



Appeal Decision

Site visit made on 8 December 2025

by T Burnham BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 December 2025

Appeal Ref: APP/T5150/W/25/3373260

215 East Lane, Wembley, Brent HA0 3NG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant approval required under Article 3(1) and Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
 - The appeal is made by Mr I and Mrs B Calhoun (PVC Vendo) against the decision of the Council of the London Borough of Brent.
 - The application Ref is 25/1582.
 - The development proposed is Class MA Change of Use from Offices (Use Class E) to Residential (Use Class C3) to create one four-bedroom dwelling with use of one existing garage space for car parking and one garage for cycle storage.
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Decision

1. The appeal is allowed and prior approval is granted under the provisions of Article 3(1) and Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for Class MA Change of Use from Offices (Use Class E) to Residential (Use Class C3) to create one four-bedroom dwelling with use of one existing garage space for car parking and one garage for cycle storage at 215 East Lane, Brent, Wembley HA0 3NG in accordance with the application Ref 25/1582 and the details submitted with it subject to the standard conditions within MA.2. and the following condition;

Prior to the first use of the building as a dwelling a scheme of lighting to include the provision of lighting across the site shall be submitted to and agreed in writing by the Local Planning Authority. The scheme of lighting shall be implemented in accordance with the agreed scheme prior to the first use of the building as a dwelling.

Preliminary Matters and Main Issue

2. Under Article 3(1) and Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (the GPDO), planning permission is granted for development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order subject to limitations and conditions.
3. Where an application is made the Local Planning Authority may refuse an application where, in the opinion of the authority the proposed development does not comply with, or the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, any

conditions, limitations or restrictions specified as being applicable to the development in question.

4. Paragraph MA.2. (2) (a) requires the Local Planning Authority to assess the transport impacts of the development, particularly to ensure safe site access. It is on this ground that the Local Planning Authority has concerns and therefore the transport impacts of the development particularly with regard to safe site access form the main issue.

Reasons

5. The site is set back from East Lane. It includes an office building and garages set slightly further back which are located on a service road. The evidence indicates that whilst East Lane is a London distributor road which carries substantial amounts of traffic, the Council's concerns do not directly relate to the interface of the scheme with this road.
6. Rather, concerns focus on what is suggested to be a poor pedestrian and access environment arising as a result of the positioning of the appeal site on a service road off East Lane. There are concerns around lack of street lighting, natural surveillance, vehicle access and the quality of the surfacing of the private road.
7. I was able to access the service road on my site visit and although the surface is formed of granite sets, these were well laid to provide a level and reasonably smooth surface within the sections that would be utilised by users of the site. Markings had been placed adjacent to the garages to deter parking within that area and to facilitate access to the garages.
8. Further, the front door to the proposed dwelling would only be set a very short distance back from East Lane and is also directly visible from East Lane. The appeal site is located close to a busy road and next to an active retail parade. The activity within the area would therefore provide some natural surveillance to future occupiers.
9. Given that the site is located close to North Wembley Station, it may be that many future occupiers would often utilise public transport links from that station on foot and would not need to access the rear area where the garage and cycle store would be located.
10. The rear area is more secluded and has limited natural surveillance. I noted that there are some existing lights on the side of the office building although these appeared dated and it is not clear if these are fitted with movement sensors and would therefore be illuminated when required.
11. Further, it is not clear that lighting is available further to the rear close to the proposed garage and cycle store. However, concerns over surveillance and lighting and the perception of safety of future users of the site could be eased by the provision of a lighting scheme within this area. The addition of a condition requiring the provision of a lighting scheme is therefore necessary and reasonable.
12. Overall, subject to that condition there would be no unacceptable transport impacts associated with the development particularly with regard to safe site access.

Conditions

13. The proposal is subject to the standard conditions within the order and a condition which requires the submission of a lighting scheme for the reason outlined above.

Conclusion

14. For the reasons given above the appeal should be allowed and prior approval should be granted.

T Burnham

INSPECTOR