

**RECEIVED:** 17 August, 2009

**WARD:** Dudden Hill

**PLANNING AREA:** Willesden Consultative Forum

**LOCATION:** Gladstone Park, Parkside, London, NW2

**PROPOSAL:** Installation of 4 floodlights to Kendal Road and Anson Road side of park

**APPLICANT:** Brent Parks Service

**CONTACT:**

**PLAN NO'S:** GPFLDAS1  
GPFL-AV-01  
126547P2 - Elevation 1  
126457P2 - Elevation 2  
DGPFL-126547 (1) - Illumination Summary  
GPFL-126547 (2) - Illumination Summary  
GPF-IN1  
Gladstone Park Floodlights-Elevation Drawings and Lamp Dimensions

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## **RECOMMENDATION**

Approval

## **EXISTING**

The proposed site for the floodlights is within Gladstone Park adjacent to the railway line. At the closest point they will be approximately 150m from the nearest residential property on Kendal Road and over 200m from the nearest flats off Oman Court.

## **PROPOSAL**

Full planning permission is sought for the erection of a 4 floodlights to provide lighting for an outdoor sports pitch.

## **HISTORY**

**03/2884** - Erection of a changing-room pavilion in the south-east corner of the park behind the existing Community Centre and adjacent to Midlothian House, off Anson Road – GTD

**03/2682** - Erection of perimeter fencing to surround the park - GTD

**01/0057** - Erection of a single-storey detached building within Gladstone Park to provide changing/shower facilities to rear of Gladstone Centre, Anson Road - GTD

## **POLICY CONSIDERATIONS**

### **BE8 - Lighting & Light Pollution:**

Development proposals should use low energy or renewable lighting systems and should avoid nuisance to road users, harm to residential amenity and/or detriment to local distinctiveness.

Where appropriate, conditions will be used in controlling the intensity of lighting to avoid nuisance to road users, harm to residential amenity and/or detriment to local distinctiveness.

### **OS6 - Public Open Space**

Development of public open space will not be permitted unless it is required to maintain or enhance activities

associated with the open space.

### **OS10 - Access to Sports Facilities**

The Council will/ where possible:

- (a) Adapt the Council's sport and recreation facilities to help those groups identified in its sports strategy as having low rates of participation in sport;
- (b) Provide facilities that meet the needs of all groups in the community;
- (c) Adjust provision as new sports develop;
- (d) Encourage other facility providers to take similar action;

### **CONSULTATION**

Two site notices were set up in the Park and neighbouring residential properties on Kendal Road were consulted. 3 letters of objection have been received on the following grounds:

1. That the floodlights will result in disturbance for the residents opposite on Kendal Road
2. There is no need for the floodlights.

These concerns are addressed in the remarks section of the report.

### **REMARKS**

#### *Improved Access to Sports Facilities*

The provision of floodlights in public open space can be supported where they are required to maintain or enhance activities associated with the open space. This proposal will allow sport to be safely pursued by local schools and recognised clubs through extended use for limited period during the winter months. Therefore the proposed floodlights are considered to provide improved access to sports facilities in line with policy OS6

#### *Residential Amenity*

The proposed development should not have a significant detrimental impact on residential amenity. The hours of use are proposed to be restricted to between 18.30 and 20.30 each day while the cumulative total of hours of use for each week will be 6 hours. A condition will be attached to any approval to ensure that

Furthermore the applicants have submitted a plan showing the extent of the impact of illumination. This shows that there will be no direct light shining on land over 50m from the floodlights. As the nearest residential property is over 50m away from the proposed floodlighting it is considered that there will be no detrimental impact on residential amenity of neighbouring residents. Additionally the proposed flood lights will also be set sufficiently away from the road so that it will not have a detrimental impact on road users.

The proposed flood lights will also have a height of 12.5m and will be a galvanized steel pole with a maximum width of 0.4m and will be set in a precast concrete base. They will not have significantly detrimental impact on the character and appearance of the park.

#### *Conclusion*

It has been demonstrated that the proposed floodlights will improve access to sports facilities within the Borough and will not result in a detrimental impact on neighbouring residents, road users and the character and appearance of the park, accordingly the proposal is recommended for approval subject to the conditions set out below.

**RECOMMENDATION:** Grant Consent

### **REASON FOR GRANTING**

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

Brent Unitary Development Plan 2004

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  
Open Space and Recreation: to protect and enhance the provision of sports, leisure and nature conservation

**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 floodlights hereby approved shall not be in operation except between the hours of 1600 hours and 2030 hours and in any case not more than 6 hours per week Monday to Sunday.

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

**INFORMATIVES:**

None Specified

**REFERENCE DOCUMENTS:**

UDP 2004

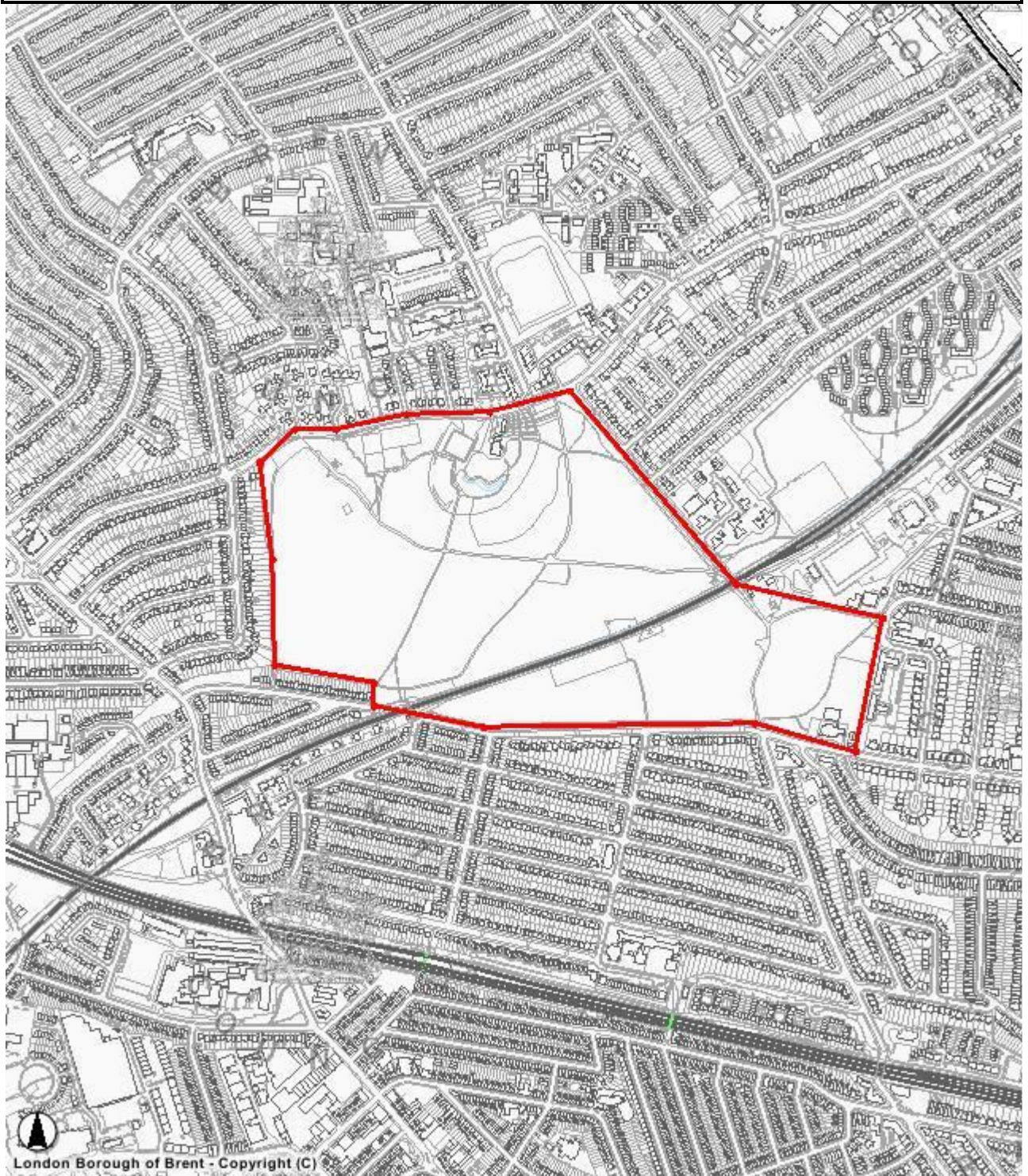
Any person wishing to inspect the above papers should contact Robin Sedgwick, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5229



## Planning Committee Map

Site address: Gladstone Park, Parkside, London, NW2

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