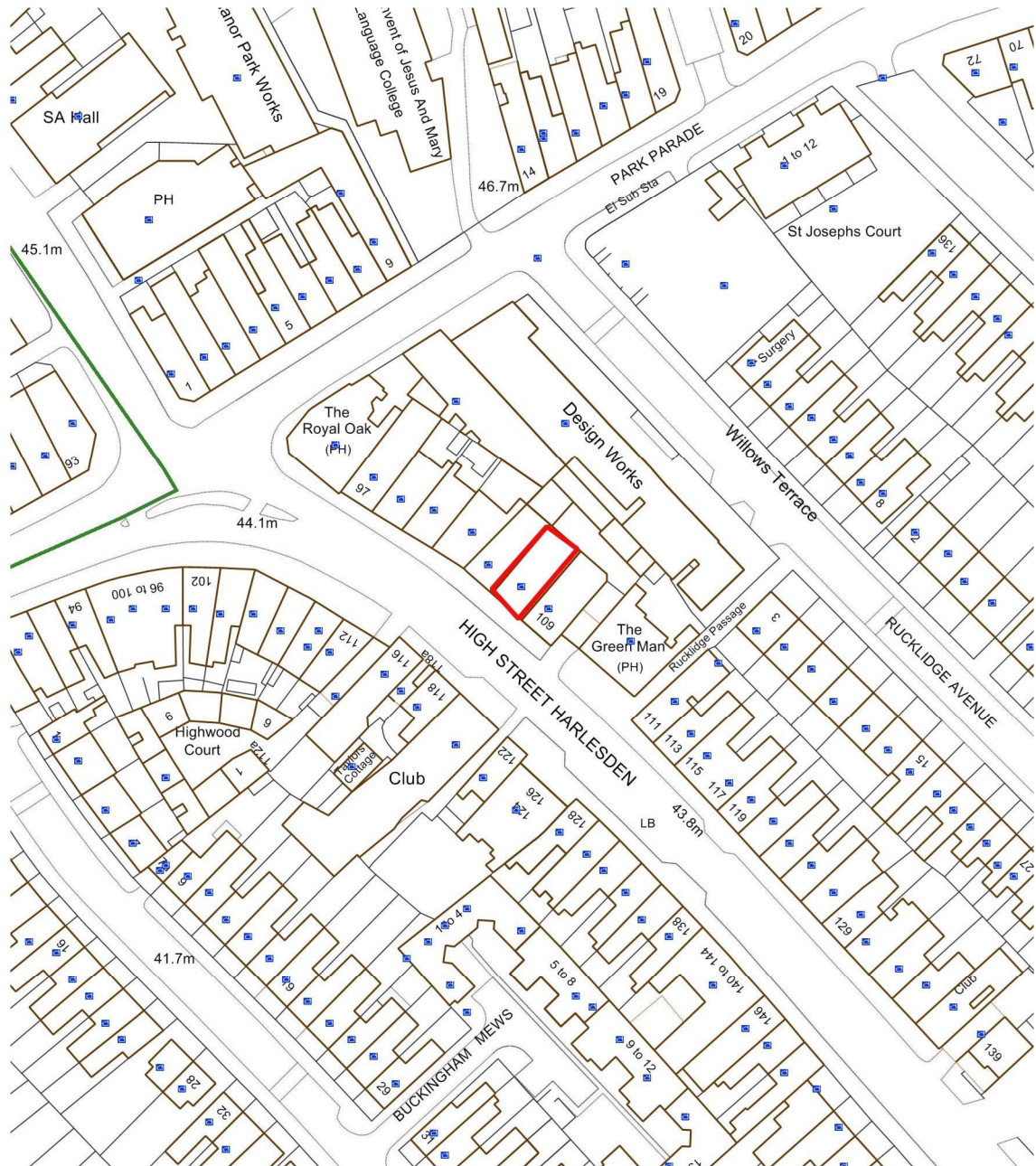
 **Planning Committee Map**
Site address: 107 High Street, London, NW10 4TS
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This map is indicative only.

RECEIVED: 25 April, 2011

WARD: Kensal Green

PLANNING AREA: Harlesden Consultative Forum

LOCATION: 107 High Street, London, NW10 4TS

PROPOSAL: Change of use of the premises from hairdressers (Use Class A1) to part community centre (Use Class D1) and part bookshop (Use Class A1)

APPLICANT: Mr Egeh

CONTACT: awArchitecture

PLAN NO'S:
See condition 2

RECOMMENDATION

Approval

EXISTING

The subject site, located on the north-eastern side of High Street, Harlesden to the south of the junction with Park Parade, is occupied by a three-storey Grade II Listed terraced building comprising of a shop unit at ground and basement level with residential accommodation above. The current application relates to the shop unit which lies towards the end of the Secondary Shopping Frontage. The unit had previously been occupied by a hairdresser's salon prior to the current occupation by the 'Brent Cultural Centre' (the applicant).

PROPOSAL

The current application seeks planning permission for the change of use of the premises to a community/cultural centre (Use Class D1) within the basement and rear section of the shop unit whilst the ground floor frontage would operate as a bookshop (Use Class A1) which would be ancillary to the primary use. Officers are aware that the premises are also used to provide a place of worship (Use Class D1). Members are advised that the use applied for has already commenced.

HISTORY

Planning permission was refused on the 23rd April 2010 for the change of use of the premises from Use Class A1 to a community centre (Use Class D1). The application was refused for the following reason:-

"The proposed community centre (Use Class D1) is not considered to be an appropriate use within the designated Secondary Shopping Frontage as it will fail to provide a service to visiting members of the general public and result in an inactive frontage, lacking in window displays and public access, which would harm the vitality of the Harlesden Town Centre and reduce its attractiveness to shoppers contrary to policy SH9 of the London Borough of Brent Unitary Development Plan 2004."

At the time of the above application it was identified that the use applied for had already commenced. As such, following the refusal to grant planning permission, an Enforcement Notice (E/10/0678) was served on the 7th December 2010 against the unauthorised change of use. The compliance period for the notice expired on the 5th April 2011.

The Planning Enforcement Team are also currently investigating a alleged breach of Listed Building control relating to the erection of a satellite dish and the installation of a wooden doorway in front of the residential entrance door to the premises. However, these breaches relate primarily to the residential accommodation above the subject premises.

POLICY CONSIDERATIONS

London Borough of Brent LDF Core Strategy 2010

CP23 Protection of existing and provision of new Community and Cultural Facilities

London Borough of Brent Unitary Development Plan 2004

SH6 Secondary Shopping Frontage
CF2 Location of Small Scale Community Facilities
CF14 Places of Worship

SUSTAINABILITY ASSESSMENT

N/A

CONSULTATION

EXTERNAL

Consultation letters, dated 9th May 2011, were sent to Ward Councillors and 34 neighbouring owner/occupiers. As the application premises lies within a Grade II Listed Building the application was also advertised by way of a site notice, displayed from the 11th May 2011, and a press notice, published on the 19th May 2011. One letter of objection was received in response. The main concern of the objector relates to the congestion on the pavement outside of the premises during peak hours of use.

INTERNAL

Highways & Transport Delivery

The Council's Transport & Highways Delivery Team have confirmed that they have no objection to the change of use of the premises from A1 to a composite A1/D1 use.

Environmental Health

Environmental Health have stated that they have no specific comments to make on the proposal.

REMARKS

PRINCIPLE OF CHANGE OF USE

The Council's Core Strategy seeks to ensure that the continuing needs of Brent's diverse community are met through the protection of existing, and the provision of new, community and cultural facilities across the borough. The subject site is located towards the periphery of Harlesden Town Centre which, according to UDP policy CP2, is a suitable location for the provision of small scale community facilities, particularly given the good levels of public transport accessibility that are normally enjoyed in such locations. However, the site is also located in the Secondary

Shopping Frontage and, therefore, appropriate non-retail uses would normally be expected to provide a service to visiting members of the public and contribute generally to the commercial vitality and viability of the town centre. It is for this reason that planning permission was previously refused on the site for a wholesale change of use of the premises to a community centre which at the time failed to provide an active and attractive frontage for visiting members of the public (See 'History').

The current proposal, which also primarily seeks permission for a change of use of the premises to a cultural/community centre, seeks to overcome the previous reason for refusal by providing a modest retail space at the front of the property which would maintain an open window display to the street. Whilst Officers, acknowledge that this retail space would effectively be an ancillary use to the community/cultural centre which would serve a specialised customer base, it is considered that this would improve the general appearance of the unit within the Secondary Shopping Frontage, therefore, maintaining its attractiveness to shoppers. On balance, it is considered that the current proposal would appropriately balance the need to satisfy a local demand for the proposed cultural centre with the wider interest of safeguarding the vitality and viability of Harlesden Town Centre.

TRANSPORTATION

The proposed cultural centre would generally comprise of a multi purpose hall at ground floor level, a reading room/library at basement level and associated washing and storage facilities throughout. Overall, the cultural centre would have a gross internal floor area of approximately 84.5m². The proposed retail space would have an internal floor area of 32m².

Whilst the proposed use of the premises is likely to attract an increased number of visitors beyond the previous use as a hairdressing salon, it is considered that any increase would be limited by the modest floorspace available within the unit. The applicant has stated that the maximum number of visitors at any one time would not exceed 35. However, from observations made, Officers believe that at peak times, when the premises has been used to provide a place of worship, that the maximum number of visitors could be between 50-100. However, it was also observed that the majority of visitors arrive on foot which is likely to be due in part to the presence of a controlled parking zone where opportunities for on-street parking are extremely limited.

It is considered that the main transport issue likely to be associated with the use of the site is the pedestrian congestion that can occur after large gatherings during peak times. In order to address this issue the applicant proposes that the retail area could be used as a lobby area to avoid visitors gathering on the pavement outside of the site. The applicant has indicated that signs will be placed in the retail area advising visitors of these arrangements. Whilst it is envisaged that inevitably there will be some level of congestion associated with the proposed use at peak times as the applicants have proposed reasonable steps to minimise the likelihood of there being unreasonable obstruction to passing members of the public. On balance, it is considered that the proposed use would have an acceptable impact on local highway conditions.

LISTED BUILDING ISSUES

The proposal does not involve an alterations to the exterior of the building and internally the original layout would remain largely unchanged, with the exception of a stud partition used to divide the retail space from the remained of the ground floor. In Listed Building terms it is not considered that the current proposal would have any harmful impact on the character of the Grade II Listed Building.

CONCLUSION

Although previously the Planning Service have issued an Enforcement Notice against the use of the premises as solely as a community/cultural centre, it is now considered that the changes made

to the use, including the provision of a retail area, which can also act as a lobby area during peak times, would help to overcome previous concerns. On balance, having reviewed the nature of the use Officers consider that although during peak times there may be a noticeable impact on the surrounding area, that within the context of a busy town centre, that this impact would be reasonable and therefore the approval of planning permission is now recommended.

REASONS FOR CONDITIONS

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

London Borough of Brent LDF Core Strategy 2010
London Borough of Brent Unitary Development Plan 2004

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Town Centres and Shopping: in terms of the range and accessibility of services and their attractiveness

Transport: in terms of sustainability, safety and servicing needs

Community Facilities: in terms of meeting the demand for community services

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 drawings:

- 160a/PL01
- 160a/PL02 (Revised)
- 160a/PL03

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

- (3) A shop front window display and the retail floor space, as indicated on the approved plan (160a/PL/02) shall be maintained within the premises at all times.

Reason: In order to preserve the character, appearance, vitality and viability of the town centre.

- (4) A signboard, as detailed on the approved plan 160a/PL02 (Revised), advising visitors not congregate in the area outside of the site shall be maintained and displayed at all times.

Reason: In order to minimise any obstruction of the pavement outside of the site.

- (5) Activities within the building including any associated loading or unloading operations shall only be permitted between 0900 - 2100 hours, with the premises cleared within 30 minutes after these times.

Reason: To ensure that the proposed use does not prejudice the enjoyment by neighbouring occupiers of their properties.

INFORMATIVES:

- (1) The applicant is reminded that the above premises form part of a Grade II Listed Building and that any alterations to the exterior or interior of the premises may require planning permission and/or Listed Building Consent. The applicant is advised to contact the Planning Service in advance of undertaking any works to the premises.

REFERENCE DOCUMENTS:

London Borough of Brent LDF Core Strategy 2010
London Borough of Brent Unitary Development Plan 2004
One letter of objection

Any person wishing to inspect the above papers should contact Ben Martin, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5231