

Cllr Helen Carr
Member for Mapesbury Ward
Members Room
Brent Civic Centre

Our Ref: 15/2573
Contact: Liz Sullivan
1 March, 2016

Dear Sir/Madam

APPEAL ON APPLICATION - THIS MAY AFFECT YOU

The appeal relates to a application at **16 Wotton Road, London, NW2 6PX**

The application proposes, Demolition of existing workshop and erection of 5 townhouses ranging from two-three storeys in height (1x2bed, 1x3bed and 4x3bed) with associated terraces, car and cycle parking spaces, bin stores, amenity space, security gate and fencing

Mr John McGrath has recently made an appeal to the Planning Inspectorate. The appeal is against the Council's decision to refuse the application. The Council's reasons for refusal are:

- 1 The proposal has failed to demonstrate that the continued use of the site for employment purposes is unviable and in the absence of such evidence it would result in the unacceptable loss of a Local Employment Site, reducing further the opportunities for the provision of jobs in the locality, contrary to policy EMP9 of Brent's UDP 2004, as well as Brent's Employment Land Demand Study 2015.
- 2 By reason of the underprovision of off-street car parking, insufficient space for vehicular manoeuvring and failure to make provision for safe pedestrian access, the proposal would result in unsafe conditions for vehicles and pedestrians and is contrary to Policies BE3, TRN3, TRN4, TRN14 and TRN34 of the adopted UDP 2004.
- 3 The proposal, by reason of its density in a constrained site results in under sized units, a shortage of amenity space and a substandard quality of residential environment with a poor level of overlooking of the communal space and lack of soft landscaping. Furthermore the proposal results in buildings which by reason of their scale and height, in particular the second storey, would appear unduly bulky and out of character with the surrounding 2-storey terrace buildings. As a result, the proposal fails to provide a form of development that provides an acceptable quality of environment for future residents and one which would also relate poorly to existing residents to the detriment of their amenity. It is, therefore, contrary to policies BE2, BE5, BE6, BE7 and BE9 of Brent's adopted UDP 2004, as well as SPG17 Design Guide for New Development and the London Housing SPG.

The Planning Inspectorate will now consider this proposal under the appeal process of **written representations**. The Planning Inspector appointed to determine the appeal will consider any written comments received. Oral comments, audio and videotapes will not be acceptable.

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.



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Please make sure that any comments you have, are sent in writing to the Planning Inspectorate no later than **31 March, 2016**. These must be sent to by either emailing **teamp13@pins.gsi.gov.uk** or by writing to:the following address, quoting the reference number APP/T5150/W/15/3141452 to Stephen Wallis, The Planning Inspectorate, 3/05 Kite Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN

Please note that the Planning Inspectorate will forward any representations that you make to the Planning Inspector to be taken into account before her or she reaches a final decision. The Inspectorate's guide and other useful advice on appeals are available on their website: **www.planning-inspectorate.gov.uk**

The Planning Inspectorate will send copies of your written comments to this Council and the Appellant, Mr John McGrath . Although you are required to state your name and address in the letter to the Planning Inspectorate, if you do not want these to be disclosed, please state this in your letter.

The Council will place all written comments, including its own; the plans, drawings and any photographs relating to the appeal together in an appeal file held with the planning file. 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.

May I remind you that as a Planning Inspector and not Brent Council will decide the appeal, please send any comments you may have to the Planning Inspectorate. 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.

Once the Planning Inspector has made a decision, the Planning Inspectorate will send copies of the decision to the Council and the Appellant. If you would like a copy of the Inspector's decision letter, please state this in your letter to the Planning Inspectorate.

Yours faithfully



Liz Sullivan - Planner
REGENERATION & GROWTH

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