

Agenda Item 05

Supplementary Information Planning Committee on 21 July, 2021

Case No.

21/0579

Location	51-55 High Road, London, NW10 2SU
Description	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

Agenda Page Number: 13-44

Consultations

Since the publication of the Officer's report an additional objection has been received. The comment compromises several reasons for objecting including: the quantity of betting shops and adult gaming centres on the High Road, anti-social behaviour issues related to these uses, the proximity several primary schools, the obscured facade contravening Brent's SPD3 shopfront design guidance and the 24 opening hours proposed. All of the reasons listed have previously been raised by previous objectors and are discussed within the Consultations section of the report.

A further representation has been received from Cllr Long highlighting the late night anti-social behaviour issues that have occurred locally, her view that the adult gaming centre would make these worse and that she welcomes the recommendation for shorter opening hours.

Paragraph 3.3 to 3.6 Opening hours

Since the publication of the Officer's report, the applicant has requested that the opening hours be reconsidered and has further suggested a midnight closure throughout the week. The planning agent disagrees with the Officer's conclusion and resultant restriction on opening hours and associated condition. The agent considers that there is a significant body of evidence that points towards later opening hours being acceptable in this location. The agent states that the 10pm closure would have a significant disadvantage to the applicant and points to the later opening hours of Domino's takeaway until 2 am. The agent also includes premises that are trading until at least midnight including McGovern's Pub and Al-Amirat Supermarket both of which serve alcohol and an unnamed number of units trading until 11 pm in the immediate area.

The later opening hours of nearby premises have been considered together will the noise that is usually generated from these premises. For example for Domino's takeaway mainly operates for deliveries and customers will generally visit for a short period of time as such lingering noise is considered to not pose significant issues. Officers continue to consider that the opening hours recommended in the condition are appropriate given the potential impact of the proposed use on nearby neighbouring residential properties, taking into account the context of this particular site and relationship with nearby residential properties. However, the applicant has requested that members consider altering this condition to allow the premises to open until midnight throughout the week.

Recommendation: Remains approval subject to conditions.

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