

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

26 August, 2015
06
14/1544

SITE INFORMATION

RECEIVED: 4 June, 2014

WARD: Dudden Hill

PLANNING AREA: Willesden Consultative Forum

LOCATION: 58 Neasden Lane, London, NW10 2UJ

PROPOSAL: Partial demolition and change of use of the retained building from light industrial (Use Class B1) to 69 room hotel (Use class C1), including ancillary restaurant, 11 car-parking spaces, 1 coach parking bay, 1 taxi bay, 1 servicing bay, 14 cycle parking spaces and associated landscaping, alterations to windows, metal railing and fire escape stairs.

APPLICANT: Skyelady Neasden Limited

CONTACT: AndArchitects

PLAN NO'S: 370(0)001
370(0)002
370(0)003
370(0)004
370(0)005
370(0)006
370(0)010
370(0)011
370(0)012
370(0)101 Rev B
370(0)102
370(0)103
370(0)104 Rev B
370(0)105 Rev A
370(0)106
370(0)110
370(0)111
370(0)112
370(0)120
2014-1287-AT-108 Rev A
2014-1287-AT-109 Rev A
2014-1287-AT-110 Rev A

SITE MAP



Planning Committee Map

Site address: 58 Neasden Lane, London, NW10 2UJ

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This map is indicative only.

INTRODUCTION

The application is reported to Planning Committee under the provisions of Clause 24 of the Planning Code of Practice following the resolution at the previous meeting of the Planning Committee on 2nd July 2015 of 'minded to grant' consent for the partial demolition and change of use of the retained building from light industrial (Use Class B1) to 69 room hotel (Use class C1), including ancillary restaurant, 11 car-parking spaces, 1 coach parking bay, 1 taxi bay, 1 servicing bay, 14 cycle parking spaces and associated landscaping, alterations to windows, metal railing and fire escape stairs., contrary to the Officer recommendation to refuse consent.

This report discusses the implications of the committee's resolution, maintains the original recommendation to refuse, but sets out the planning conditions and Section 106 Agreement, that should be attached should the Planning Committee confirm their intention to grant planning permission. A copy of the reports that went to the 2nd July Planning Committee are attached as APPENDIX 1.

At the 2nd July Planning Committee, Members indicated that they were minded to grant planning permission contrary to officers recommendation for refusal because:

- a) The building has been unsuccessfully marketed over a long period of time
- b) The site is close to Neasden tube station.
- c) Difficulty in servicing the site

Employment Land Demand Study Update

The site is allocated in the Local Plan as part of a Locally Significant Industrial Site (LSIS), a designation which is supported by Brent's Employment Land Demand Study (ELDS). Employment land designations are made in order to ensure that the borough plans positively to meet the anticipated needs of business over the planning period, as set out in the NPPF. It is acknowledged that paragraph 22 of the NPPF sets out that where there is no reasonable prospect of a site being brought into use, the long term protection of sites allocated for employment should be avoided and that land allocations should be regularly reviewed.

Since members previous consideration of the proposal, at the committee meeting on 2nd July 2015, the Council's ELDS has been updated in order to take account of a recent update to the GLA's 2015 Industrial baseline review which considers the London-wide demand for industrial land. This work replaces the previous GLA baseline which was established in 2010. The Council's updated ELDS suggest that the need to protect designated industrial sites has increased significantly since 2013. This is due, in part ,to reduced vacancy levels and the reduced supply of industrial employment sites within Brent and across London due in part to the earlier losses of employment land. In view of this, the updated ELDS now recommends that Brent significantly reduce the previously proposed levels of industrial employment land to be released for alternative uses.

The marketing report submitted by the applicant is noted but has limitations in so far as it only considers demand for letting the building in its current form with little regard for alternative redevelopment or disposal options. In any case, the marketing report is a backward looking document, that considers the historic demand for letting the building with little consideration for likely future demand for the site. As members may be aware, significant amounts of employment land have already been identified for released within the West London region. particularly at Old Oak Common where approximately 100ha of designated employment land is likely to be released for mixed use residential-led development. This has contributed to the increased demand for employment land, as evidenced in the GLA's industrial baseline review, as existing businesses seek to relocate to suitable alternative premises which are becoming increasingly scarce. These factors are considered in the Council's Employment Land Demand Study but are not referred to in the applicants marketing report. As such, it is considered that additional weight needs to be given to the wider employment land demand context and the implications of approving the current proposal on safeguarding sufficient employment land to meet future demand.

In terms of precedence, whilst every proposal should be assessed on its individual planning merits, if the current proposal were to be approved it would make it more difficult for the Council to resist similar forms of development on other sites with similar designations. In particular, this could apply the other sites within the LSIS on Neasden Lane and other employment sites close by. This could have a cumulatively negative impact on the Council's ability to ensure an appropriate supply of employment land to meet future needs.

In view of the original discussion and the factors above, officers remain of the view that the proposal is contrary to the NPPF and Local Plan and should be resisted.

Consultation

A site notice has been erected outside of the site advertising the proposal as a departure from the development plan. No further representations have been received to date.

Community Infrastructure Levy

In the event that Members were minded to grant consent for this proposal, the development could potentially be liable for CIL.

Suggested conditions in the event that approval is granted:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with 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 approved shall be carried out in accordance with the following drawings:

- 370(0)001
- 370(0)002
- 370(0)003
- 370(0)004
- 370(0)005
- 370(0)006
- 370(0)010
- 370(0)011
- 370(0)012
- 370(0)101 Rev B
- 370(0)102
- 370(0)103
- 370(0)104 Rev B
- 370(0)105 Rev A
- 370(0)106
- 370(0)110
- 370(0)111
- 370(0)112
- 370(0)120
- 2014-1287-AT-108 Rev A
- 2014-1287-AT-109 Rev A
- 2014-1287-AT-110 Rev A

Reason: In the interests of proper planning.

3. Prior to the commencement of the use, hereby approved, the highway works to enable the relocation of the existing pedestrian crossing on Neasden Lane, indicated on plans 2014-1287-AT-108 Rev A, 2014-1287-AT-109 Rev A and 2014-1287-AT-110 Rev A, shall be completed in full.

Reason: In the interests of highway and pedestrians safety.

4. Further details of the treatment of the forecourt to the front of the development, including details of surfacing materials, soft-landscaping and planting, lighting, drainage and pedestrian access routes shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the commencement of the use, hereby approved.

Reason: To ensure a suitable setting for the development, to ensure suitable provisions for processing surface water and in the interest of highway and pedestrian safety.

5. Further details of all external materials to be used on the development shall be submitted to and approved

in writing by the Local Planning Authority prior to the installation any external materials or finishes to the building and the development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity of the surrounding area and the appearance of the development.

INFORMATIVE

1. The applicant is advised to contact the Council's Transportation Unit in respect of compliance with condition 3.

Recommendation : Remains refusal, for the reasons set out in the original report. However if the Planning Committee resolves to grant planning permission, the conditions and Informative set out in this report are recommended.

, subject to the conditions set out in the Draft Decision Notice.

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – REFUSAL

Application No: 14/1544

To: Mr Manuel Nogueira
AndArchitects
16 Mandeville Courtyard
142 Battersea Park Road
London
SW11 4NB

I refer to your application dated 24/04/2014 proposing the following:

Partial demolition and change of use of the retained building from light industrial (Use Class B1) to 69 room hotel (Use class C1), including ancillary restaurant, 11 car-parking spaces, 1 coach parking bay, 1 taxi bay, 1 servicing bay, 14 cycle parking spaces and associated landscaping, alterations to windows, metal railing and fire escape stairs.

and accompanied by plans or documents listed here:

- 370(0)001
- 370(0)002
- 370(0)003
- 370(0)004
- 370(0)005
- 370(0)006
- 370(0)010
- 370(0)011
- 370(0)012
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- 370(0)111
- 370(0)112
- 370(0)120
- 2014-1287-AT-108 Rev A
- 2014-1287-AT-109 Rev A
- 2014-1287-AT-110 Rev A

at 58 Neasden Lane, London, NW10 2UJ

The Council of the London Borough of Brent, the Local Planning Authority, hereby REFUSE permission for the reasons set out on the attached Schedule B.

Date:

Signature:

Note

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.

DnStdR

PROACTIVE WORKING STATEMENT

REASONS

- 1 The proposed development would result in the inappropriate loss of employment land, for which there is an identified demand, within a Locally Significant Industrial Site to the detriment of the function and viability of the designated Locally Significant Industrial Site and to the objective of ensuring an appropriate supply of employment land for businesses within the borough contrary to policy CP20 of the London Borough of Brent Core Strategy 2010, policy 4.4 of the London Plan 2015 and the objectives of the National Planning Policy Framework 2012.

- 2 In the absence of evidence to demonstrate otherwise, the proposed development would result in the inappropriate siting of a hotel, a main town centre use, in an out-of-centre location to the detriment of the vitality and viability of preferred locations including nearby town centres and the Wembley Strategic Cultural Area contrary to saved policy TEA6 of the London borough of Brent Unitary Development Plan 2004, policy 4.5 of the London Plan 2015 and the objectives of the National Planning Policy Framework 2012.

Any person wishing to inspect the above papers should contact Ben Martin, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5231