

**Committee Report
Planning Committee on 2 February, 2011**

**Item No. 9
Case No. 10/3252**

RECEIVED: 22 December, 2010

WARD: Willesden Green

PLANNING AREA: Willesden Consultative Forum

LOCATION: Storage Land next to 75, St Pauls Avenue, London, NW2 5TG

PROPOSAL: Erection of Heras-style metal mesh fencing and vehicular access gate on all boundaries of site.

APPLICANT: Genesis Housing Group

CONTACT: Savills

PLAN NO'S:
See condition 2

RECOMMENDATION

Approval

EXISTING

The site is a vacant plot on the northern corner of St Paul's Avenue and Park Avenue North, NW2. The site is not within a conservation area but is opposite Kingsley Court which is a Grade II Listed Building.

The last lawful use of the site was as a petrol filling station. There is a functioning garage directly to the north of the site on Park Avenue North and a train line to the north of the site, all other neighbouring uses are residential.

PROPOSAL

See above

HISTORY

10/2806 Refused at Committee on 15/12/10
Retention of hoarding to the rear of the site and the erection of Heras-style fencing on the front boundary

E/10/0076 Enforcement Notice served
Erection of hoarding to perimeter of premises.

This relates to the hoarding currently on the site.

10/0677 Refused 1st July 2010
Redevelopment of the site to provide part 2, 3, 4 and part 6 storey building comprising 20 (5 one, 10 two and 5 three bed) affordable units and associated access, landscaping, car parking and cycle parking provision

This decision has been appealed and is due to be considered at a hearing on 15th February 2011.

POLICY CONSIDERATIONS

UDP 2004

BE2 Townscape: Local Context & Character
BE6 Public Realm: Landscape Design
BE7 Public Realm: Streetscape
BE9 Architectural Quality

Supplementary Planning Guidance Note 17: Design Guide for New Development

CONSULTATION

Neighbouring occupiers were consulted on 23rd December 2010, no comments have been received.

REMARKS

Members will be aware that the part retention of the hoarding and part replacement with heras style fencing was considered and refused at planning committee in December 2010. At that meeting Members had indicated that they wished to see a more open type of fencing. The reason for refusal was:

The hoardings, by reason of their siting, height, forward projection, poor quality materials and method of construction are an unsightly addition to the site, and would have a detrimental impact on the appearance of the surrounding streetscene, and the outlook of adjoining occupiers, contrary to policies BE2 and BE7 of London Borough of Brent's Unitary Development Plan 2004.

The site is in the ownership of Genesis Housing Group but the garage to the northeast benefits from a "right of access" through the middle of the site. The existing hoarding marks out the areas to which there is no right of access.

The hoarding was erected without the benefit of planning permission and there is a valid enforcement notice requiring its removal. The current application proposes to fully replace the hoarding with heras type fencing. Prior to the erection of the hoarding the site was unlawfully used for used car sales and the boundary was treated with heras type fencing.

The hoarding in its current extent has led to a number of undesirable effects, primarily a reduction in visibility through the site and subsequent increase in fly tipping and perception of unsafety and criminal activity, accompanied by graffiti on the solid hoardings. The applicants are understandably very keen to retain boundary treatments for health and safety reasons, to secure the site and for the demarcation of the "right of access" but it is unacceptable in its current form.

The heras style fencing would replace the hoarding throughout the site, running along the frontage of St Pauls Avenue, demarcating the right of access and continuing along the front garden boundary with no. 75 St Pauls Avenue.

The fencing is proposed to be 2.4m high, metal coloured and will consist of mesh fencing fitted to the existing posts on site which currently support the hoarding.

The result will be a significant improvement in terms of the streetscene, there will be visibility into the site discouraging anti-social behaviour including fly-tipping and no possibility for graffiti on the street frontage. The heras fencing will also remove the dominating impact of the hoarding on the residential neighbour's front garden.

As the site is currently vacant officers do consider it appropriate for it to be secured and while the proposed fencing may not be appropriate in every case this site does not share the character of the surrounding residential roads. The applicant's intention is to secure a residential scheme on the site rather than leaving it vacant in the long term but in the mean time officers consider that the heras fencing will be acceptable. Approval is recommended and it is suggested that the permission last for 5 years as the fencing and hoarding is envisaged as a temporary measure, necessary until planning permission is secured for a development on the site. If this does not occur within 5 years it is considered that a boundary treatment, with a quality of design suitable for a permanent development should be sought.

An informative is recommended to advise the applicant that the approved works need to be undertaken by 2nd March, otherwise Enforcement proceedings will continue.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

Brent Unitary Development Plan 2004
Council's Supplementary Planning Guidance 17

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

CONDITIONS/REASONS:

(1) This permission shall be for a limited period of 5 years only, expiring 5 years from the date of this permission when (unless a further application has been submitted to and approved in writing by the Local Planning Authority) the fencing hereby approved shall be removed in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

Reason:

The building is of a temporary nature which the Local Planning Authority would not be prepared to approve other than for a limited period, having regard to its construction and/or effect on the visual amenity of the area.

(2) The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

813/X01
GHG/813/X11 J
GHG/813/X12 E

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

INFORMATIVES:

(1) The applicant is advised that this planning permission should be implemented by 2nd March 2011, otherwise they will be liable for prosecution.

Any person wishing to inspect the above papers should contact Liz Sullivan, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5377



Planning Committee Map

Site address: Storage Land next to 75, St Pauls Avenue, London, NW2 5TG

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