

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 3 November 2015	Classification For General Release	
Report of Director of Planning		Wards involved Westbourne	
Subject of Report	351 Harrow Road, London, W9 3RA		
Proposal	Use of ground floor unit as betting shop (a sui generis use) with associated alterations to elevations.		
Agent	ID Planning		
On behalf of	Done Brothers (Cash Betting) Ltd		
Registered Number	15/05371/FULL	TP / PP No	TP/2665
Date of Application	15.06.2015	Date amended/ completed	15.07.2015
Category of Application	Other		
Historic Building Grade	Unlisted		
Conservation Area	Outside a Conservation Area		
Development Plan Context	<ul style="list-style-type: none"> - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007 		
Stress Area	Outside Stress Area		
Current Licensing Position	Licence under the Gambling Act refused		

1. RECOMMENDATION

Refuse permission: loss of a public house and the proposed use will harm the retail vitality and viability of the Harrow Road District Shopping Centre.



351 Harrow Road, W9

2. SUMMARY

Permission is sought for the change of use of the ground floor of this public house (Class A4) to a betting shop (a sui generis use) and associated changes to the elevations of the building. The premises is located within the secondary frontage of the Harrow Road District Shopping Centre. The application has attracted strong objections from Karen Buck MP, Ward Councillors, the North Paddington Society and the local community, with over 80 individual objections and two on line petitions; one with 604 signatures and the other with 164 signatures.

The key issues in this case are:

- Whether the loss of the existing public house is acceptable in land use terms and the impact of the proposed use on the character, function and vitality of the Harrow Road local shopping centre.
- The impact on residential amenity - and the impact of the proposed elevational changes.

It is considered that the proposal will result in the loss of a valued local community facility and no marketing information has been provided to date to demonstrate that the public house is not viable. This site occupies a prominent position in the District Centre, and it is considered that another betting shop will lead to a clustering effect which in turn will adversely affect the vitality and viability of this District Shopping Centre, contrary to Policy S12 in the City Plan and SS6 in the UDP. It is recommended that the application be refused.

3. CONSULTATIONS

KAREN BUCK MP

Objection

- A betting shop on prominent and physically significant site will be harmful to the character of the local area.
- The proposed development would undermine efforts to regenerate and improve area and jeopardise progress made to date.
- Concern about proximity of proposal to residential centres for vulnerable people.

COUNCILLOR ROCA

Objection

- Proposed site is a landmark building and development should seek to improve the Maida Hill Market Area.
- Concern regarding the number of betting shops within this part of the city and the local shopping area.
- Overwhelming community opposition to proposed change of use. Licence was recently declined which was objected by Metropolitan Police, Councillors and Karen Buck MP.
- Urge that the application is rejected.

COUNCILLOR HUG

Objection

- Proposed betting shop would cause harm to residents living nearby and vulnerable residents.
- Proposal would add to existing cluster of betting shops within vicinity of site.
- Proposal would result in an inactive frontage with the loss of a historic frontage for a pub with design and townscape value.
- Proposed use would be detrimental to the commercial development of the area and the vitality and viability of local shopping area.

- Issue of deep concern for local residents in Westbourne and Harrow Road Wards and across North Westminster. There were 604 signatories to the original petition opposing Bet Fred taking over the Prince of Wales site and 149 residents have signed new petition.
- In refusing the licence application, the arrival of a further betting shop would cause significant harm to a number of vulnerable residents nearby and potential to add to problems of disorder and crime.

NORTH PADDINGTON SOCIETY

- Proposed development would undermine efforts to improve the surrounding Maida Hill Place shopping area.
- Proposal could contribute to anti social behaviour and crime.
- Concern about proximity of development to existing betting shops.
- Concern about proximity of development to housing for vulnerable people and schools.

ENVIRONMENTAL HEALTH

No objections subject to conditions.

HIGHWAYS PLANNING MANAGER

To be reported verbally.

WESTMINSTER POLICE LICENSING TEAM

Objected to the Gambling Licence which was refused this year. Licence was refused on anti-social behaviour caused by the large number of betting shops in the Harrow Road area, strong objections from numerous residents due to existing problems of anti-social behaviour caused by the existing betting shops. The WCC Gambling Team identified a number of hostels and referral centres in the area, therefore raising the risk of vulnerable people being attracted to the premises. There are also schools, Council's sports centres and transport links nearby, raising the risk of children being attracted to the premises. Therefore, object to planning application.

METROPOLITAN POLICE DESIGNING OUT CRIME OFFICER

No objections but recommend that this site achieve Secure by Design standards.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 492; Total No. of Replies: 83.

In addition there are two line Petitions submitted: One containing 604 signatures submitted by Councillor Dimoldenberg requesting that the Council bring in an Article 4 Direction to prevent the Prince Of Wales pub on Harrow Road becoming a betting shop in order to protect local amenity and the well being of the area. The second petition to the Council submitted by Councillor Hug with 164 signatures requesting that the City Council refuse Bettfred planning permission for the former Prince of Wales pub on Harrow Road.

The objections received raise the following grounds:

Loss of existing pub

- Concern about loss of pub and use as social and community facility.
- Absence of evidence that existing pub is not viable, and has been marketed for other A3 or A1 uses.
- Previous venue had offered social and community benefits including a dance venue to Irish community.
- Prince of Wales Pub was a community asset and supported local community.
- Concern about under provision of pubs within this part of the City following closure of other pubs nearby (Chippenham and the Need).

Proposed use

- Concerns expressed about impact of use on the character and vitality of Harrow Road shopping area.
- Concern that the proposal will undermine efforts to attract shoppers from outside walking distance of the harrow road retail area.
- Proposal will reinforce perceptions of crime and anti-social behaviour in surrounding area.
- Potential to create additional burglaries and opportunistic crimes in response to loss of income from cash betting.
- Betting shop will only attract clients from existing consumer group and will not attract interest to local area.
- Proposed use will attract anti- social behaviour thereby undermining the economic regeneration of the area and reducing economic activity.
- Concern about proximity to sensitive locations including care centres for vulnerable people, schools and hostels.
- Proximity to cash machines.
- Proposal will result in a reduction of purchasing power from shopping centre.
- Proposed use would counter attempts to make area more family friendly.
- Proposal will result in additional anti- social behaviour, begging, loitering in crowds, swearing and harassment.
- Proposed use will undermine attempts to improve character of area and a diversity of retailers.
- Proposal will add to existing cluster of betting shops in this location.
- Proposed use would be very prominent in the centre as it would form part of a landmark building.
- Proposal would harm possibility of creating a civic space on junction.
- Use is unsuitable in light of its proximity to prayer room on junction of Fermoy Road and Great Western Road.

Design

- Proposed shop front would be inactive thereby reducing vitality of surrounding shopping area.
- Signage and other alterations to shopfront would remove historic interest, thereby resulting in an incongruous addition.

Amenity

- Proposal would be harmful to amenity of residents of upstairs units and close to application site.

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

No. 351 Harrow Road is a vacant building that was most recently used as a public house 'The Prince of Wales' (Class A4 use). It is an attractive landmark Victorian building on the corner of Harrow Road and Great Western Road, adjacent to the junction of Elgin Avenue, Fernhead Road and opposite the Maida Hill Market. Works are taking place to convert and extend the upper floors and to add a mansard to create five new flats.

In terms of planning policy designations, the application site falls within a secondary shopping frontage of the Harrow Road District Shopping Centre. It is located within the North Westminster Economic Development Area (NWEDA).

4.2 Relevant History

Permission granted on appeal on 19.1.2015 for the demolition of the rear part of the building and the replacement with a three storey building with a four storey set back in association with the use of the upper floors as five residential units.(Ref: 14/04354/FULL). There is an earlier permission granted on appeal on 20.11.2014 for the refurbishment and conversion of the existing upper floors including extensions at first and second floor to create four flats and the adaption of the roof to create one flat and minor alteration to the ground floor (Ref: 13/12567/FULL)

The Licensing Sub-Committee on 1 July 2015 refused a Premises Licence under the Gambling Act 2005 for the betting shop.

5. THE PROPOSAL

Planning permission is sought for the change of use of the ground floor of this building to a betting shop (sui generis use class), with associated changes to the front and side elevations of this building. These physical alterations relate to a new shopfront and entrance off Harrow Road, and along the Great Western Road the two sets of entrance doors are to be removed and replaced with glass. The existing decorative pilasters will be retained.

The planning statement submitted with the application cites that the proposal will have a number of significant benefits; the unit is currently vacant and has a negative impact on the vitality and viability of the centre, the proposed use will increase footfall and enhance the vitality and viability of the centre. The proposed betting shop will be open from 08.00 to 22.00 hours Monday to Saturday and 09.00 to 22.00 on Sundays and Bank Holidays.

The application has attracted strong objections from Karen Buck MP, Ward Councillors and the local community with over 80 objections and two on line petitions submitted by Councillors Dimoldenberg and Hug.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The lawful use of the lower floors is a public house (A4 use class) and it closed in October 2014.

The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015 had the effect of removing betting offices from the A2 use class. As a result, from 15 April 2015 they are defined as 'sui generis' use and therefore planning permission is required to assess the appropriateness in land use terms for a change of use to a betting shop. This Order also introduced a new set of prior approvals in respect of the demolition and change of use of Class A4 uses to ascertain whether the premises has been nominated as an asset of community value (ACV).

As such the key issues under consideration as part of this application are:

- Whether the loss of the existing public house is acceptable in this location, whether the proposed betting shop use is appropriate in this location, having regard to the vitality or viability, character and function of the Harrow Road shopping centre.

In policy terms there is no specific City Plan or UDP policy on betting shops. As such the relevant policies against which this application is to be considered are those relating to the provision of shops and services within this location including Policies S12 and S21 of the City

Plan: Strategic Policies (adopted 2013), and Policy SS6 of the UDP, and the advice set in Chapter 7 of the UDP relating to the loss of traditional public houses.

6.1.1 Loss of existing use

A number of respondents to the consultation exercise draw attention to the importance of the public house that previously occupied the building as a community asset within this part of the City. Whilst there were issues associated with crime and anti-social behaviour that resulted in the revocation of the license of the existing business in late 2014, it is nonetheless clear from the consultation responses that the public house in question provided a meeting point and community facility, which would be lost as a result of this proposal.

In land use terms it provided an active frontage and consultation responses indicate that it was used as a community facility (i.e. as a venue for dancing by the Irish community). Concerns are expressed about the number of public houses in close proximity to the site that have recently closed down, including the Chippenham Pub at 207 Shirland Road, the Neeld and Windsor Castle further along Harrow Road.

Policy S12 of the City Plan sets out policies relevant to development within the North Westminster Economic Development Area (NWEDA), which states that development, should deliver improved and appropriate local services including opportunities to provide facilities for local community groups. In this case, the former public house provided a local service and community facility.

Paragraph 69 of the National Planning Policy Framework ("NPPF") advises that planning decisions should aim to achieve places which promote opportunities for meetings between members of the community who might not otherwise come into contact with each other. Paragraph 70 of the NPPF also advises that planning decisions should "guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs" (emphasis added). The NPPF expressly refers to public houses as community facilities.

Policy 4.8 of The London Plan (Consolidated with Alterations - March 2015) ("the London Plan") states, inter alia, that policies should be developed "to prevent the loss of retail and related facilities that provide essential convenience and specialist shopping or valued local community assets, including public houses". This is based on the Mayor of London's "recognition of the important role that London's public houses can play in the social fabric of communities and recent research highlights the rapid rate of closures over the past decade and the factors behind these. To address these concerns, where there is sufficient evidence of need, community asset value and viability in pub use, boroughs are encouraged to bring forward policies to retain, manage and enhance public houses" (paragraph 4.48A).

The Mayor of London's "Town Centres: Supplementary Planning Guidance" (adopted July 2014) advises that policies to protect public houses should include consideration of the viability of the public house, history of vacancy, the prospect for achieving re-use at prevailing market values and whether it has been marketed effectively for re-use.

Paragraph 7.98 in the UDP recognises that traditional public houses are generally considered to add to the character and function of a locality and their loss will only be acceptable if they have been vacant and marketed for at least 18 months without success.

Although at a very early stage in the consultation process, the City Council is considering potential changes to policy in relation to public houses in (Booklet No. 5 "Food, Drink, Entertainment, Tourism, Arts and Culture"). In relation to growing concern at the accelerating pace of public house loss, proposed Policy CM24.1 specifies that public houses will be protected unless the premise is vacant, has been actively marketed for at least 12 months at a

reasonable market price/rent and those reasonable attempts have been made to find an occupier. Whilst the proposed policy is at such an early stage of development that it has effectively no weight, it is indicative of the City Council's direction of travel in relation to public house protection.

In this case, the former public house use provided a local service and community facility to the local community. No evidence has been provided by the applicant to demonstrate that it is no longer viable to operate as a public house in its current form or its marketing. The proposal will result in the loss of a public house which provided a community facility to the local community. As such the proposal fails to comply with Policy S12 of the City Plan, as it does not deliver benefits to the local community.

6.1.2 Acceptability of proposed use

The proposed use is a betting shop. Policy SS6 of the UDP sets out criteria that apply where non-A1 uses are proposed at ground floor level in secondary frontages of district centres. In this case, an existing non-A1 use is being replaced by another non-A1 use, therefore there is no increase in the total length of the frontage in non-A1 use as set out in SS6 (C). However, under the terms of the policy, the impact of the change of use on the vitality or viability, or character and function of the frontage has to be assessed.

A number of objections draw attention to the fact that the application site is a landmark building that occupies a very prominent position within the centre, directly adjacent to the Maida Hill market area and on the intersection of four major roads. As such, more than most other buildings within this centre it makes a significant architectural and functional contribution to the character of the Harrow Road District Shopping Centre.

Recent changes to planning legislation have acknowledged that the provision of betting shops can have land use impacts that go beyond those of other uses within the A2 use class. Concerns are expressed by a number of respondents that the nature of the use proposed is likely to exacerbate existing issues of anti-social behaviour which are associated with the existing betting shops located within this district centre, and also affect the retail viability of the centre.

There are already a number of betting shops in the District Centre including one two doors away from the site at No. 357, a double unit at No. 347 and another at No. 364. This proposal will result in another betting shop in this part of the centre. It is considered that another betting shop will affect the vitality and viability of the District Centre leading to a clustering effect.

In terms of the vitality and viability of the centre concerns are expressed that the addition of a betting shop would undermine efforts to attract local residents to the centre, and attract additional spending to the area by attracting visitors from outside the local area are supported. The Maida Hill market area immediately opposite the site is of key importance to achieving this objective. There is a strong perception amongst residents that the provision of a betting shop in this location would undermine these efforts, by the provision of a use that has associations with anti-social behaviour in close proximity to the Maida Hill Market area.

In planning terms it is considered that the change of use of this building to a betting shop would by virtue of its prominent location in a landmark building, result in the clustering of betting shops and will harm to the viability and vitality of the Harrow road district shopping centre. It is therefore contrary to Policy SS6 of the UDP, and the application is recommended for refusal for this reason.

6.2 Townscape and Design

The proposal involves alterations to the shopfront involving the changes to the Great Western Road and Harrow Road elevations. The alterations proposed are minor and generally sympathetic to existing proportions of the host building. Objections have been received on the grounds that the new 'Betfred' signage and associated alterations to shopfront would reduce the historic interest of this building. Given that the existing building has been heavily altered and is located outside a conservation area, the design alterations are not considered to harm this Victorian building.

Objections have been received that the proposed use will create a 'dead frontage' and had this proposal been considered acceptable a shopfront display on both elevations could have been secured by condition.

The design alterations are considered to be consistent with the City Councils policies on design as set out in S25 of the City Plan and DES5 of the UDP.

6.3 Amenity

Objections have been raised that the proposed betting shop use would result in a harmful impact on the residential amenity of surrounding residents, including those residents in the proposed flats that would live directly above the betting shop. In residential amenity terms, a betting shop is considered to have a materially similar impact on residential amenity to the existing public house use. Therefore this objection cannot be supported.

6.4 Transportation/Parking

The proposal does not raise transportation and parking issues. The formal views of the Highways Planning Manager will be reported verbally to Committee.

6.5 Economic Considerations

Whilst it is recognised that the proposal will result in the loss of an employment generating use, the proposed use would also create employment opportunities. The impact on the vitality and viability of the centre are set out in Section 6.1 of this report.

6.6 Equalities and Diversities (including disabled access)

Level access is being provided and a disabled WC inside the proposed betting shop.

6.7 Other Westminster /UDP considerations

Had this scheme been considered acceptable, a condition would have been imposed to secure refuse storage.

6.8 London Plan

Not relevant to this application.

6.9 National Planning Policy Framework (NPPF)

Central Government's National Planning Policy Framework (NPPF) came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be applied. The NPPF has replaced almost all of the Government's existing published planning

policy statements/guidance as well as the circulars on planning obligations and strategic planning in London. It is a material consideration in determining planning applications.

Until 27 March 2013, the City Council was able to give full weight to relevant policies in the Core Strategy and London Plan, even if there was a limited degree of conflict with the framework. The City Council is now required to give due weight to relevant policies in existing plans "according to their degree of consistency" with the NPPF. The relevant policies in the City Plan which has replaced the Core Strategy have been discussed in this report and other policies in the previous report have not changed significantly. Westminster's City Plan: Strategic Policies was adopted by Full Council on 13 November 2013 and is fully compliant with the NPPF. For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

The UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

6.10 Planning Obligations

Not relevant in the determination of this application.

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

Not relevant in the determination of this application.

6.12 Other Issues

Crime and Disorder

Many of the objections relate to the impacts on gambling on crime and disorder in the area and increase anti-social behaviour, and protecting children and other vulnerable persons. These matters were taken into consideration by the Licensing Committee when they refused the Licence on 1 July 2015.

Article 4 Direction

One of the on line petitions requests that the Council bring in an Article 4 Direction to prevent the Prince of Wales public house becoming a betting shop. Given that betting shops have now been excluded from the Class A2 use class, planning permission is required for the change of use, and therefore it is not considered that an Article 4 is necessary in this case.

BACKGROUND PAPERS

1. Application forms
2. Email from Karen Buck MP dated 20.7.2015
3. Email from Councillor Roca dated 20.8.2015
4. Email from Councillor Hugs dated 14 and 21.8.2015.
5. On line Petition against proposed development with 604 signatures submitted by Councillor Dimoldenberg and another on line petition with 164 signatures submitted by Councillor Hug.
6. Email from North Paddington Society dated 21 July 2015.
7. Email from Environmental Health dated 14.9.2015.
8. Email from Westminster Police Licensing Team dated 22.9.2015.
9. Letter from Metropolitan Police Designing Out Crime Team dated 1.9.2015.
10. Email from Flat 8 361 Harrow Road London W9 dated 26.8.2015.
11. Email from 44 Oakington Road London W9 2DH dated 20.8.2015.
12. Email on behalf of the freeholders of 14a, b and c Garway Road London W2 dated 3.8.2015.

13. Email from 53 Hornead Road London W9 3NQ dated 26.8.2015.
14. Email from 6 Chippenham Mews London W9 2AW dated 26.8.2015.
15. Email from 38 Hornead Road London W 9 dated 14.8.2015.
16. Email from 451 a Harrow Road London W 9 dated 14.8.2015.
17. Email from 9 a Fernhead Road London W 9 dated 15.8.2015.
18. Email from 50 a Warlock Road London W 9 dated 14.8.2015.
19. Email from 50 a Warlock Road London W 9 dated 14.8.2015.
20. Email from Flat D 3 Elgin Avenue London W 9 dated 18.8.2015.
21. Email from 3 Westbourne Park Road London W 2 5PX dated 20.8.2015.
22. Email from 5A Hornead Road London W 9 3NG dated 20.8.2015.
23. Email from 53 Hornead Road London W9 3NQ dated 20.8.2015.
24. Email from 48 Hornead Road London W 9 3NQ dated 14.8.2015.
25. Email from 9 Chippenham Mews London W 9 dated 13.8.2015.
26. Email from 391 Harrow Road London W 9 dated 14.8.2015.
27. Email from 4 Holt Close London N10 3HW dated 20.8.2015.
28. Email from a local resident W9 2LY dated 20.8.2015.
29. Email from Flat 95 Elgin Mansions Elgin Avenue London W 9 1 JN dated 13.8.2015.
30. Email from 1 Hornead Road London W 9 3NG dated 13.8.2015.
31. Email from 8 Chippenham Mews London W 9 dated 13.8.2015.
32. Email from 20 Cheney Court Shirland Road London W 9 2EG dated 13.8.2015.
33. Email from 2-4 Fernhead Road London W9 dated 14.8.2015.
34. Email from 26 Riverton Close London W9 3DS dated 14.8.2015.
35. Email from 28 Hornead Road London W9 3NG dated 13.8.2015.
36. Email from 65 Barnsdale Road London W3 dated 14.8.2015.
37. Email from 16 A Walterton Road London W9 3PN dated 14.8.2015.
38. Email from 27c Walterton Road London W9 3Pe dated 14.8.2015.
39. Email from 17 Fernhead Road London W9 dated 14.8.2015.
40. Email from 121 Fifth Avenue London W9 dated 14.8.2015.
41. Email from Flat 4 15 Great Western Road London W9 dated 8.8.2015.
42. Email from 163 Fernhead Road London W9 dated 5.8.2015
43. Email from 62 a Walterton Road London W9 dated 14.8.2015.
44. Email from 17 a Fernhead Road London W9 dated 14.8.2015.
45. Email from 2 Fernhead Road London W9 dated 14.8.2015.
46. Email from 19 Western Mews London W9 dated 25.7.2015
47. Email from 35 Hornead Road London W9 dated 12.8.2015.
48. Email from 5 Chippenham Mews London W9 dated 13.8.2015.
49. Email from 18c Orsett Terrace London W2 dated 13.8.2015.
50. Email from Flat 22 79 Fermoy Road London W9 dated 11.8.2015
51. Email from Flat 22 79 Fermoy Road London W9 dated 11.8.2015.
52. Email from 86B Randolph Avenue London W 9 dated 11.8.2015.
53. Email from 4 Sussex Street London W 2 dated 10.8.2015.
54. Email from 60 a Walterton Road London W 9 dated 6.8.2015.
55. Email from 10 c Walterton Road London W9 dated 10.8.2015.
56. Email from 174G Fifth Avenue London W9 dated 10.8.2015.
57. Email from 37 Burlington Close London dated 10.8.2015.
58. Email from Flat 4 1 Great Western Road London W9 dated 3.8.2015
59. Email from Flat 3 64 Saltram Crescent London W9 dated 31.7.2015.
60. Email from Flat e 11 Formosa Street London W9 dated 30.7.2015.
61. Email from 361 Harrow Road London W9 dated 30.7.2015.
62. Email from 25 a Stankelt Road Silverdale Carnforth dated 31.7.2015.
63. Email from 37 Queens Park Court London dated 21.7.2015
64. Email from 7 Portgate Close London dated 14.8.2015.
65. Email from 49 Ashmore Road London W9 dated 23.7.2015.
66. Email from 28 Edbrooke Road London W9 dated 29.7.2015.
67. Letter from 44 Oakington Road London W9 2DH dated 26.7.2015
68. Email Flat 1 25 Great Western Road London W9 dated 27.7.2015.

69. Email from 48 Hornead Road London W9 dated 14.8.2015.
70. Email from 7 Great Western Road London W9 dated 14.8.2015
71. Email from 98 Saltram Crescent London W9 dated 13.8.2015.
72. Email from 63 Shirland Road London W9 dated 13.8.2015.
73. Email from 42 Goldney Road London W9 dated 13.8.2015.
74. Email from 51 Croxley Road London W9 dated 13.8.2015.
75. Email from 6 a Errington Road London W9 dated 13.8.2015.
76. Email from 48 A Hornead Road London W9 dated 13.8.2015.
77. Email from 11 a Edbrooke Road London W9 dated 13.8.2015
78. Emails x 3 from 20 Great Western Road London W9 dated 13.8.2015.
79. Email from Cost cutter 482 Harrow Road London W9 dated 13.8.2015.
80. Email from 62 Queens Gardens London W2 dated 23.7.2015.
81. Email from 49 Ashmore Road London W9 dated 24.7.2015.
82. Email from 2 Western Mews London W2 dated 30.7.2015.
83. Email from 70 Clifton Court Northwick Terrace London NW8 dated 14.8.2015.
84. Email from 168 Shirland Road London W9 dated 20.7.2015.
85. Email from 25 Hornead Road London W9 dated 29.9.2015
86. Email from 27C Walerton Road London W9 dated 29.9.2015.
87. Email from 7 Ashmore Road London W9 dated 29.9.2015.
88. Email from Emmanuel Parish Church 389E Harrow Road London W9 dated 29.9.2015.
89. Email from 70c Walerton Road London W9 dated 4.10.2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT AMANDA COULSON ON 020 7641 2875 OR BY E-MAIL – acoulson@westminster.gov.uk

DRAFT DECISION LETTER

Address: 351 Harrow Road, London, W9 3RA

Proposal: Use of ground floor unit as betting shop (a sui generis use) with associated alterations to elevations.

Plan Nos: Planning statement by ID Planning, site location plan, drawing number 988BF-351SF, 988BF-351LP, JDD/HR/E2, 11190/A/E/020, 11190/A/E/021.

Case Officer: Amanda Coulson

Direct Tel. No. 020 7641 2875

Recommended Reason for Refusal:**Reason:**

- 1 The proposed change of use would result in the loss of this public house, a valued community facility to the detriment of the local community. The proposed betting shop would harm the retail vitality and viability of this part of the Harrow Road District Centre. Therefore, the proposal would be contrary to the advice set out in the National Planning Policy Framework, policy 4.8 of the London Plan (Consolidated Alterations -March 2015), policy S 12 of the City Plan: Strategic Policies adopted November 2013 and policy SS6 of our Unitary Development Plan adopted January 2011.

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way so far as practicable. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service. However, we have been unable to seek solutions to problems as the principle of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.



Drawing Approval
 Nick Lowe
 Mark Stebbings
 Regional Manager
 Other

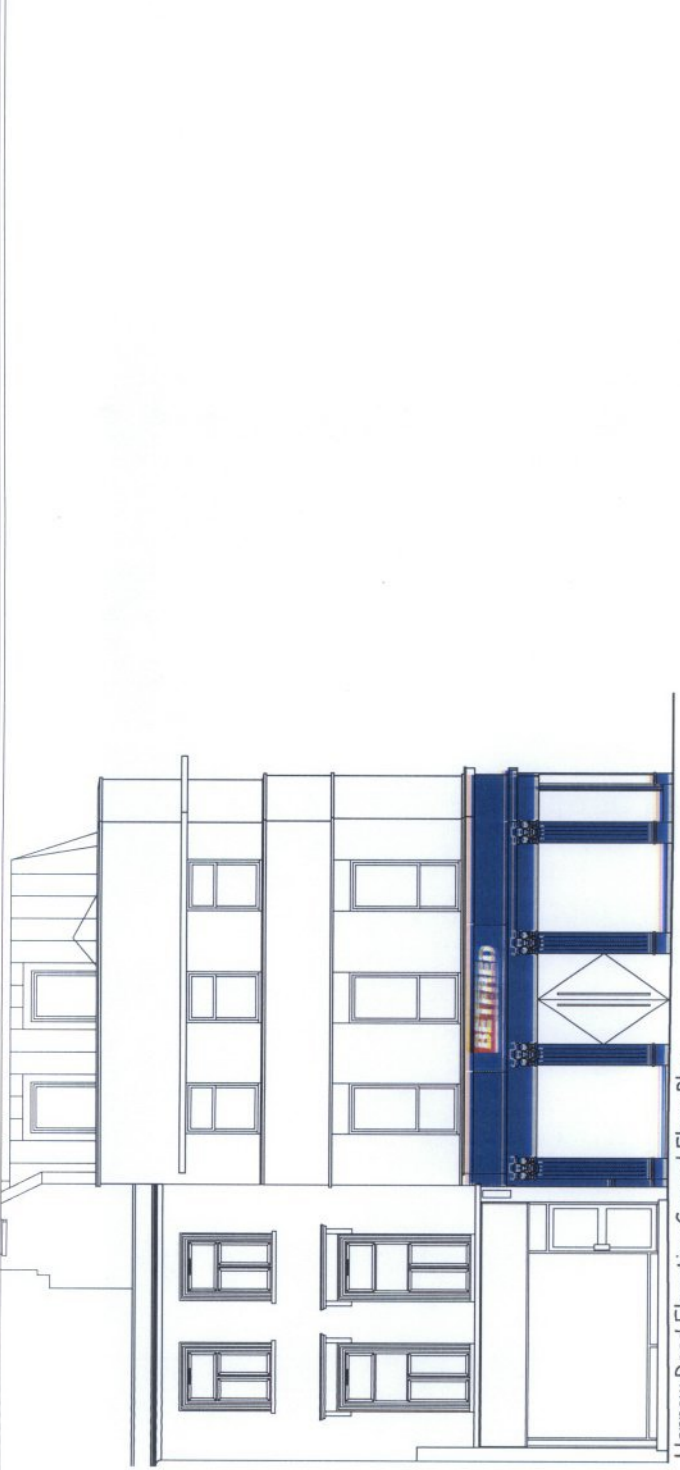
General Shopfitting Notes:

1. All fixtures to the shop are to be installed with the shopfront at least 48 hours in advance.
2. Vans are loaded up before 12pm the day before an any forgotten items need to be rung through to the warehouse by 11am.
3. All Contractors, Sub-Contractors, Electricians and Shopfitters are all responsible for the removal of their own rubbish. No rubbish is to be left on site at the end of the fit without approval from the P.M.
4. Highest lighting is to be installed above all paper displays runs.
5. A50" Led down lights are to be installed on a 4x4 grid based system.
6. Led Led's are to be installed under the counter.
7. A full height wall with vectors to site of the counter along with entrance to the counter for security purposes.
8. The lead shopfitter for the allocated jobs are responsible for the site for the full programme, even if they finish early.
9. Signs are to be organised to be collected prior to leaving site on the final day.

New Blue - RAL 5017
 Old Blue - RAL 5002
 Old Red - Ral 3020
 Tote Green - Ral 6016
All dimensions are to be checked on site.

Drawing Title:
Shopfront Plan
 Location:
**Betfred
 351 Harrow Road
 W9 3RA**
 Drawing No: 9888F-351SF
 Revision: 1
 Scale: 1:100
 Date: 12/06/2015
 Drawn: TG

BETFRED
THE BONUS KING
 Spectrum, 56-58 Bensusan Road
 Bishopswood, Warrington, WA3 7PQ
 Tel: 01925838000 - Fax: 01925838982



Great Western Road Elevation

