

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

21 July, 2021
05
21/0579

SITE INFORMATION

RECEIVED	19 February, 2021
WARD	Willesden Green
PLANNING AREA	Brent Connects Willesden
LOCATION	51-55 High Road, London, NW10 2SU
PROPOSAL	Subdivision and change of use from betting shop (Use Class Sui Generis) to adult gaming centre (Use Class Sui Generis) and commercial unit (Use Class E) and alteration to shopfront
PLAN NO'S	See condition 2.
LINK TO DOCUMENTS ASSOCIATED WITH THIS PLANNING APPLICATION	<p><u>When viewing this on an Electronic Device</u></p> <p>Please click on the link below to view ALL document associated to case <a href="https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_<systemke">https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_<systemke</p> <p><u>When viewing this as a Hard Copy</u> .</p> <p>Please use the following steps</p> <ol style="list-style-type: none">1. Please go to pa.brent.gov.uk2. Select Planning and conduct a search tying "21/0579" (i.e. Case Reference) into the search Box3. Click on "View Documents" tab

RECOMMENDATIONS

Recommendation

- A. That the Committee resolve to GRANT planning permission.
- B. That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions:

1. 3 Year time period
2. Approved plans / drawings
3. Materials to Match
4. Active Frontage
5. Opening Hours
6. Use Class E restriction
- 7.Noise

Informatives:

1. Building near a boundary
2. Party Wall etc Act
3. Any other informative(s) considered necessary by the Head of Planning

SITE MAP

	Planning Committee Map Site address: 51-55 High Road, London, NW10 2SU © Crown copyright and database rights 2011 Ordnance Survey 100025260
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This map is indicative only.

PROPOSAL IN DETAIL

The application seeks a subdivision and change of use from betting shop (Use Class Sui Generis) to adult gaming centre (Use Class Sui Generis) and commercial unit (Use Class E) and associated alterations to shopfronts.

EXISTING

The application site concerns a ground triple shopfront No.s 51-55 which is located on the southern side of High Road, Willesden flanked by Richmond Avenue. The properties are within a terrace of 3 storeys with residential uses above.

The property is within a Primary Shopping Frontage and the Willesden Green Conservation Area. The Conservation Area is focused on the High Road which has a strong retail character. This parade generally retains its unifying heritage features including pilasters and corbels and decorative cast iron parapet. While the site is current vacant, it was previously in use as a betting shop, William Hill until 2019.

AMENDMENTS SINCE SUBMISSION

During the course of the application, the following amendments were received:

1. Revised Shopfront Elevation Plan to show the sub fascias in a matching Charcoal/Black colour.
2. Suggested closing time of 2am as opposed to 24 hours.

SUMMARY OF KEY ISSUES

The key planning issues for Members to consider are set out below. Members will need to balance all of the planning issues and the objectives of relevant planning policies when making a decision on the application:

1. **Representations received:** 22 objections have been received. Officers have considered the comments and the planning merits of the proposal and consider that the proposal accords with adopted and emerging policy.
2. **Change of Use/Principle of Development:** The existing site was previously in use as a betting shop. The proposal has been assessed to comply with DMP3 and is not considered to lead to an over-concentration of betting shops, adult gaming centres and pawnbrokers in the vicinity.
3. **Character and Appearance:** The external alterations are minor in nature and would not detract from the appearance of the subject property or Conservation Area. A condition will be secured to prevent a shopfront without visibility.
4. **Neighbouring Amenity/Noise:** The development has been assessed by colleagues in Brent Environmental Health Department and against DMP1. A noise assessment has been submitted that provides mitigation measures for within the premises. A restriction to opening times is proposed which is considered to be reasonable for the proposed use and size of the premises.

RELEVANT SITE HISTORY

21/0580

Installation of 2 no. externally illuminated fascia signs and 1 no. internally illuminated projecting sign (Adult Gaming Centre)

Granted, 16/04/2021

CONSULTATIONS

34 neighbouring and nearby properties were consulted for a 21-day period commencing 25/05/2021.

A site notice was erected on 11/03/2021 and the press advert was on 04/03/2021.

21 objections were received in this period including two from ward Councillors (Dudden Hill and Willesden Green).

Reasons for objecting	Officer's Comment
<p>The Adult Gaming Centre (AGC) will not help development, improve the area or bring benefits to local people</p> <p>AGC will not improve vitality of the highstreet or footfall</p>	<p>Local and national planning policies allow 'uses' such as betting shops, Adult Gaming Centres, pawnbrokers/payday lenders, public houses and off-licences, subject to regulatory control. Such establishments are features of high streets. Local Plan policy DMP2 ("Non-Retail Uses") is to ensure there is not an over-concentration of particular uses within any single length of frontage the policy seeks to prevent adult gaming centres, pawnbrokers, betting shops and takeaways locating in close proximity to a unit in the same use. This is discussed in paragraph 1.3.</p>
<p>In operation for 24 hours is not appropriate</p>	<p>Opening hours are discussed in paragraphs 3.3 to 3.6.</p>
<p>Opening hours will encourage anti-social behaviours</p>	<p>Opening hours are discussed in paragraph 3.3 to 3.6.</p>
<p>There are too many similar uses (betting shops and AGCs) in the area</p>	<p>This is discussed in paragraph 1.3.</p>
<p>Concerns regarding obscured shopfront, concealed façade and no clear internal sightlines which is contrary to SPD3</p>	<p>The obscured shopfront is discussed in paragraph 2.5.</p>
<p>Opening hours will create noise and nuisance</p>	<p>Opening hours are discussed in paragraphs 3.3 to 3.6.</p>
<p>Design does not relate to character of the area</p>	<p>Character and Design is discussed in paragraphs 2.3 to 2.12.</p>
<p>Betting companies exploit vulnerable people and encourage addiction</p> <p>AGCs attract anti-social behaviour and have done for example in Neasden</p> <p>The AGC will exacerbate social issues in the</p>	<p>Adult gaming centres are uses that are permitted to operate in the UK. The Gambling Commission sets out the Licence Conditions and Codes of Practice (LCCP), which are applicable to operators of AGCs. Monitoring and enforcement is undertaken by local authority licensing officers and the Gambling Commission's licensing officers. The regulatory, licensing and enforcement framework is intended to ensure that such premises operate</p>

area including deprivation and financial hardship The unit will be close to supermarkets/cafes/schools and the library where families and children are present, so the use is not appropriate in this location	in an appropriate manner and Planning Policies do not prevent such uses from taking place.
Concerns regarding illuminate signage and light pollution	Signage is discussed in paragraph 2.6.
Opening hours not appropriate close to residential uses	Opening hours are discussed in paragraphs 3.3 to 3.6.
The council has a social responsibility to discourage such uses	Local Plan policy DMP2 ("Non-Retail Uses") is to ensure there is not an over-concentration of particular uses within any single length of frontage the policy seeks to prevent adult gaming centres, pawnbrokers, betting shops and takeaways locating in close proximity to a unit in the same use. This is discussed in paragraph 1.3.
Willesden High Road has an evening economy but not a history of late licenses	Opening hours are discussed in paragraphs 3.3 to 3.6.

POLICY CONSIDERATIONS

For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the Development Plan in force for the area is the Brent Core Strategy 2010, Brent Development Management Policies DPD 2016 and the London Plan 2021.

Key policies include:

The London Plan (2021)

SD6 Town Centres and High Streets
D1 London's Form, Character and Capacity for Growth
D4 Delivering Good Design
HC1 Heritage Conservation and Growth

Development Management Policy (2016)

DMP1 General Policy
DMP2 Supporting Strong Centres
DMP3 Non-retail Uses
DMP4A Shop Front Design and Forecourt Trading
DMP7 Brent's Heritage Assets

All of these documents are adopted and therefore carry significant weight in the assessment of any planning application.

The Council is at an advanced stage in reviewing its Local Plan. The draft Brent Local Plan was subject to examination in public during September and October 2020. Planning Inspectors appointed on behalf of the Secretary of State have considered the draft Plan and have requested that the Council undertake consultation on a number of Main Modifications which is taking place between 8 July and 19 August 2021. Therefore, having regard to the tests set out in paragraph 48 of the NPPF, it is considered that greater weight

can now be applied to policies contained within the draft Brent Local Plan.

The draft Local Plan carries significant weight in the assessment of planning applications given the progress through the statutory plan-making processes.

Key policies include:

DMP1 Development Management General Policy
BE5 Protecting Retail in Town Centres, Betting Shops, Adult Gaming Centres and Pawnbrokers
BE7 Shop Front Design and Forecourt Trading
BCH1 Brent's Heritage Assets

The following are also relevant material considerations:

The National Planning Policy Framework (revised 2019)

SPD3 Shopfronts (2018)

Willesden Green Conservation Area Character Appraisal (2006)

DETAILED CONSIDERATIONS

1. Principle

1.1 In terms of the change of use, the development seeks the conversion of 51-55 Willesden High Road, previously occupied by William Hill, to part adult gaming centre, and part flexible E use class. The unit occupies part of Willesden town centres Primary Shopping Frontage.

1.2 The planning statement makes reference to the new flexibility permitted by the E use class, and the impact upon the Council's ability to control the proportion of its primary frontage within certain uses, as required by Local Plan policy DMP2 ("Supporting Strong Centres"). The subdivision will create one new Class E unit to the eastern side. This will house a Commercial, Business or Service use which will be appropriate to the town centre location. Given the location of the premises, it is considered necessary to attach a condition restricting the use of the premises to Use Class E to ensure that changes of use that may otherwise be able to be implemented do not affect the vitality and viability of the town centre.

1.3 The statement also makes reference to Local Plan policy DMP3 ("Non-retail Uses"), which seeks to limit the proliferation of certain uses, including adult gaming centres. The breakdown of town centre uses provided within figure 1 of the planning statement only considers the number of units, as opposed to the length of the frontage which is the policy stipulation. Using frontage as the metric, the current occupation of Willesden Town Centre's primary and secondary frontage by adult gaming centres, pawnbrokers, or pay day loan shops is 0.8%. This rises to 1.6% if this application were to be granted. This does not exceed the policy limit of 3% for these uses. There are also a minimum of 4 units in alternative use either side of the proposed adult gaming centre. As such, the application is considered to align with policy DMP3 and emerging policy BE3.

1.4 A number of objections have been received in relation to the adult gaming centre use itself, including the principle of the use in this location and potential impacts associated with adult gaming centres more generally. It should be noted that adult gaming centres are permissible uses within the UK and are not prevented by law. They are regulated by the Gambling Commission and are licenced. As such, the Council cannot consider whether adult gaming centres are acceptable in their own right. However, consideration can be given to any local considerations necessary to maintain the vitality and viability of shopping centres in the borough, and the controls discussed above are captured within both adopted and emerging policies in order to ensure that there is not an over-concentration of such uses. As discussed above, the proposal would not result in either an over-concentration within the town centre as a whole or the immediate vicinity as defined by adopted policy.

2. Character and appearance

2.1 The subject site occupies three shopfronts and a corner plot at the junction of Willesden High Road and Richmond Avenue and is situated within the Willesden Green Conservation Area.

2.2 The site forms part of an attractive red brick and stone dressed terrace of shops with residential accommodation above. The Conservation Area is focused on the High Road which has a strong retail character. This parade retains its unifying features including pilasters and corbels and decorative cast iron parapet. The significance of property is derived from its historic fabric and detailing which is reflective of the commercial development of the area, and its broad consistency with its immediate neighbours.

2.3 In terms of the visual changes, the shopfront alterations would include providing a new recessed entrance and general refurbishment and repainting of the remaining shopfront. The existing timber sub fascias will be rubbed down, spot primed and prepared and decorated in Charcoal /Black paint (RAL 9005) throughout. To the Class E unit, the existing blue powder colour coated fascia panel will be retained with a new entrance blue powder coated to match. for the Adult Gaming Centre, the double front will be painted Charcoal Black to match sub fascias with existing door and aluminium stallraiser painted to match.

2.4 The existing shopfront is not original and the changes are minor and in keeping with the present arrangement. The new doorway would be in proportion with the overall shopfront and is glazed to allow for natural light into the proposed unit.

2.5 With regards to window displays Local Plan policy DMP2 ("Supporting Strong Centres"), part C, states that applications for non-A1/2 uses within town centres should provide or maintain an active frontage. While the proposal shows large divided glazed panels, It is acknowledged that adult gaming centres often do not maintain an active frontage with obstructed or and as such a condition will be placed on the application to ensure active frontage is maintained.

2.6 The new signage has been covered within advertisement consent Ref:21/0580. the signage is relative simple in style and compromises of a single primary text and a logo. The fascia will have a black background and white, yellow and red lettering and detail. The signage will retain the existing features of the façade. The surrounding area is of commercial uses at ground floor with a variety of colourful fascia designs including those with black as a predominant colour. Therefore the development visual corresponds to the locality and is not considered to clutter the shopfront.

2.7 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("Listed Buildings Act") confirm that special attention shall be paid to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses (s.66) and preserving or enhancing the character or appearance of that area (s.72). As confirmed by the Court of Appeal (Civil Division), the decision in *Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council* [2014] EWCA Civ 137 confirmed that where an authority finds that a development proposal would harm the setting of a listed building or the character and appearance of a conservation area, it must give that harm "*considerable importance and weight*". Further case law has reconfirmed the Barnwell decision and the considerations to be undertaken by a planning authority: *The Forge Field Society & Ors, R v Sevenoaks District Council* [2014] EWHC 1895 (Admin), *Pugh v Secretary of State for Communities and Local Government* [2015] EWHC 3 (Admin).

2.8 Section 16 of the NPPF ("Conserving and enhancing the historic environment") (paras. 184 to 202) advises Local Planning Authorities to recognise heritage assets as an "irreplaceable resource" and to "conserve them in a manner appropriate to their significance" (para.184). In determining applications, LPA's are advised at para.192 take into account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness

2.9 When considering the impact of a proposed development on the significance of a designated heritage asset, it is advised at para.193 that "*great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)*. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance". Consent should be refused where there is substantial harm or total loss of significance, unless there are substantial public benefits that outweigh that harm or loss (NPPF, para.195). Where there is less than substantial harm, the harm is to be weighed against the public benefits of the proposal (NPPF, para.196) and with regard to non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, para.197). It is also advised at para.201 that

not all elements of a Conservation Area will necessarily contribute to significance.

2.10 London Plan Policy HC1 ("Heritage, Conservation and Growth") advises what boroughs should do at a strategic level to identify, preserve, and enhance London's heritage assets. Policies DMP1 ("Development Management General Policy") and DMP7 ("Brent's Heritage Assets") confirms the statutory duty of the Council and provides some guidance on how to present and assess applications affecting heritage assets.

2.11 The application site is within the Willesden Green Conservation Area. Although the existing shopfronts are not original, they retain some visually attractive features including the sub fascia, corbels, pilasters and capitals. Furthermore, the premises above ground level contain many historic qualities of the late Victorian retail architecture including decorative window surrounds and the cast iron parapet. The proposal would retain the existing features, while repainting and refurbishing the shopfronts. The addition of a doorway would broadly match the existing placement of no.53. Therefore the proposed alterations are considered to be appropriate and would preserve the character of the building and the appearance of the conservation area. The proposal therefore complied with the statutory test for development within a conservation area and meets the requirements of policy DMP7.

3. Impact on neighbouring properties

3.1 Local Plan policy DMP1 ("Development Management General Policy") outlines that developments should ensure that they do not create unacceptable exposure to adverse environmental factors to users/ occupiers and those in surrounding areas including noise. The site lies closest to residential properties above on Willesden High Road.

Noise and disturbance

3.2 The applicant has provided an Archo Consulting Noise Impact Assessment ref PR2001-40-Final dated 18/2/21. This assessment considers the noise levels for the operation and the resultant required noise mitigation measures to ensure noise levels within the residential premises above. The potential noise generally created in the premises would be the use of equipment and background music (similar to that in shops). The noise levels and mitigation measures proposed are in line with BS8233:2014 British Standard ("Guidance on sound insulation and noise reduction for buildings") as meeting NR(Noise Rating)20. The proposed mitigation appears to alleviate noise levels within the premises and a condition is required to ensure that the measures have been implemented in full.

3.3 In terms of proposed opening hours and noise around the premises, the planning statement notes that AGCs typically operate 24 hours which was proposed at the application site. The statement details that the late-night customer base is predominantly late shift workers looking to relax and large groups are rare. It is also noted that no alcohol served within the premises and a 'challenge 25' entrance policy is used.

3.4 Planning and licensing are separate functions with different procedural and policy frameworks. However, the relevant licensing also has various separate conditions including CCTV installation, an incident log of the premises recording all crimes reported to the venue, any complaints received regarding crime and disorder, any incidents of disorder, any faults in the CCTV system, any visit by a relevant authority or emergency service and details of any person(s) banned from the premises. Furthermore, signs will be displayed alerting customers of no alcohol, no smoking, no persons under 18 and persons will be prosecuted for causing criminal damage with a notice, visible from the exterior of the premises shall state that customers drinking alcohol outside the premises will not be permitted and those who do so will be banned from the premises. The conditions also including staffing and entry requirements.

3.5 In the surrounding area, the applicant has recorded that The Wine Market (No.48 High Road) shop closes at 2am on Thursday and midnight all over evenings with the exception of Sunday. Similarly, Sam's Chicken (No.47 High Road) closes at 2am on Wednesday and Thursday and midnights. The opening hours appear to be historic as there is no recent planning history regarding opening hours for either of the two premises. For Sam's Chicken, there was dismissed appeal Ref:93/1041 for *variation of condition 1 (hours of opening) of appeal decision T/APP/4406/C/74/747 dated February 1975 for use of premises as hot food take-away to allow opening until 2 am on Fridays and Saturdays* which would suggest the current opening hours were not approved through any planning permission. Furthermore, Dominos Pizza (No.s 87-89 High Road) was permitted to open and accept deliveries until 2am from Monday to Saturday under planning permission Ref: 11/0401.

3.6 There is therefore some precedents of late closing commercial venues in close proximity with

the shopfronts being within the primary shopping frontage. However, there are homes in close proximity to the premises, and given this proximity, there is potential for significant impact should opening hours be too extensive. The applicant has stated that in this case a compromised position would be opening to 2am which somewhat better aligns with properties in the locality. However, although the premises are located within a Town Centre location the comings and goings to the premises have the ability to result in undue noise, disturbance particularly late at night and in the early hours of the morning when despite the location being in a Town Centre the background noise levels would be lower. There is no planning history with regards to opening hours for the previous William Hill betting shop which has been closed since 2019, however historic web pages suggest the hours of 8am until 10pm. It is therefore considered that opening times of 8am to 10pm Sunday to Thursday and 8am to midnight Friday and Saturday would be appropriate given the proximity to nearby homes, the immediate surrounding context of later opening hours, the relatively busy high street location and when considering the operation measures in place to limit excessive disturbance from the users of the Adult Gaming Centre and to combat anti-social behaviour.

4. Equalities

4.1 In line with the Public Sector Equality Duty, the council must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. In making this recommendation, regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation)

5. Conclusion

The proposed development is acceptable in principle. The proposed external alterations are considered to be acceptable in terms of impact to character and appearance of the subject property and the wider streetscene and is not considered to have an adverse impact on the amenities of neighbouring properties. In this location, the proposal would preserve the character of the building and the appearance of the conservation area. Subject to conditions the proposed use would be acceptable and not result in harm to the locality and neighbouring occupiers. The proposal is considered to accord with the development plan having regard to material considerations.

Approval is accordingly recommended.

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: 21/0579

To: Mr Elliott
Planning Potential Ltd.
148 Tooley Street
London
SE1 2TU

I refer to your application dated **19/02/2021** proposing the following:

Subdivision and change of use from betting shop (Use Class Sui Generis) to adult gaming centre (Use Class Sui Generis) and commercial unit (Use Class E) and alteration to shopfront

and accompanied by plans or documents listed here:
See condition 2.

at **51-55 High Road, London, NW10 2SU**

The Council of the London Borough of Brent, the Local Planning Authority, hereby **GRANT** permission for the reasons and subject to the conditions set out on the attached Schedule B.

Date: 13/07/2021

Signature:

Gerry Ansell
Head of Planning and Development Services

Notes

1. Your attention is drawn to Schedule A of this notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations or under any enactment other than the Town and Country Planning Act 1990.

DnStdG

SUMMARY OF REASONS FOR APPROVAL

- 1 The proposed development is in general accordance with the:-

National Planning Policy Framework 2019
The London Plan 2021
Brent's LDF Core Strategy 2010
Brent's Development Management Policies 2016

- 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 drawing(s) and/or document(s):

Noise Assessment prepared by Archo Consulting on behalf of Cashino Gaming Ltd. dated 18/02/2021

S20272.01-09 Rev A Proposed Shopfront Alterations

S20272.01-01 Rev B Existing Ground Floor and Shop Front Elevation

S20272.01-04 Rev C Existing and Proposed Ground Floor Plans

S20272.01-05 Rev D Proposed Fascia and Projection Sign Details

S20272.01-00a Site Plan

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

- 3 All new external work shall be carried out in materials that match, in colour, texture and design detail those stated on the submitted drawings and plans.

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

- 4 The premises No.53-No.55 shall not be open to customers and shall not operate as an Adult Gaming Centre or accept deliveries to premises other than between the hours of:

0800 to 2200	Sunday to Thursday
0800 to midnight	Friday and Saturday

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

- 5 A clear and unobstructed window display shall be maintained at all times with non-tinted/obscured glass in the entrance door and front windows. Additionally, signage and/or visual obstructions on the entrance door and any of the windows may be allowed to a maximum height of 1.2 metres from ground level with no promotional material shall be displayed on the windows or entrance door.

Reason: In order to provide and maintain active frontage and to maintain a positive character of

the shopping area.

- 6 The Use Class E premises hereby approved shall not be used other than for purposes within Use Class E notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification unless planning permission for the alternative use has been granted by the Local Planning Authority.

Reason: To ensure that the use remains appropriate for the site location having regard to the vitality and viability of the shopping centre.

- 7 The use hereby approved shall not commence unless the noise mitigation measures described in the approved Noise Impact Assessment (Archo Consulting Noise Impact Assessment ref PR2001-40-Final dated 18/2/21) have been implemented in full.

Reason: To ensure that adequate sound insulation to prevent noise nuisance in the interest of the amenities of nearby residential occupiers.

INFORMATIVES

- 1 The provisions of The Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website www.communities.gov.uk
- 2 The applicant must ensure, before work commences, that the treatment/finishing of flank walls can be implemented as this may involve the use of adjoining land and should also ensure that all development, including foundations and roof/guttering treatment is carried out entirely within the application property.

Any person wishing to inspect the above papers should contact Lena Summers, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5233