

**Committee Report
Planning Committee on 13 October, 2009**

**Item No. 2/01
Case No. 09/2092**

RECEIVED: 21 August, 2009

WARD: Harlesden

PLANNING AREA: Harlesden Consultative Forum

LOCATION: Shrine Of Our Lady Of Willesden, Nicoll Road, London, NW10 9AX

PROPOSAL: Details pursuant to condition 7 (boundary treatment) of full planning permission reference 03/3432, dated 25 August 2005, for demolition of the existing hall and erection of a single-storey rear extension to provide a new hall with kitchen and toilet facilities

APPLICANT: Westminster RC Diocese Trustee

CONTACT: Michael Trogal

PLAN NO'S: 219/SK7

RECOMMENDATION

Approval

EXISTING

The site is a Grade II Listed Church within Harlesden Conservation Area, NW10. It is on the corner of Nicoll Road and Acton Lane.

PROPOSAL

Details pursuant to condition 7 (boundary treatment) of full planning permission reference 03/3432, dated 25 August 2005, for demolition of the existing hall and erection of a single-storey rear extension to provide a new hall with kitchen and toilet facilities

HISTORY

03/3432 Granted

Demolition of the existing hall and erection of a single-storey rear extension to provide a new hall with kitchen and toilet facilities (as accompanied by photographs, revised by plans received on 10 February 2005 and incorporating a Supporting Statement and Noise Impact Assessment)

POLICY CONSIDERATIONS

BE2 Townscape: Local Context & Character

BE9 Architectural Quality

BE25 Development in Conservation Areas

BE26 Alterations & Extensions to Buildings in Conservation Areas

Planning Policy Guidance 15: Planning and the Historic Environment

CONSULTATION

External

Members may be aware that the Council does not normally undertake public consultation on

details pursuant applications given the types of specific issues that they tend to cover. However, as the application had arisen, in part, as a result of comments from neighbouring addresses, they were consulted on 3rd September 2009.

6 letters of objections have been received and raise the following issues:

- Reduction in the height of the boundary wall which does not comply with the original drawings.
- The height of the boundary is insufficient to compliment security measures implemented by New Crescent Yard. These followed years of break-ins/theft/anti-social behaviour thousands of pounds has been spent to improve security which is now being made redundant.
- Loss of trees or other natural features, tree should be replanted.

REMARKS

The original application dated 25th August 2005 involved the demolition of the existing hall and erection of a single-storey rear extension to provide a new hall with kitchen and toilet facilities (as accompanied by photographs, revised by plans received on 10 February 2005 and incorporating a Supporting Statement and Noise Impact Assessment).

This application, 03/3432, was approved on the basis that conditions would be complied with but unfortunately it seems that the development went ahead without the required information being submitted and approved by the Local Planning Authority. Neighbouring occupiers have drawn the development to the attention of the Planning Service and this current application is in response to officers informing the applicant of their need to meet their obligations.

Condition 7 reads as:

Details of the boundary treatment shall be submitted to and approved in writing to the Local Planning Authority prior to commencement of works on site and the approved details shall be fully implemented.

Reason: To ensure a satisfactory development which does not prejudice the appearance of the locality.

The wall has been rebuilt already and therefore the application is for its retention.

The bricks used complement the church itself quite well, the tiles and coping treatment to the top of the wall also result in a good quality appearance. In terms of the design and appearance of the wall, and its relationship with the listed building, the wall is considered acceptable.

Where it reaches the highway the wall measures 1.15m in height on plans. The ground level slopes up away from the highway but the top of the wall is horizontal and instead of sloping, steps to gain height. Before the first step the wall is a minimum of 0.85m reaching 1.4m after the step. The height is lower than the previous wall which has led to a number of objections from residents of New Crescent Yard in terms of concerns about security.

Whilst it is somewhat unfortunate that the applicant has chosen to construct a lower wall than indicated on the approved plans given the neighbours concerns about security, this is not a planning consideration that can be taken into account for the discharge of this condition. The requirement for the submission of details was based on achieving a satisfactory appearance in the context of the Listed Building. As described above the appearance is considered to be acceptable and there is no justification on appearance grounds to insist on increasing the height, which is effectively what the objectors are seeking. The originally approved drawings indicated the removal of the almond tree fronting the road, as well as the creation of a planting bed along the boundary with New Crescent Yard. It should be possible for this bed to include defensible planting that would deter people from approaching the wall.

New Crescent Yard residents concerns about security are recognised and they may, of course, wish to consider additional measures to address this issue but as indicated above it is considered

that in planning and listed building terms the details of the wall successfully discharge the condition.

The submitted details, and the wall as built, are considered to comply with Policies contained in Brent's UDP 2004 and approval is recommended.

REASONS FOR CONDITIONS

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

CONDITIONS/REASONS:

INFORMATIVES:

- (1) The applicant should be advise that details of the gate required for condition 5 remain outstanding.

REFERENCE DOCUMENTS:

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: Shrine Of Our Lady Of Willesden, Nicoll Road, London, NW10 9AX

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