

Committee Report
Planning Committee on 13 October, 2010

Item No. **6**
Case No. 10/1979

RECEIVED: 27 July, 2010

WARD: Queensbury

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: Alleyway rear of 12-30, Princes Avenue, London, NW9 9JB

PROPOSAL: Installation of alleygate running behind land r/o 12-30 Princes Avenue
nw9 and r/o 1 Tennyson Avenue 2 Milton Avenue

APPLICANT: Environmental Health

CONTACT:

PLAN NO'S:
See condition 2

RECOMMENDATION

Approve

EXISTING

The application site is the alleyway rear of the houses Nos.12 to 30, Princes Avenue, Queensbury. The areas affected are the access points at Milton Avenue and Tennyson Avenue where it is proposed to install the gates.

Tennyson Avenue and Milton Avenue are local access roads. Onstreet parking on these roads is unrestricted. The night time parking on these roads is low.

PROPOSAL

Planning permission is sought for the erection of two sets of alley gates across existing accesses between Nos.12 to 30, Princes Avenue, Queensbury, to restrict pedestrian access to the accessway; this is to control environmental crime which includes fly tipping, trespass and often drug abuse. The Council has installed such as gates at several alleyways around the Borough

The gates are single leaf units with support posts. They are manufactured from 50x50x5mm iron frame with 20x20x3mm internal vertical bars at 100mm centres. The alleygate posts and panels are to be made of Mild Steel with a galvanised and black powder coated finish.

HISTORY

None

POLICY CONSIDERATIONS

Brent UDP 2004

BE2- Townscape: Local Context & Character
BE7 - Public Realm: Streetscape

CONSULTATION

Local consultees

Local residents were consulted on 16/08/10 and site notices were posted at each end of the alley on 26/08/10.

Two residents, Nos 12 and 14 Princes Avenue, located at the Tennyson Avenue end of the alley, have objected on the grounds that the gates would serve no benefit to their properties if positioned in a way which would not affect access to rear garages. No 12 does not have rear access from this alleyway.

Your officers wrote to the two objectors on 08/09/10 to explain that the precise position of the alley gate could be determined onsite to ensure it would not hinder vehicular access to No. 14.

The applicant is the Council's Environmental Health department and a Council officer visited the residents of Nos 12 and 14 and explained the benefits of the alley gate but they maintained their objection that they would not benefit from the gate.

It is not possible to position the gates any further forward than the front wall of No. 1 Tennyson Avenue, which would intersect with the rear boundary of No. 14 near its mid-point, as No. 1 has a low wall which would render the gates useless in terms of preventing unauthorized access. The gate would need to open against the flank wall of No 1 to ensure access to No 14 is maintained; it will be possible to position the post against which the gate would close in a manner to ensure access is maintained to any existing garages which use the alley.

Internal consultees

Transportation

The application can be supported on the transportation grounds subject to above requirements being met

REMARKS

The application is for the installation of alley gates, which control access to a service road rear of Nos.12 to 30, Princes Avenue, Queensbury. The gates will be installed by Environmental Health as part of their alley-gating program, to address a severe fly-tipping problem. Consultation with local residents was undertaken by EH prior to installation.

The gates have vertical metal palings two metres high, with a standard black powder coated steel appearance. Visibility through the gates is good. The appearance of the gates would not harm the character of the locality, and will serve to improve this character by preventing fly-tipping.

Transportation officers have no objection to the proposal. They have requested that the gate from Milton Avenue should be installed close to the building line for the No. 2 Milton Avenue. This will leave sufficient parking for a car to stand freely off the pavement when the driver alights to open or shut the gate. It should be open on the side of the dwellinghouse as there is access required into the garages which are close to the site of the gate. They go on to say that the gate by from Tennyson Avenue would need to be installed close to the side extension of No. 1 Tennyson Avenue to secure the alleyway as there is a low perimeter wall of the dwellinghouse close to the site of the installation. There will be sufficient parking area for the car to stand freely off the pavement when the driver alights to open or shut the gate. The gate should open on the side of the extension as there is an access into a garage opposite.

It is obviously unfortunate that the rear of No. 14 Princes Avenue may not benefit from the gate, however it would provide protection for most of the alley; it would not be logical to refuse planning permission if one property does not fully benefit.

The development is considered to comply with policies BE2 and BE7 of Brent's Unitary Development Plan, and approval is accordingly recommended.

REASONS FOR CONDITIONS

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

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):

Location of gate, scale 1:1250; Location of gate, scale 1:500; Scale drawing of gate located at r/o 12-30 Princes Avenue

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

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

Any person wishing to inspect the above papers should contact Angus Saunders, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5017



Planning Committee Map

Site address: Alleyway rear of 12-30, Princes Avenue, London, NW9 9JB

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