

REPORT FOR: Planning Committee.

Date of Meeting: 15 June 2011

Subject: **INFORMATION REPORT –
Urgent Non-Executive Decision:
Kingsland Hotel, London
Borough of Brent**

Responsible Officer: Hugh Peart – Director of Legal and
Governance Services

Exempt: No

Enclosures: None

Section 1 – Summary

The Urgent Non-Executive Decision procedure, set out in Part 3 of the Council's Constitution, requires all decisions taken under the procedure to be reported to the appropriate Committee. The Committee is requested to note the action taken under the Urgent Non-Executive Decision procedure, as outlined in Section 3 below.

FOR INFORMATION

Section 2 – Report

The subject site currently comprises the Kingsland Hotel, a small, 3 storey, 28 bedroom budget hotel. The site is 0.131 hectares in size and is located in Kingsbury within the London Borough of Brent. The hotel is located on a prominent corner site on the south western side of the Kingsbury Circle between Kenton Road to the north and The Mall to the south. Kenton Road and Honeypot Lane to the north of the site form the boundary with the London Borough of Harrow.

The proposal will result in the demolition of the existing hotel, known as Kingsland Hotel. It is proposed to erect a new 3/4/5 and 6 storey 92 bedroom hotel with sleeping accommodation at upper floor levels and reception/bar/breakfast/staff room at ground floor. A basement would form the plant room for the hotel. The proposed hotel would wrap around the frontage of this corner site, aligning with the adjacent buildings on The Mall and Kenton Road. The building steps up to its maximum height at the centre where it faces Kingsbury Circle. The building would be two storeys lower (4 storey) on either side adjacent to the three storey buildings on Kenton Road and The Mall.

Given the application is a consultation proposal, the issue for consideration is the impact on the London Borough of Harrow of the development, rather than a determination of the application itself. The principle of a hotel on the site, matters of design and landscaping are issues for the London Borough of Brent. In this regard, the main planning issues, discussed below, are:

- a. Whether the proposal would have any detrimental impact on the character and appearance of the London Borough of Harrow;
- b. whether the proposal would have any detrimental impact on the operation of the public highway within the London Borough of Harrow;
- c. whether the proposal would have any detrimental impact on the residential amenities of the residents of the London Borough of Harrow.

While the footprint of the building would be considerably increased, the proposed hotel would align with the building lines along Kenton Road and The Mall. There would remain a substantial set back from the road frontage to reflect the prevailing character of the buildings along Kenton Road and The Mall. As such, the proposed siting is considered to be acceptable and would not be detrimental to the London Borough of Harrow. In design terms, the building would be modern in appearance and would reflect the scale and form of the facades of the adjacent blocks.

With regard to residential amenity, it is considered that the proposal would not have any detrimental impact on the residential amenity of the occupiers within the London Borough of Harrow due to the distance of the properties in Harrow from the proposed development.

It is considered, however, that the height of the proposed building, at a maximum of 6 storeys would be excessive in relation to the adjacent 3 storey buildings along Kenton Road and The Mall. The proposed development would be on a prominent corner site with clear views from both Honeypot Lane and Kenton Road and would appear unduly prominent in the streetscene when viewed from these locations within the London Borough of Harrow. It is noted that there is a large 4/5 storey building opposite the site, at the corner of Honeypot Lane and Kingsbury Road within the London Borough of Brent. However, the proposed hotel would be taller than this and nearer to more of the London Borough of Harrow and should not be taken as a precedent for development in the area.

The Council's Highways team, have been consulted with regard to the likely impact of the proposal on the operation of the public highway within the London Borough of Harrow and have raised no objections due to the good sustainability of the site in public transport terms and the extensive and stringent waiting restrictions which deter private car usage to the site.

The application could not be reported to the next meeting of the Planning Committee on 18 May 2011 because it was due to be heard by Brent Council on 12 May 2011.

The decision to raise an objection had been taken having regard to national planning policy guidance and statements, the policies and proposals in the London Plan (2008) and the saved policies of the Harrow Unitary Development Plan (2004) and all relevant material considerations.]

Section 3 – Further Information

ACTION SOUGHT

That the London Borough of Brent be informed that Harrow Council raises an **OBJECTION** to the application subject of this report for the following reason:

The proposed hotel, by reason of excessive height and visual bulk, would appear unduly prominent and would not relate satisfactorily to its immediate surroundings and to the built form of the adjacent part of the London Borough of Harrow.

Date of Request for Action:

11 May 2011

Reason for urgency:

The application was due to be held at Brent Council Planning Committee on 12 May 2011 which was prior to the next Planning Committee on 18 May 2011.

Decision: Officer recommendation agreed.

Section 4 – Financial Implications

None

Section 5 – Corporate Priorities

The proposal would be in line with the corporate objective of United and involved communities: A Council that listens and leads.

Name: Kanta Hirani	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 1 June 2011		

Section 6 - Contact Details and Background Papers

Contact: Miriam Wearing, Senior Democratic Services Officer, 020 8424 1542

Background Papers: Individual Urgent Non-Executive Decision Form, as reported.