

Agenda Item 07

Supplementary Information Planning Committee on 6 April, 2016

Case No. 15/3398

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| Location | 342 Neasden Lane, London, NW10 0AD |
| Description | Temporary permission for the part change of use of existing retail shop (Use class A1) to provide a radio controlled mini-cab office (Use class Sui Generis) |

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Members visited the site on 02/04/2016. There were issues raised in relation to:

- 1) Enforcement of the restrictions on the operation of the business, including office layout
- 2) Parking restrictions of the roads in the surrounding area.

In addition two local residents attended the site visit and a petition was handed over objecting to the the proposals citing "noise disturbances, parking issues and will adversely affect the local residents and visitors". These aspects are covered within the main body of the report.

1) Enforcement

1.1 Your Officers recognise the concerns of Members with regards to enforcing the 'radio controlled' aspect of the proposal. However, with the initial temporary consent and conditions to restrict pick ups/drop offs, signage and waiting room, it is possible for Officers to monitor any complaints from local residents and act upon any breaches.

1.2 Members raised the point regarding the layout of the Mini Cab Office and how the window and location of the door can promote its use by passing customers. Your Officers have requested to the applicant that the window is removed in the proposed plans and the rear of the property is converted into a 'Staff Only' area; however the Applicant has declined to revise this part of the scheme and intends to explain hi sreasoning to Members during the Planning Committee meeting.

2) Parking restrictions

3.1 Members have requested that a diagram of parking restrictions on surrounding streets is drawn up so members can properly assess the immediate area. Your Transportation Officers have been requested to produce this map and it will be available to view at Committee.

Recommendation: Remains approval

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