



# LONDON BOROUGH OF BRENT

## MINUTES OF THE PLANNING COMMITTEE Wednesday 21 July 2021 at 6.00 pm

PRESENT: Councillor Kelcher (Chair), Councillor Johnson (Vice-Chair) and Councillors S Butt, Chappell, Dixon, Donnelly-Jackson and Maurice

Apologies for absence were received from Councillor Kennelly

### 1. **Declarations of interests**

Councillor Kelcher declared a non-pecuniary interest in item 5 due to previous political campaigning undertaken in relation to an Adult Gaming Centre in Willesden Green ward.

#### APPROACHES:

51-55 High Road, London, NW10 2SU

- Councillors Chappell, Donnelly-Jackson and Johnson declared that they had received approaches from the applicant.

### 2. **Minutes of the previous meeting**

#### RESOLVED:-

that the minutes of the previous meeting held on 16 June 2021 be approved as an accurate record of the meeting.

### 3. **20/1310 - 33A, 33-35 and St George Hotel, 43-51 Wembley Hill Road, Wembley, HA9**

#### PROPOSAL:

Demolition of former AIB building and erection of a part 5, part 6 storey building with a 2 storey basement level for use as hotel and retail unit and additional storey extension to St. George's Hotel

#### RECOMMENDATION:

Resolve to grant planning permission subject to completion of a legal agreement to secure the planning obligations as set out in the report.

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That the Head of Planning and Development, or other duly authorised person, is delegated authority to make changes to the wording of the committee's decision (such as to delete, vary or add conditions, informatives, planning obligations or reasons for the decision) prior to the decision being actioned, provided that they are satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the committee nor that such change(s) could reasonably have led to a different decision having been reached by the Committee.

Denis Toomey, Principal Planning Officer, introduced the report, set out the key issues and answered members' questions. The Principal Planning Officer advised that the proposal was seeking to demolish the two storey building occupying the southern portion of the site and replace it with a new part five and part six storey development, to be built as an extension to St. George's Hotel.

Fabi Marini, objector, raised several concerns including:

- The disruption and noise during demolition and construction was deemed unacceptable. It was claimed that during previous construction on the site, vibrations caused damage to several properties on Mostyn Avenue.
- Pollution and fine particle dust would have a negative effect on residents' wellbeing, especially children.
- Windows were open more often during the summer and because of the pandemic, and as such noise would be difficult to mitigate. There would also be a significant loss of light for neighbouring properties.
- During event days in Wembley, it was feared that hotel guests would congregate in and around the hotel and demonstrate anti-social behaviour.
- Further traffic would be generated by the development and it was feared that many of the parking spaces on Mostyn Avenue would be taken up by machinery and that the bus stop would be relocated.

In response to questions from members, Fabi Marini made the following points:

- Earlier comments regarding previous construction related to when the existing hotel, St. George's Hotel, was built.

Oliver Coleman, the agent, then addressed the Committee on several matters including:

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- The proposal would replace a redundant building which had been vacant for six years, to enable to expansion of the existing hotel which had contributed to the area for 5 years.
- The proposal had been designed to respond to its context, serving as a transition between built forms. The transitioning meant that there would be no material impact on the daylight, sunlight and overshadowing of neighbouring properties.
- The building would be a masonry construction, responding to the character of the area and the safest material for fire safety. The hotel would improve accessibility for users and would provide 10% wheelchair accessible rooms.
- The hotel would encourage sustainable travel to the site, served by public transport and cycle storage facilities for staff and visitors.
- There had not been demand for coach bookings thus far and it was envisioned that this would stay the same. Should the situation change, the applicant would be required to agree a coach management plan.
- The proposal would achieve a BREEAM rating of Excellent and achieve a net-zero carbon rating. Measures would also be in place to reduce water runoff rates.
- The applicant was required to agree a pre-commencement construction plan which would mitigate against any disturbance to neighbouring properties.

In response to questions from members, Oliver Coleman made the following points:

- The development would support local employment. It was likely that the applicant would be looking to offer apprenticeships locally, however this had not been confirmed.
- The commercial space would be let at the market rate and the onsite leisure facilities would be for hotel guests only.
- A public consultation on the proposals had been held. There had been a letter drop to all nearby residents and two events that had low turnouts. There was also a monitored email address that local residents were encouraged to contact with queries.

In the ensuing discussion, members raised several issues including the relationship with neighbouring properties, transport, accessibility, parking and employment and skills. Officers then clarified a number of key points including:

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- A Basement Impact Assessment had been submitted. The distance from the basement to nearby Network Rail land was beyond the distance required for consultation. The construction of the basement would be monitored by setting monitor movement targets on adjoining properties and structures.
- The proposal would provide a servicing bay to the rear which would be located adjacent to the Mostyn Avenue entrance. A Delivery and Servicing Management Plan was submitted which highlighted that delivery vehicle routing would access the site from Mostyn Avenue and exit the site from Linden Avenue. All servicing and delivery vehicles will be lower than 2.4m height and it was anticipated that the vast majority of deliveries would be undertaken by small to medium sized vehicles.
- The proposal would provide six wheelchair accessible rooms. The existing hotel space had five wheelchair accessible rooms leading to an overall provision of 11 wheelchair accessible rooms out of 112.
- The site was located within a Controlled Parking Zone (CPZ) which was in operation from Monday to Saturday from 8am to 9pm. Parking in Linden Avenue and Mostyn Avenue was generally restricted to residents' permit holders only. Visitors and guests to the hotel would be encouraged to use public transport when travelling to and from the hotel. Overall parking provision was considered to be sufficient.
- The proposal did not fall within the policy basis of an Employment and Training Plan and as such the use of apprenticeships could not be conditioned. However, conversations could be facilitated between the applicant and the Council's Employment Team.
- The proposal would result in a low number of additional trips by all modes, however the estimated increases would not result in any noticeable or significant changes to the local highway and public transport networks.
- The applicant would have the opportunity to apply for business permits for the CPZ but due to the cost of such a permit they were unlikely to do so. The applicant would not have the opportunity to apply for visitor permits for the CPZ.

With no further issues raised and having established that all members had followed the discussions, the Chair thanked all speakers for their contributions and asked members to vote on the recommendation.

**DECISION:** Granted planning permission subject to the prior completion of a S106 legal agreement and the conditions and informatives as set out in the report.

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(Voting on the recommendation was as follows: For 7, Against 0)

**4. 21/0470 - 249-289 Cricklewood Broadway and 32-56 and 60-74 Hassop Road, London, NW2 6NX**

**PROPOSAL:**

Retention and refurbishment of buildings at 42-56 Hassop Road, demolition of buildings at 32-40 and 60-74 Hassop Road and replacement with 3 storey building accommodating 2,679 sqm of floorspace (Use Class E) and 8 self-contained flats, refurbishment of ground floor retail at 249-289 Cricklewood Broadway including creation of retail arcade between Cricklewood Broadway and Hassop Road, change of use of 1st floor of 249-283 Cricklewood Broadway and creation of 2 to 3 additional storeys above 249-289 Cricklewood Broadway accommodating a 157 unit co-living scheme and ancillary facilities including laundries, cinema, shared living/kitchen/dining rooms, storage and shared workspace and new facade to front and rear of 249-289 Cricklewood Broadway.

**RECOMMENDATION:**

To resolve to grant planning permission subject to the prior completion of a legal agreement to secure the planning obligations as set out in the report.

That the Head of Planning is delegated authority to negotiate the legal agreement as set out in the report.

That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the matters as set out in the report.

That the Head of Planning and Development, or other duly authorised person, is delegated authority to make changes to the wording of the committee's decision (such as to delete, vary or add conditions, informatives, planning obligations or reasons for the decision) prior to the decision being actioned, provided that they are satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the committee nor that such change(s) could reasonably have led to a different decision having been reached by the Committee.

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Sean Newton, Principal Planning Officer, introduced the report, set out the key issues and answered members' questions. The Principal Planning Officer advised that the two existing floors of the Cricklewood Broadway building would be refurbished, with the ground floor retained in retail use and the first floor converted to shared living/co-working accommodation. The building would be extended upwards by three additional floors, each providing additional co-living accommodation. An arcade would be provided, linking Cricklewood Broadway to Hassop Road, and will have shops on its southern side, and some ancillary accommodation for the co-living units (gym and concierge) on its northern side. The Hassop Road building would involve the refurbishment of Nos.42-56 and its upward extension by an additional floor, and the redevelopment of 32-40 and 60-74 Hassop Road to provide a three-storey building.

Mark Pender, the agent, then addressed the Committee on several matters including:

- Since the proposal was first discussed with officers in 2020, the applicant had undertaken a member presentation and a pre-submission Q&A event with the local community. Following submission, the Council consulted over 400 properties and just three objections had been received.
- Of the proposed flats, just over 37% would be family sized and 50% would be London Affordable Rent. This would comprise all of the 3 beds and 1x2 beds. A financial contribution towards affordable housing of £704k would also be made, as well as a Community Infrastructure Levy (CIL) payment of £1.715 million.
- The building fronting Cricklewood Broadway would accommodate refurbished retail, entrances to the co-living above and a new arcade at ground level as well as 147 co-living scheme including communal facilities such as working spaces, kitchens, lounges, a gym and a cinema.
- The co-living accommodation would be marketed to graduates and young professionals currently living in Brent or looking to move to Brent.
- The proposed development would be affordable with the medium income currently spent on rent in local area being £250 more than the inclusive rent in the proposal.
- The physical and social improvements to Hassop Road would be significant with the removal of many unneighbourly uses and anti-social behaviour.

In response to questions from members, Mark Pender made the following points:

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- The co-living scheme would provide for basic private kitchen facilities, as well as shared living/kitchen/dining rooms. They would also accommodate ancillary facilities such as laundries, cinema, storage and shared workspaces.
- The average amenity space in the proposal would be higher than the recently approved 1 Burnt Oak (ref: 20/1163) development. All units would have access to outdoor amenity space. winter gardens would be used on the first floor for noise mitigation purposes. As other floors would be set back from the main façade there would be no need for noise mitigation measures.
- 37% of the flats would be family sized units. However, it had not been viable to include children's play provision on site.

In the ensuing discussion, members raised several issues including heritage assets, viability and affordable housing and neighbour impact. Officers then clarified a number of key points including:

- Although Cricklewood Broadway lied along the probable line of Watling Street, a Roman Road, it lied outside of the Area of Special Archaeological Interest directly to the south. Should any significant archaeological findings be uncovered during construction, an archaeological survey would be undertaken to determine the next steps.
- 50% of the proposed residential units would be at London Affordable Rent, and an additional financial contribution towards affordable housing of £704k had been proposed.
- No formal response had been received from London Borough of Barnet or those living within the Railway Terraces Cricklewood Conservation Area. The proposed alterations were considered to be appropriate and would preserve the character of the building and the appearance of the conservation area.
- Public realm improvements between the two buildings were proposed to make the street more pedestrian friendly. This would be achieved through the provision of a shared service, the planting of trees, the removal of ad hoc parking and their replacement with dedicated parking and loading bays, and cycle parking.
- A financial viability appraisal had been submitted with the application, which indicated that the affordable housing offer would be the maximum reasonable amount.

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With no further issues raised and having established that all members had followed the discussions, the Chair thanked all speakers for their contributions and asked members to vote on the recommendation.

DECISION: Granted planning permission subject to the prior completion of a S106 legal agreement and the conditions and informatives as set out in the report.

(Voting on the recommendation was as follows: For 6, Against 1)

**5. 21/0579 - 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.

**RECOMMENDATION:**

Resolve to grant planning permission.

That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the matters as set out in the report.

At this point in the proceedings Councillor Kelcher advised that he would leave the meeting due to a previously declared non-pecuniary interest in the application. Councillor Johnson, as Vice-Chair, took over as Chair for the remainder of the meeting.

Andrew Neidhardt, Deputy Team Leader South, introduced the report, set out the key issues and answered members' questions. The Deputy Team Leader South advised that the application had been presented to Committee due to the amount of objections received.

In reference to the supplementary report, the Deputy Team Leader South drew members' attention to the following points:

- Since the publication of the main report the applicant had requested that the opening hours be reconsidered to a midnight closure throughout the week.



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Officers continued to consider that the opening hours recommended in the condition were appropriate.

Sam Elliot, the agent, then addressed the Committee on several matters including:

- The site had been vacant since September 2019, having previously been used as a betting shop. The proposal sought to subdivide the betting shop use and provide an E class and Adult Gaming Centre (AGC) with minor external changes proposed to the established shopfront character.
- It had been confirmed that the principal of the AGC use would fully adhere to local and national policy requirements and, in combination with its additional class E use, would have numerous other benefits.
- AGCs generally catered for post shift workers and were not generally noisy. The applicant would not allow Foxed Odds Betting Terminals, would not serve alcohol, operated a 'Think 25' entrance policy and was bound by licensing measures that sought to control anti-social behaviour.
- Flexibility in opening hours would be essential to cater for the primary client base. The application was supported by a full noise assessment which confirmed that 24-hour opening would be acceptable.
- The limited hours as proposed (10pm closure from Sunday to Thursday) were not reflective of the surrounding commercial character and would unnecessarily restrict the applicants operating model.

In response to questions from members, Sam Elliot made the following points:

- Six staff were generally employed by the applicant in its AGCs. The amount of staff at the commercial unit would be determined by the occupier.
- The AGC operated a 'Think 25' entrance policy and would not allow entrance to those under the influence of alcohol. Alcohol would also not be sold on the premises, and guests would not be permitted to bring alcohol into the venue.
- The AGC would not offer Fixed Odds Betting Terminals, and those machines in the venue would offer low stakes ranging from 10p to a maximum of £2.

In the ensuing discussion, members raised several issues including character and appearance, principle of development and neighbouring amenity and noise. Officers then clarified a number of key points including:

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- It was 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 ACG and to combat anti-social behaviour.
- A similar application had recently been rejected under delegated powers. This was rejected because there was an over-concentration of AGCs in close proximity to the proposal.
- The current occupation of Willesden Town Centre's primary and secondary frontage by ACGs, pawnbrokers, or pay day loan shops was 0.8%. This would rise to 1.6% if the application were to be granted. This did not exceed the policy limit of 3% for these uses.
- The signage would retain the existing features of the façade. The surrounding area was 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 was not considered to clutter the shopfront.
- The relevant licensing had 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. Signs would be displayed alerting customers of no alcohol, no smoking, no persons under 18 and that persons would be prosecuted for causing criminal damage all of which would be visible from the exterior of the premises.

With no further issues raised and having established that all members had followed the discussions, the Chair thanked all speakers for their contributions and asked members to vote on the recommendation.

DECISION: Granted planning permission subject to the conditions and informatives as set out in the report.

(Voting on the recommendation was as follows: For 7, Against 0)

### 6. Any Other Urgent Business

None.

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The meeting closed at 7.50pm

COUNCILLOR KELCHER  
Chair