially in those areas with a deficiency of quality facilities.

**STR37** - Accessible community facilities to meet the needs of the Borough, including its workers and multi-cultural population will be permitted, and the net loss of existing community facilities will be refused.

**BE2: Townscape (Local Context & Character)** - Proposals should be designed with regard to their local context, making a positive contribution to the character of the area.

**BE5: Urban Clarity & Safety** - Development should be designed to be understandable to users, free from physical hazards and to reduce the opportunities for crime, incorporating the aims and objectives of both 'Secured By Design' and 'Designing-Out Crime' concepts.

**BE6 - Public Realm: Landscape Design** - A high standard of landscape design is required as an integral element of development schemes.

**BE8: Lighting & Light Pollution** - Lighting should be controlled to avoid nuisance to road users, harm to residential amenity and/or detriment to local distinctiveness. Lighting systems should preserve the darkness of the night time sky, particularly near public open spaces.

**BE9: Architectural Quality** - New buildings should embody a creative and appropriate design solution, specific to their site's shape, size, location and development opportunities, and should amongst other factors be designed to be of a scale, massing and height that is appropriate to their setting and employ materials of high quality and durability, that are of compatible or complementary colour and texture, to the surrounding area.

**BE12: Sustainable Design Principles** - Proposals should embody sustainable design principles, commensurate with the scale and type of development, including taking account of sustainable design, sustainable construction and pollution control.

**TRN3: Environmental Impact of Traffic** - Proposals should not cause or worsen an unacceptable environmental impact from traffic generated.

**TRN11: The London Cycle Network** - Developments should comply with the plan's minimum cycle parking standards.

**TRN14: Highway Design** - New highway layouts, visibility splays and accesses to and within developments should be designed to a satisfactory standard in terms of safety, function, acceptable speeds, lighting and appearance.

**TRN22: Parking Standards (Non-Residential Developments)** - Provision should be made in accordance with the parking standards set out in Appendix TRN2.

**OS4: Areas of Open Character** - Areas of open character will be protected and enhanced.

**OS6: Public Open Space** - Development of public open space will not be permitted unless it is required to maintain or enhance activities associated with the open space.

**OS8: Protection of Sports Grounds** - The development of sports ground and open space is resisted in areas of local public open space deficiency. Elsewhere the development of sports grounds will only be permitted where the development of a small part is essential to safeguard or improve the remainder and overall sports provision is not lost.

**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.

## **SUSTAINABILITY ASSESSMENT**

Brent's Sustainable Development Checklist has been submitted, which achieves a score of 30% (fairly positive). The scheme is required to score 50% (very positive) to ensure that the use within a sensitive location meets an acceptable level of environmental performance. Examples of additional measures to improve the score are listed below:

- Use of native or wildlife enhancing species within the planting scheme
- Use of recycled content within structural frame e.g. RCA concrete or steel with recycled content
- Comply with ICE Demolition Protocol/WRAP toolkit to secure reused/recycled content within new build
- Internal & external waste separation/recycling facilities

The above details are recommended to be secured as a planning condition to achieve a score of 50%.

## **CONSULTATION**

**Consultation Period: 26/02/2010 - 19/03/2010**

**Additional consultation period: 03/03/2010 - 24/03/2010**

**Site Notice(s) Displayed: 03/03/2010 - 24/03/2010**

**Application advertised in local newspaper on 5 March 2010**

### Public Consultation

246 neighbours consulted - 5 letters of objection received raising the following points:

- Existing hours for the GAA are adequate and do not understand why the extension of the hours is being considered as part of this application
- Extension of hours at GAA will cause a nuisance to nearby residential occupants
- Type of entertainment offered at Kenton Hall (GAA) not suitable for a residential area
- Problems of increased noise, dust, traffic caused by the use
- Loss of privacy and outlook
- Size and design of buildings
- Traffic safety and congestion including effects of pedestrians
- Loss of natural features
- Effect on the character of the area
- Effect on protected open space
- Opportunities of crime arising from a development
- Use of Kenton Hall as a business venture in a residential area
- The centre would be better placed in a more central location in the Borough

### Internal Consultation

#### **Landscape Team**

No objections in principle subject to the following amendments and clarification:

- The use of tarmac over the entire road and car park network is considered unacceptable. Another material is required to be used either on the car park spaces or the road surface to break up the car park and assist in defining spaces

- A full tree report is required in accordance to BS 5837 standard on trees to be retained and removed.
- Further information on the materials and finish to the bin and tank store is required

### **Transportation Unit**

No objections raised on transportation grounds subject to the provision of two disabled parking spaces and two bicycle stands close to the day centre entrance and suitable signage to route traffic out from the car park along the new route around the western side of the pavilion building.

### **Sports Services**

The following comments have been provided:

No objections raised to the relocation of the car park subject to the car parking spaces being available for use by the sport users.

Concerns raised with regard to the road running in front of the changing rooms with no traffic calming measures to reduce the risk of accidents when people come out of the changing rooms and onto the playing pitches.

Objections raised to the trees in front of the hall as they could stop/restrict the view from the hall across the pitches and could also affect the pitches by leaf fall or root damage to the grass.

### **Parks Services**

No comments received within the consultation period.

### **Property & Asset Management**

No objections raised

### **Policy & Research Team**

No objections raised to the proposal. Requirements for the sustainability checklist to achieve a score of 50% (very positive).

### **Environmental Health**

No objections raised subject to conditions on control of noise from Kenton Hall, sound insulation within the proposed resource centre and a contaminated land assessment.

### External Consultation

#### **Sport England**

No objections raised subject to the submission of a maintenance and management scheme for the facility and in addition the car park area to be effectively closed off from playing fields by way of steel or concrete bollards to prevent cars from accessing the playing fields.

#### **Preston Ward Councillors**

No comments received

#### **Kenton Ward Councillors**

No comments received

## **Preston Amenities Protection Association**

No objections raised.

### **REMARKS**

#### **Introduction**

This application proposes to relocate the Albert Road Day Centre (ARDC) and the Strathcona Autism Services Promoting Partnership, Empowerment, Creativity and Teamwork (ASPPECT) into a new facility to be called the John Billam Resource Centre. The ARDC is currently located in the South Kilburn regeneration area which is to be redeveloped for housing as part of the South Kilburn Master Plan. ASPPECT is currently being run from a portakabin in the grounds of the Strathcona Day Centre.

In addition to relocation the above services, this application is also proposing the following:

- Re-provision of 108 car parking spaces to the south of Kenton Hall including variation to the parking layout for Kenton Hall;
- Reinstatement of the car park to the north of Kenton Hall to landscaped open space;
- Changes and re-surfacing of the access road layout including to the front of Kenton Hall;
- Amendments to Parks Depot boundary; and
- Varying the hours of use at Kenton Hall

The scheme is discussed in detail below:

#### **Relocation of community facility**

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

The ARDC currently provides day services for up to 45 adults with profound learning disabilities in addition to severe physical impairments and/or challenging behaviour. ASPPECT is a specialist day service for 16 adults with severe autistic spectrum disorders. The ARDC is required to be relocated as the site is designated for housing as part of the South Kilburn Master Plan. The ASPPECT unit which is within the grounds of Strathcona Day Centre has outgrown its accommodation, and is no longer fit for purpose.

The proposed John Billam Resource Centre will provide a fully integrated and self contained facility catering for both the users of the ARDC and ASPPECT. Both of the facilities will be appropriately replaced.

#### **Impact upon the public open space**

The Tenterden Sports Ground and the John Billam Playing Fields are designated as public open space. Whilst the proposed resource centre is not to be sited on public open space, the re-provision of the car parking spaces and access road in front of Kenton Hall will run into the public open space at the John Billam Playing Fields.

Policy OS6 resists development of public open space unless it is required to maintain or enhance activities associated with the open space. Whilst the proposal does result in the loss of public open space, it also proposes to reinstate the car park to the north of Kenton Hall back to open space. There is a marginal net gain in public open space. The proposal will provide a number of benefits including an improved car park arrangement that can be used by users of the sports pitches and

the relocation of the car park next to Silverholme Close, and overall improvement in the quality of open space.

### **Impact upon the John Billam Playing Fields**

The John Billam Playing Fields are used during the year for football, rugby and Gaelic football. The pitch sizes and layout vary throughout the year to accommodate each of these sports. The proposed extension of the car park and access road in front of Kenton Hall will not prejudice the use of the playing fields. Sport England have confirmed that no major impacts on sports pitches are anticipated from the development. They have confirmed that the proposed development is acceptable as it only affects land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site. In addition, no objections have been raised by the Council's Sports Services in relation to the impact upon the playing pitches.

Although not being considered as part of this application, the existing pitches do not drain well and the Parks Service is proposing to install land drainage across the site culminating in an attenuation pond to the north of the application site. This is shown indicatively on the plans but will be undertaken separately to this application.

Sport England have advised that the car parking areas are closed off from the playing fields to prevent cars from accessing the playing fields. Your officers consider that this can be addressed through the planting of trees in suitable locations as part of the proposed landscape scheme and the use of knee rails or a ditch provided to the side of the access road. Details are recommended to be conditioned. In addition Sport England have requested a maintenance and management scheme for Kenton Hall to prevent degradation of the playing fields. A management arrangement is already in place between the GAA (at Kenton Hall) and Parks Services. The management plan will be continued, and it is recommended that a revised management plan is submitted which takes on board the revised layout of the car park.

### **Design and use of the proposed resource centre**

#### *Design, Scale and Massing*

The resource centre is proposed as a two storey building with a flat roof. A roof terrace is proposed above the ground floor towards the rear of the building. The height of the building is considered in keeping with the surrounding buildings, namely the Parks Depot and Kenton Hall. The use of glazing and varying building heights and the elevational detail assists in breaking up the bulk of the building.

The building is proposed to be constructed in brick work and expanses of glazed areas. The facing bricks are proposed by Wienerberger in Aldbury Multi Stock. The windows and doors are to be powder coated aluminium in a black colour. The proposed external materials for the building are considered acceptable

The bin and tank store is located near the entrance to the resource centre and will be a prominent feature. Details of the materials and finish of this structure are required, details of which are recommended to be secured by condition.

#### *Site Layout and Access*

There are separate entrances for the ARDC and ASPPECT. The ARDC and visitor entrance is located on the northern elevation of the building and ASPPECT entrance is located on the east elevation. The building has been designed with a simple layout that does not cause the users undue difficulty in movement. The habitable spaces are located to the outer face of the building



perimeter to make best use of views, natural daylight and ventilation. A main corridor wraps around a central courtyard which contains a sensory garden making internal movement easy.

The proposed centre will provide accommodation and facilities tailored to meet the specific needs of both users, and in addition it is designed to integrate the two users and offer shared use of areas such as dining/day room, courtyard and roof garden. Staff accommodation and core facilities will also be shared.

#### *Operating hours and user attendance*

The proposed operating hours for the resource centre will be from 9am to 5pm Mondays to Fridays. Up to 60 service users will attend the resource centre from 9.30am to 4pm. In terms of staff numbers, 38 full time staff and 8 part time staff are proposed. The maximum number of staff at any one time could be up to 44.

#### *External amenity space within the resource building*

Three external spaces are proposed for the users of the resource centre which includes a central courtyard, a rear garden and a roof garden.

The courtyard will offer the building users a safe and secure external space which is enclosed with a glass roof. The area will be predominantly hard paved, but there is an opportunity to incorporate tubs with a variety of sensory plants. Raised planted beds are proposed to allow users to maintain their own small area of planting. A water feature is also proposed. The rear garden will allow users to access a managed and safe external space. A 'hedge' of bamboo plus tall evergreen shrubs is proposed along the rear boundary to screen the area from the railway line. The roof garden will be paved and provide planted tubs whilst offering views across the playing fields. A protected area is to be formed backing onto the depot and railway line, incorporating a series of timber posts and beams with tubs thereby allowing climbing plants to grow and change with the seasons.

### **Noise assessment**

The External Noise Survey Report identifies train noise as a potentially detrimental impact on some of the proposed uses within the resource centre, such as the relaxation rooms, if sufficient attenuation is not provided. The report recommends the use of a ventilation strategy through forced ventilation to alleviate the need to open windows. Adequate noise insulation to achieve the standard required for internal ambient noise levels is also required. This requirement is recommended to be conditioned.

### **Contamination**

Your officers in Environmental Health have advised that part of the site was historically used for potentially contaminating activities. A contaminated land assessment is required for the proposed development. It is recommended that this is secured by a planning condition.

### **Transportation**

#### *Alterations to the access road*

The existing vehicular access is via the John Billam sports fields driveway from Woodcock Hill, which also serves Kenton Hall and the storage compound for the Parks Service. The access width varies between 15m (with a 4m wide island) at its junction with Woodcock Hill down to around 3.5m for a length of about 70m. The surface is tarmaced, but is not in a good state of repair. Vehicular sight lines at the access onto Woodcock Hill measure around 2.4m x 60m westwards, which falls slightly short of standards for this type of road. Currently all vehicles enter and leave the

site via the same access route. Pedestrian access is available via a separate footpath system across the playing fields linking the site with Preston Way to the east and Woodcock Hill to the north. The pedestrian access will remain unaltered.

The application proposes alterations to the vehicular access from Woodcock Hill, including resurfacing of the carriageway in tarmac to a general increased width of 5m, but with two stretches to localised narrowing to about 3.5m to provide traffic calming features. Vehicular access is also provided around the western end of Kenton Hall with a new footpath.

Vehicles will still enter the site from Woodcock Hill and travel along the widened access route. When they reach the car park (to be relocated to the south of Kenton Hall) they will be directed in a clockwise direction around the car park, exiting via the access around the western side of Kenton Hall. This arrangement is designed to improve circulatory, turning and passing facilities around the site and accommodate the occasional coach use. It is recommended that a 'no entry' sign is provided to prevent egress from the car park back out onto the site access road.

Your officers in transportation have welcomed the proposed widening, resurfacing and reconfiguration of the access road and car park layout, as it will address existing issues relating to inability of vehicles to pass one another along the access road, thereby reducing the likelihood of vehicles queuing back into Woodcock Hill. The John Billam Resource Centre vehicles and Parks vehicles will still continue to be able to exit via the existing narrower access road, but as movements to and from these sites would not occur during the busy evening and weekend periods, there are no objections.

#### *Pedestrian access within the site*

In terms of pedestrian access within the site, block paving is proposed around the resource centre and Kenton Hall. A paved raised table area is proposed to the western end of Kenton Hall for both pedestrian and vehicular access. This is intended to give pedestrian priority.

#### *Car park provision*

The application site currently contains a hardsurfaced area for about 40 vehicles for the surrounding sports fields. Car parking for Kenton Hall is provided to the north and south of the pavilion building, accommodating around 108 car parking spaces. The south car is the main car park and the north car park is used as an overspill car park for peak events (more than 100 persons). The car parks are in gravel and the existing arrangement was approved as part of planning application ref: 03/2865.

The car parking spaces are to be reprovided to the south of Kenton Hall. In order to demarcate provision for Kenton Hall and the general public, the intention is to split the parking in two with a controlled and managed regime in place between GAA and the Parks Service that will serve all parties concerned. The northern half of the car park will contain 57 car parking spaces for the sole domain of the GAA with collapsible bollards. The southern part of the car park will contain 45 car park spaces for community parking throughout the week, and at the weekend by pre-arrangements, the whole of the car park will be available to either the GAA or community users. To ensure that a proper management arrangement is in place, your officers recommend that a management plan for the car park is secured by condition. Three car parking spaces are proposed along the eastern end of the resource centre next to the allotments. Six disabled parking spaces are proposed to the north side of Kenton Hall. The northern car for Kenton Hall will be reinstated as open space.

Your officers in the Landscape Team have advised that the use of tarmac over the entire road and car park network is unacceptable. It is recommended that another material is used either on the car park spaces or road surface to break up the car park and assist in defining spaces. These details are recommended to be secured by a planning condition.

Your officers in transportation have advised that the reconfigured shared car park for the playing fields and Kenton Hall will provide plenty of spare capacity during weekdays for overspill parking, so there is no likelihood of any parking overspilling onto Woodcock Hill from the resource centre.

There will be no dedicated parking spaces for staff of the John Billam Resource Centre. The majority of staff will use public transport. It is recommended that a revised Travel Plan is secured for both Kenton Hall and for staff for the resource centre. The majority of users of the resource centre will be dropped off and collected by Brent's own minibuses. The arrival times are proposed to be staggered for ease of operation and to prevent congestion. The mini buses will not remain on site during the course of the day.

Transportation have advised that the location of the disabled bays is remote from the John Billam Resource Centre and that it is preferable for two of these spaces to be relocated to the southern end of the new car park. In addition although there are not specific requirements for bicycle parking, it would be beneficial to provide two bicycle stands within the site for use by staff. Your officers consider that such amendments can be dealt with by planning conditions.

#### *Servicing and emergency vehicles*

The proposed layout of the car park allows access for mini buses to the front of the resource centre, allowing easy set down and collection of passengers. The minibus can exit the site via the existing access or through the car park and via the new access around the western side of Kenton Hall. Transportation have advised that the arrangements is acceptable and work equally as well for deliveries, refuse and emergency vehicles.

### **Landscaping works within the remainder of the site**

#### *Trees*

The proposal results in the loss of 20 trees, 17 of which form a large and highly visible Cypress hedge. The remaining trees consist of one cypress and two Ash. A Tree Survey has been submitted in accordance with BS5837:2005. It rates the cypress trees as category B which are of moderate quality and value as they form a large visually impermeable hedge. Their removal is necessary in order to implement the construction of the car park. Their loss can be supported as replacement trees are proposed to the west of the car park. The Tree Survey recommends the use of deciduous broad leaved trees as replacements to enhance the contribution of the site to local amenity and biodiversity and would more than compensate for the loss of existing trees. The planting of trees in this area is also considered necessary to screen the building when viewed across the playing fields from Woodcock Hill which is defined as an Area of Open Character. The Ash trees are rated as Category C and are considered to be of very little amenity value, and their loss is supported.

The Tree Survey has also detailed tree protection methods for the existing trees that are to be retained on the site. These include four category A trees which are of high value to the north of the site. These details are recommended to be secured by a planning condition.

In addition to the trees proposed to the west of the resource centre, tree planting is proposed within other areas of the site. This includes between the access road and entrance of Kenton Hall and the playing fields. Sports Services has raised concerns with these trees potentially restricting views from Kenton Hall across the playing fields and leaf fall or root damage affecting the future layout of the pitches. These concerns will be taken into consideration when determining the species and number of trees in this location. Details of which are recommended to be secured by a planning condition.

### *Raised Mounds*

The site currently has low level moundings. These are proposed to be adapted and extended. The mounds will not exceed 600mm high so as not be a visual barrier. The mounds are located within the existing northern car park for Kenton Hall and to the west of the proposed resource centre and relocated car park. The mounds will not infringe upon the playing fields.

### *Other landscape works*

Whilst not being considered as part of this application, there are plans to have land drainage works within the John Billam Playing Fields. It is intended that this will have an attenuation pond located at the north east corner of the playing fields which follow the natural fall of the land. This pond is shown on the proposed site plan.

### **Variation in the hours of use for Kenton Hall**

In conjunction with the application for the new resource centre, this application is seeking to vary the hours of use for the GAA (the building is known as Kenton Hall) on a permanent basis. An increase of half an hour is proposed on Fridays and Saturdays and for a number of events for the activities within the hall to operate until 0030 hours.

Planning permission was granted by the planning committee in 2008 (LPA Ref: 08/0825) for an increase in the hours of use at Kenton Hall for a one year period. This was in order to enable the Local Planning Authority to review the impact of the extended hours during a limited period. A subsequent application to continue operating with the increased hours of use was recommended for approval by your officers but was withdrawn by the applicant prior to the committee meeting. Members confirmed at the Planning Committee that they would have been minded to support officer recommendation to grant permission on a temporary basis for a two year period. Whilst evidence indicated that the management arrangements had improved since 2008, there were still a few objections being received relating to noise nuisance. One area of concern was noise nuisance arising from use of the car park particularly at the end of events.

This application seeks to extend the hours of use for the GAA on a permanent basis. In addition to the hours previously approved as part of application ref: 08/0825, an additional 11 special events are now proposed for the later hours. Details are provided below:

- 0800 - 2230 Sundays to Thursdays, with the premises cleared within 30 minutes after these times
- 0800 - 2330 Fridays and Saturdays with the premises cleared within 30 minutes after these times
- 0800 – 0030, with the premises cleared within 30 minutes after these times for the following events:-
  - Christmas celebrations on the Friday and Saturday in the weekend immediately prior to and after Christmas Day (25th December)
  - New Year's Eve celebration;
  - Valentine's Day celebrations on the Friday and Saturday in the weekend immediately prior to and after St. Valentine's Day (14th February);
  - Divali celebrations on the Friday and Saturday in the weekend immediately prior to and after Divali;
  - Navratri celebrations on the Friday and Saturday in one or both weekends falling in the nine-day festival;
  - GAA London Sports and Golf Society function
  - 10 further events in any calendar year

Your officers are of the view that the increase in the hours of use can now be considered on a permanent basis. This is due to the improved management arrangements that the GAA has demonstrated over the past couple of years and the proposed improvements to the access road and relocation of the car park to the south of Kenton Hall away from residential properties. As referred to above one of the main objections raised concerned noise from vehicles leaving the hall after events. The vehicles will be moved away from Silverholme Close which is considered a significant benefit. The additional 10 further events and GAA London Sports and Golf Society function give enough flexibility for the GAA to operate in a manner which meets their needs and those of the wider community.

Your officers in Environmental Health have recommended that the doors to Kenton Hall should be self closing. This arrangement already exists and there is a planning condition attached to the original consent (LPA Ref: 03/2865) that requires no music, public address system or any other amplified sound to be audible at any boundary.

### **Conclusions**

The John Billam Resource Centre will reprovide the existing facilities at the ARDC and ASPPECT. The playing fields will not be adversely impact upon by the development. The proposed building is considered to be in keeping with the character of the area and will not have an adverse affect upon the open character of the John Billam Playing Fields. The proposal provides a number of benefits to the surrounding area including the improvement of the access road and car parking provision, and thus facilities an extension in the operating hours for Kenton Hall.

For the above reasons the scheme is considered acceptable and approval is accordingly recommended.

**RECOMMENDATION:** Grant Consent

### **REASON FOR GRANTING**

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

Brent Unitary Development Plan 2004  
Central Government Guidance

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

Open Space and Recreation: to protect and enhance the provision of sports, leisure and nature conservation

Transport: in terms of sustainability, safety and servicing needs

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

### **CONDITIONS/REASONS:**

- (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):

Plan Nos: 001 PL\_A3; 100 PL\_A1; 101 PL\_A1; 102 PL\_A2; 103 PL\_A3; 104 PL\_A3; 105 PL\_A3; 106 PL\_A3; 107 PL\_A3; 150 PL\_A3; 902 PL\_A2; 903 PL\_A1; 09384 - 01 Sheet 1; 09384 - 01 Sheet 2; 09384 - Sheet 3; and 09384 - 01 Sheet 4

Design and Access Statement prepared by MACE  
External Noise Survey Report prepared by Robert West Consulting Ltd  
BS5837: 2005 Tree Survey

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

- (3) The activities within Kenton Hall shall be permitted between the following times and at no other times without the consent in writing of the Local Planning Authority:

0800 - 2230 Sundays to Thursdays , with the premises cleared within 30 minutes after these times;

0800 - 2330 Fridays and Saturdays, with the premises cleared within 30 minutes after these times

0800 – 0030, with the premises cleared within 30 minutes after these times for the following events:-

- Christmas celebrations on the Friday and Saturday in the weekend immediately prior to and after Christmas Day (25th December);
- New Year's Eve celebration;
- Valentine's Day celebrations on the Friday and Saturday in the weekend immediately prior to and after St. Valentine's Day (14th February);
- Divali celebrations on the Friday and Saturday in the weekend immediately prior to and after Divali;
- Navratri celebrations on the Friday and Saturday in one or both weekends falling in the nine-day festival;
- GAA London Sports and Golf Society function; and
- 10 further events in any calendar year

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

- (4) Activities within the John Billam Resource Centre shall only be permitted between 0900 - 1700 hours Mondays to Fridays, with the premises cleared within 30 minutes after these times, and at no other times without the consent in writing of the Local Planning Authority.

Reason: To ensure that the proposed use does not prejudice the enjoyment by neighbouring occupiers of their properties.

- (5) The John Billam Resource Centre shall be built in accordance with the external materials specified in Plan No: 150 PL\_A3. Any variation shall not take place until such details have been submitted to and approved in writing by the Local Planning Authority.

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

- (6) The tree protection measures as set out in the Arbocultural Method Statement within the submitted Tree Survey shall be fully implemented throughout the course of the development. Works shall not commence on site until the Local Planning Authority

has been on site and inspected the required tree protection measures.

Reasons: To ensure that the existing trees are not damaged during the period of construction, as they represent an important visual amenity which the Local Planning Authority considers should be substantially maintained as an integral feature of the development and locality and kept in good condition.

- (7) The proposed John Billam Resource Centre shall be designed in accordance with BS 8233: 1999 'Sound insulation and noise reduction for building - Code of Practice'.

Reason: To ensure that the occupiers are not subjected to excessively high noise levels.

- (8) (a) Prior to the commencement of building works, a site investigation shall be carried out by competent persons to determine the nature and extent of any soil contamination present. The investigation shall be carried out in accordance with a scheme, which shall be submitted to and approved in writing by the Local Planning Authority, that includes the results of any research and analysis undertaken as well as an assessment of the risks posed by the contamination and an appraisal of remediation options required to contain, treat or remove any contamination found. The written report is subject to the approval in writing of the Local Planning Authority.

(b) Any remediation measures required by the Local Planning Authority shall be carried out in full. A verification report shall be provided to the Local Planning Authority, stating that remediation has been carried out in accordance with the approved remediation scheme and the site is permitted for end use (unless the Local Planning Authority has previously confirmed that no remediation measures are required).

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

- (9) Notwithstanding the details submitted within TP6 Sustainability Checklist, prior to any works commencing on site, a revised TP6 Sustainability Checklist shall be submitted to the Local Planning Authority achieving a score of 50%. The development shall be fully carried out in accordance with the requirements of the revised TP6 Sustainability Checklist.

Reason: To ensure a sustainable development.

- (10) Prior to any works commencing on site, a Construction Method Statement (CMS) shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with such approved details. The CMS shall include measures to adopt and implement the ICE Demolition Protocol and a BRE/DTI/Other Recognised SWMP methodology to minimise construction waste.

Reason: To ensure a sustainable development.

- (11) All areas shown on the plan(s) and such other areas as may be shown on the approved plan(s) shall be suitably landscaped and a scheme is to be submitted to and approved in writing by the Local Planning Authority prior to commencement of any construction work on the site. Such landscape works shall be completed prior to occupation of building(s) hereby approved.

Such details shall include:-

- (i) Existing contours and levels and any alteration of the ground levels, such as grading, cut and fill, earth mounding and ground modelling.
- (ii) Hard surfaces including details of materials and finishes. These should have a permeable construction.
- (iii) The location of, details of materials and finishes of, all proposed street furniture, storage facilities and lighting.
- (iv) The location of all proposed signage on site.
- (v) Proposed boundary treatments including walls and fencing, indicating materials and heights.
- (vi) All planting including location, species, size, density and number.
- (vii) Any sustainable construction methods which are to be used.
- (viii) Measures to prevent vehicles driving over the open space next to the access road and over the playing fields
- (viii) A detailed (min 5 year) landscape management plan showing requirements for the ongoing maintenance of hard and soft landscape.

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 in the interests of the amenities of the occupants of the development and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

- (12) Notwithstanding the submitted plans hereby approved, prior to any works commencing on site, a revised car park layout relocating two of the disabled parking spaces to the south of the relocated car park shall be submitted to and approved in writing by the Local Planning Authority. All parking spaces, turning areas, access roads and footways shall be constructed and permanently marked out prior to commencement of use of any part of the approved development in accordance with the details approved by the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety within the site and along the neighbouring highway.

- (13) Details of the provision of a minimum of 2 secure cycle parking spaces close to the entrance of the resource centre shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work on site. The development shall not be occupied until the cycle parking spaces have been laid out in accordance with the details as approved and these facilities shall be permanently retained.

Reason: To ensure satisfactory facilities for cyclists.

- (14) Prior to any works commencing on site, details of the design, materials and finishes of the proposed bin and tank store shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with such approved



details.

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

- (15) Notwithstanding any Management Plan or Green Travel Plan which has been approved by the Council, this development, or any part of it, shall not be used or occupied until a revised Management Plan and Green Travel Plan has been submitted to and approved in writing by the Local Planning Authority and the development thereafter shall only be used or occupied in compliance with the plans so approved. The management plan shall cover the arrangement of the car park for all users, crowd control measures for peak events (over 100 persons) in Kenton Hall and concurrent lettings and usage of the various parts of/rooms in the development.

Reason: To ensure that the usage of the development is appropriately controlled and that the maximum occupancy numbers controlled by other conditions of this consent are not exceeded to the detriment of residential amenities and highway safety in the local area.

#### **INFORMATIVES:**

None Specified

#### **REFERENCE DOCUMENTS:**

Planning Policy Guidance No. 17 "Planning for open space, sport and recreation"

The London Plan - Consolidated with Alterations since 2004

Brent's Unitary Development Plan 2004

SPG19 "Sustainable Design, Construction & Pollution Control"

Letters of objection

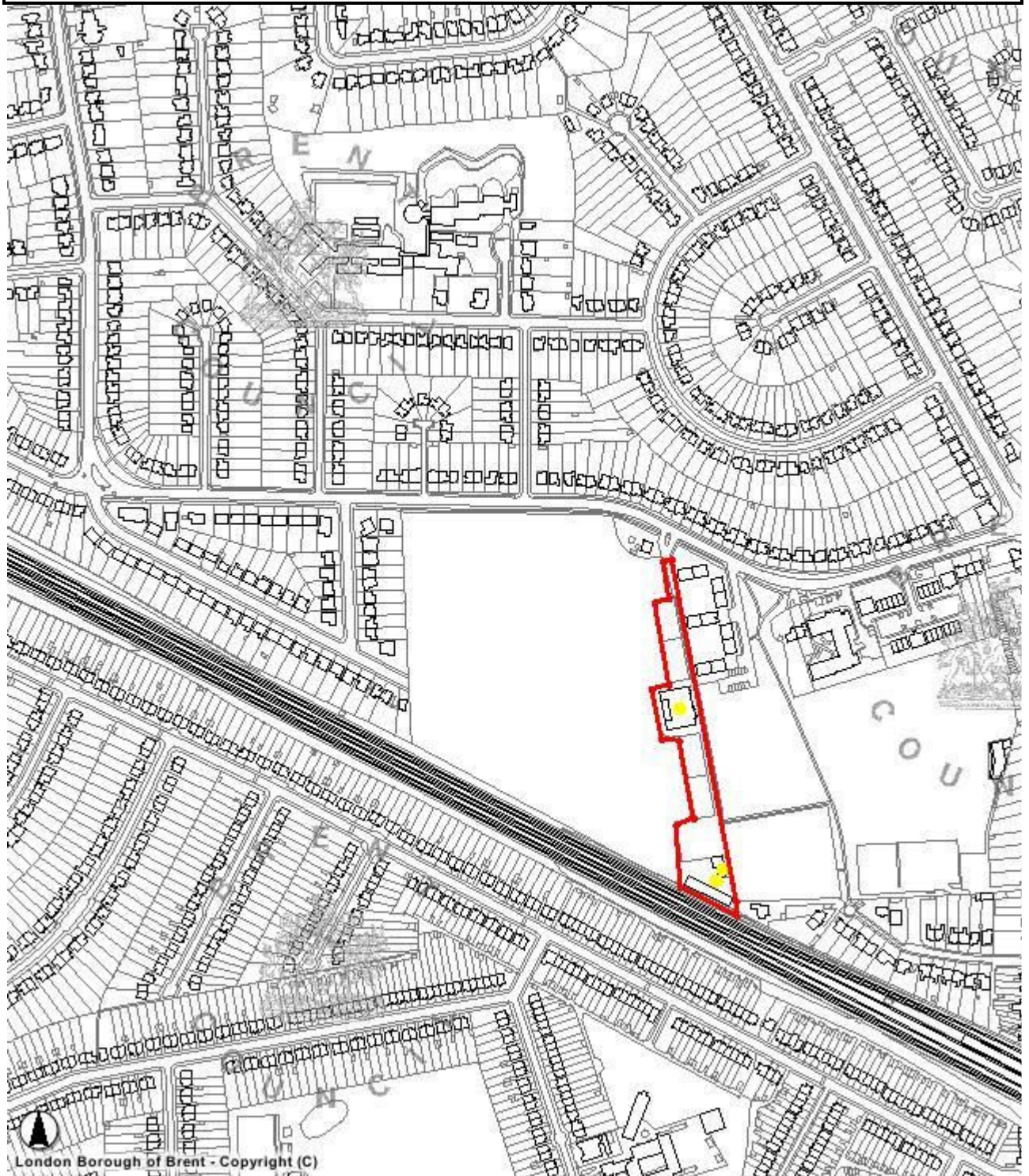
Any person wishing to inspect the above papers should contact Victoria McDonagh, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5337



## Planning Committee Map

Site address: Land of former Scout Hut, John Billam Playing Fields, Woodcock Hill, Harrow

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