



BRENT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

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Application No: 13/0276

To: Mrs Karen Calkin
RPS Planning & Development Ltd
14 Cornhill
London
EC3V 3ND

I refer to your application dated 25/01/2013 proposing the following:
Change of use to allow storage, distribution and sale of hard wall and floor coverings and associated products and/or Class B2 and/or Class B8, along with elevational changes to the south elevation and accompanied by plans or documents listed here:

See condition 2.

at Unit 1, Chapman Park Industrial Estate, 378 High Road, London, NW10 2DY

The Council of the London Borough of Brent, the Local Planning Authority, hereby GRANT permission for the reasons and subject to the conditions set out on the attached Schedule B.

Date: 21/05/2013

Signature:

Assistant Director, Planning and Development

Notes

1. Your attention is drawn to Schedule A of this notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations or under any enactment other than the Town and Country Planning Act 1990.

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SUMMARY OF REASONS FOR APPROVAL

- 1 The proposed development is in general accordance with policies contained in the:-

Brent Unitary Development Plan 2004
Council's Supplementary Planning Guidance 17 Design Guide for New Development

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment
Employment: in terms of maintaining and sustaining a range of employment opportunities
Town Centres and Shopping: in terms of the range and accessibility of services and their attractiveness
Transport: in terms of sustainability, safety and servicing needs

CONDITIONS

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

TCH3 02
TCH3 03A
TCH3 04A
TCH3 05
TCH3 06
TCH3 07

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The use hereby approved shall be used predominantly for the distribution and sale of hard wall and floor coverings and associated products and for no other use within class A1 of the Town and Country Planning (Use Classes) Order 1987 unless prior written consent is obtained from the local planning authority.'

Reason: In order to allow the Local Planning Authority to exercise proper control over the development.

- 4 Further details of the proposed development shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced and the development shall be carried out and completed in all respects in accordance with the details so approved before the building(s) are occupied. Such details shall include:-

- (a) materials to be used on all external surfaces of the building(s);
- (b) detail of 2 no. secure cycle parking spaces,
- (c) detail of front entrance door ensuring door opens inwards

Reason: These details are required to ensure that a satisfactory development is achieved.