

Agenda Item 05

Supplementary Information Planning Committee on 6 April, 2016

Case No. 15/4590

Location	76-78 Salusbury Road, London, NW6 6PA
Description	Change of use of the 1st, 2nd and part of the ground floor of the public house (Use class A4) to create 8 self-contained flats (3 x 1bed, 3 x 2bed and 2 x 3bed) together with associated alterations to include removal of rear dormer window, new 2nd floor rear extension, stairwell extension, replacement and relocation of some of the windows, insertion of new windows and rooflights, terraces and screening, cycle parking spaces and bin stores

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Some additional representations have been received:

1. Representations

1.1 Some residents of Hopefield Avenue reiterate their history of issues at the address and have included minutes of a meeting between Brent Council Licensing Team, Met Police, Environmental Health Enforcement and the operator. The historic issues of the Corrib Rest were discussed at the February Committee and Members are aware of the material planning considerations around this issue.

1.2 Your Officers have been sent copies of representations made by local residents to the local MP- Tulip Siddiq. These representations cite:

- Loss of the space on the upper floors will result in a loss of community space forever;
- The Corrib has functioned as a vibrant hub for community use over many years;
- Loss of community rooms for local groups such as Swing Patrol;
- A reminder that building was bought with public money by the GLC to establish an Irish Cultural and Community Centre in Brent

1.3 QPARA have submitted further representations to Officers. The updated objection cites;

- How the Pub and the Community/Function rooms operated together as community resources
- Disabled and child friendly access will be limited and some members of the community excluded by use
- Issues regarding the protection of Hopefield Avenue residents
- Inadequate Community space provided
- Financial contribution not great enough to offset the loss

1.4 A local resident has also made suggestions of where, if the application is approved, any contributions could be spent:

- The library often closes early and there is scope to spend money improving this resource
- There is a vacant police station which is considered to be social infrastructure and approaches could be made to the Met Police or the current owners of the property to bring it back into some kind of use.

1.5 Your officers should note that expenditure of S106 funds is subject to the terms of the legal agreement and legislation including the CIL Regulations.

Recommendation: Remains refusal

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