



03.05.17 – NP80-16/17 – NP85-16/17

QUEEN'S PARK COMMUNITY COUNCIL
NEIGHBOURHOOD PLANNING COMMITTEE

Minutes of the Meeting of the Neighbourhood Planning Committee held in the Beethoven Centre, Third Avenue, London W10 4JL on Wednesday 3rd May 2017.

Present: Councillors Gill Fitzhugh (Chairman), Katie Cowan, Ryan Dalton and Susanna Rustin.

Also Present: Sam Shippen - Locum Director and two members of the public.

6.30pm At the commencement time of the meeting the Committee was inquorate with only Councillors G Fitzhugh and K Cowan present, the Locum Director advised that Councillor S Rustin had advised that she was running late, but the meeting was unable to commence.

6.36pm Councillor S Rustin entered the meeting.

NP80-16/17 Apologies for absence

No for absence were received.

6.40pm Councillor R Dalton entered the meeting.

NP81-16/17 Declarations of Interest

No declarations were made.

NP82-16/17 Minutes of the Previous Meeting

RESOLVED that the minutes of the Neighbourhood Planning Committee held 5th April 2017 be confirmed and signed as a correct record to be forwarded to Council.

NP83-16/17 Public Session

There were no public questions. However the Chairman thought it an appropriate meeting to thank members of the Planning Applications Panel, Anne Lewis and Simon Walton for their dedication and hard work on behalf of the Council.

NP84-16/17 WCC Feedback on Draft Neighbourhood Plan

The comments by WCC were reviewed and commented upon.

RESOLVED that the Chairman feedback comments to both Urban Vision and Publica for amendment to documentation to enable final draft for consultation.

NP85-16/17 Planning Applications

It was **RESOLVED** to make the following comments to current applications:-

17/02405/FULL - 525 Harrow Road London W10 4RH - Continued use as public house (Use Class A4) at basement and ground floors and conversion of upper floors into six residential units. Roof extension to existing building. Erection of five storey mixed-use building over beer garden restating Class A4 use at ground floor level and provision of four residential units on upper floors. Demolition of pub garden outbuildings and boundary wall to Harrow Road.

Objection. We have no major issues with the development of flats in the original building. However the pub area is very similar to the original pub and no advantage is taken of its setting by the canal. The amended design for the pub “garden” is worse than the previous one. It feels remote from the pub itself being along a narrow passage and it is difficult to imagine that it would be a pleasant space to sit with its painted steel rails opening onto the Harrow Road, low ceiling and the enclosed design onto the canal. It feels more like an “outside” smoking area.

A good garden would make a significant contribution to making a success of the pub. The lack of open amenity space is a major loss in an area where only 4.4% of the land in Queen’s Park ward is open space compared to the Westminster average of 22%

The plans for the pub fail to take notice that it is in The Queen’s Park Conservation Area. We believe that there could be a beautifully designed modern building that enhances the original building and the conservation area and retains a small garden. The proposed extension is dominant and bulky. There needs to be a clear distinction between the new and the old building. This proposal for a four storey building shows part of the new building which is the same height as the old building and the rest of the new building being lower. The junction between the two roofs of the buildings means that the distinction between the two buildings is lost. The new proposal doesn’t seem to be much of an improvement on the first one.

We don’t understand the so-called “agreement” with the catering organisation. The plans do not look as if they will lead to the development of a successful pub

The east side of the new building is viewable from the busy Transport for London Harrow Road from Harrow Road Open Space. This is dull and characterless and largely glazed and does not enhance the view for the large amount of people travelling along the road. The current skyline of 525 Harrow Road is very attractive.

17/02609/FULL is for 5 storeys rather than 4 storeys. We favour a four storey building.

17/02598/FULL Erection of single storey side infill extension. 118 Kilburn Lane London W10 4AJ

No objection.

17/02978/FULL Erection of a single storey side in fill extension. (Linked with 17/02979/LBC) - 113 Fifth Avenue London W10 4DR

Objection. There is insufficient evidence about the height of the new party wall

17/02979/LBC Erection of a single storey side in fill extension. (Linked with 17/02978/FULL) - 113 Fifth Avenue London W10 4DR

Objection. As 2978

17/03194/FULL Erection of a temporary modular two storey building on playground to the rear of the school for period of 2 years. - The St Marylebone Bridge School 17 - 23 Third Avenue London W10 4RS

No objection on the basis that there is a clear undertaking to remove the building completely after no more that two years.

17/03323/FULL Rear and side extension at ground floor, associated internal works and demolishing of existing rear lean. - 47 Oliphant Street London W10 4ED

Objection. It looks as if the party wall is being raised to an unacceptable height (3 meters) in relation to its neighbour.

There being no other business, the meeting concluded at 7.50pm.

Councillor G Fitzhugh
Chairman