



Planning and Regeneration
Brent Civic Centre
Engineers Way
Wembley
Middlesex HA9 0FJ

Tel: 020 8937 5239

Email: Ross.Coulter@brent.gov.uk

Web: www.brent.gov.uk

Our Ref: E/16/0318
Contact: Ross Coulter
6 July, 2018

Dear The Owner/Occupier

TOWN & COUNTRY PLANNING ACT 1990 (as amended) - Section 174

APPEAL NOTIFICATION LETTER

An appeal against a enforcement notice has recently been made to the Planning Inspectorate. The appeal relates to an alleged unauthorised development at:-

852A - C and rear of 852 Harrow Road, Wembley, HA0 2PX

I am writing to you as a resident or someone who may be interested to know about the following development that has taken place without the Council's consent, that is: **Without planning permission, the material change of use of the premises to a mixed use as residential and a community centre/place of worship**

("the unauthorised change of use")
AND

Without planning permission, the erection of floodlights to the premises and the erection of a flag and signage to the premises.

("the unauthorised development")

The Council served a enforcement notice for the following reasons:-

It appears to the Council that the material change of use and unauthorised development took place within the last 10 years and within the last 4 years. The unauthorised change of use of the premises to a community centre/place of worship, by reasons of siting of the premises, the level public transport accessibility and the insufficient level of parking provisions for the use, results in unsafe vehicular movements and over-spill parking on the surrounding streets where such parking cannot be safely accommodated, and as such has a significant detrimental impact on the free and safe flow of traffic and pedestrians on the local highway network, contrary to Policies DMP1 and DMP12 of the adopted London Borough of Brent Development Management Policies document, 2016. The unauthorised change of use of the premises to a community centre/place of worship, by reason of the intensity and nature of the use and the proximity to residential dwellings and their gardens, results in unacceptable levels of incidental noise and disturbance to the significant detriment of amenities of the residents of the adjoining and nearby properties. This is therefore contrary to Policy DMP1 of the adopted London Borough of Brent Development Management Policies document, 2016 and paragraph 123 and 144 of the National Planning Policy Framework, 2012. The erection of floodlights to the premises results in unacceptable levels of light pollution from artificial light, having an adverse impact on the surrounding residents of nearby properties. This is contrary to Policy DMP1 of the adopted London Borough of Brent Development Management Policies document, 2016, Policy CP17 of the adopted Brent's Core Strategy, 2010, and paragraph 125 of the National Planning Policy Framework, 2012. The erection of a flag and signage to the premises has a detrimental impact on the appearance and character of the area, contrary to Policy DMP1 of the adopted London Borough of Brent Development Management Policies document, 2016, Policy CP17 of the adopted Brent's Core Strategy, 2010, and the advice as set out within Supplementary Planning Guidance No.8 - "Advertisements (Other than Shops)".

As an appeal has been made, the enforcement notice has not come into effect. The outcome of the appeal will determine whether this happens or not. However, if the enforcement notice does take effect, the notice requires the following steps to be taken within 1 month of the notice taking effect:



Brent - building a better borough

- STEP 1 Permanently cease the use of the premises as a community centre/place of worship.
- STEP 2 Remove all equipment, materials and items, including bins, associated with the unauthorised change of use from the premises.
- STEP 3 Remove the floodlights from the premises, and remove all debris, materials and items associated with the floodlights from the premises.
- STEP 4 Remove the flag and signage from the premises, and remove all debris, materials and items associated with the flag and signage from the premises.

The appeal of the enforcement notice has been made on the following grounds:-

- 1 That planning permission should be granted for what is alleged in the notice. **(ground a)**
- 2 That there has been no breach of planning control. **(ground c)**
- 3 That the time given to comply with the notice is too short. **(ground g)**

The Inspector will decide this appeal on the basis of an **informal hearing**. The procedure is to allow the Planning Inspector to lead a discussion about the matters at issue in an appeal. The aim is to give a fair hearing and provide the Planning Inspector with the necessary information in order to come to a decision, but in a less formal atmosphere than a public inquiry..

The meeting has been arranged for:

Informal Hearing For Planning Enforcement Appeal (C/17/3180565)

Date	Time	Room	Event
26 September 2018	10:00 - 17:00	2nd floor - Meeting Rooms 1 and 2 Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ	Hearing

You may attend the meeting or ask someone to attend on your behalf in order to say what you think, at the discretion of the Planning Inspector. If you are disabled or anyone you know who wants to attend the meeting is disabled, please let me know in order that the necessary arrangements can be made. In addition, the Planning Inspector will visit the application site to consider the likely affects of the proposal on the surrounding area. During the site visit, the Planning Inspector will not discuss the appeal with, or listen to arguments from anyone.

May I remind you that a Planning Inspector and not Brent Council will decide the appeal. Please do not telephone any office of the Council merely to express your concerns or to ask about the outcome of the appeal as this will not help in deciding the appeal. To obtain further information on this application or to book an appointment to inspect the appeal and planning files at Brent Civic Centre, Engineers Way, Wembley, Middlesex, HA9 0FJ, please contact me. My contact details are at the top of this letter.

Yours faithfully

Ross Coulter
Enforcement Planner

REGENERATION & ENVIRONMENT

LetApIMtNot

