



26th June 2026

Dear Residents

Planning Application 25/0810 — Kingsbury High School, Princes Avenue, NW9

It's hot and not easy to think in this weather but Brent Council have decided to Grant Consent on the above application, which many of you may not even have heard about.

The Residents' Association has been aware of it and as much as wanting to support a sports facility for the students, there have been clear reasons for concern over this application. Therefore, we have put any comments forward but to date have not received satisfactory replies.

Residents have been given very short notice to compile very valid comments for this application to be given further consideration before granting consent by Planning Committee on 2nd July at 6.00pm at the Civic Centre. It is via the live webstream available on the Council's website:

<https://www.brent.gov.uk/your-council/democracy-in-brent/local-democracy/live-streaming/>

We are asking residents to consider this application which will affect the village, as it is located on the Bacon Lane site of the school.

We are not asking for the plan to be refused, but to be deferred. We are concerned about the rush to pass the plans when there are many items/documents that have unconfirmed reports and plans that differ from the original.

If it helps we have drafted a template letter you can send to Brent Council requesting a deferment of this application to:

By email: Brooke.Storey-Vowles@brent.gov.uk

Brooke Storey-Vowles
Neighbourhoods & Regeneration
London Borough of Brent
Brent Civic Centre
Engineers Way
Wembley HA9 0FJ

Copies:

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David.Glover@brent.gov.uk

contact@roegreenvillage.org.uk

Dear Ms Brooke Storey-Vowles,

As this particular application from Kingsbury High School is within the vicinity of Roe Green Village, where I live, it is a concern that there has been no public consultation for a scheme that will impact my area.

Due to the various documents being revised, it is difficult to understand the final proposal, June 2026, as it appears changes have been made that do not match up with the original plans or the technical documents submitted in April 2025.

The revised proposed Block Plan seems to have changed quite radically from the original in April 2025 and subsequently does not match the technical documents and other reports originally submitted.

The following are concerns that have not been clarified or confusing:

- * It is a concern that there was a potential impact but it is not clear where it has been reduced
- * Flood lighting was originally on plans at 15m high, which was one of some objections put forward by our Residents' Association but Council have not responded.
- * It has transpired that many residents in the vicinity are unaware of the progress of this application and have not been informed by Council or the School until 24 June, when our Residents' Association were emailed to say this application is to Grant Consent on 2nd July.
- * Due to so many changes remaining unclarified, it is unclear whether this is a genuine "School Use Only" proposal within a residential setting. The hours of use conflict throughout the application;
- * There are outstanding queries on Parking – inadequate; Serious concerns on Noise & Lighting, Drainage, Ecology, and whether the timings are suited to the school pupils, or more to a **wider commercial use** which is not evident. Supporters would add to the numbers.
- * The most recent concern is the gas pipeline constraint now shown on the Planning Portal whether there is any risk to the area.
- * The objectors noted on the website mainly live outside the area. Therefore, they would not be affected by the after hour use.

Our community have supported the school on many occasions and if this was for school sports facilities as proposed there would not be a problem but there is too much of a possibility that this will become a commercial venture once Planners pass this application.

We would appreciate that Council Planners defer this application at the present time until the scheme matches the drawings and the technical reports. This way, it could be fairly judged and if it is just for school use only, then there should not be a problem.

(Print name and address)
