

To relevant planning authorities (Brent and Camden)

Dear Kate Goodman and Claire Jones

18 January 2016

Re: Kilburn Neighbourhood Plan - Area designation

Please find below an application to you as local planning authorities for designation of the Kilburn Neighbourhood Area.

Area Application

This is an application for definition of the boundary of the Kilburn Neighbourhood Plan Forum Area.

The organisation making this application is the proposed Kilburn Neighbourhood Plan Forum which is a relevant body for the purposes of Section 61G of the 1990 Act. The Forum is capable of being a qualifying body for the purposes of the Localism Act 2011 and is proposing this area application alongside an application for the Forum to be so recognised.

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The Forum application and constitution are attached separately. Some text is common to both applications.

Yours sincerely

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1. Boundary Definition.

The exact boundary of the area is defined by the attached map of which the above is a condensed version. The proposed boundary mostly conforms to that of the two Kilburn Wards in the London Boroughs of Brent and Camden, with modifications described under 4. Boundary Justification.

2. Area Description

The area above has been carefully chosen to accommodate the requirements of the Neighbourhood Planning regulations and provisions of the Localism Act. The Neighbourhood Area that has been defined covers the Kilburn localities in the London Boroughs of Brent and Camden.

The area straddles the boundary between the Boroughs of Camden and Brent, whose boundaries run down Kilburn High Road.

The High Road was a prosperous commercial area, from the 19th century until the post-war period in the 1960s. For the past 50 years, it has been a vibrant if more 'down market' shopping destination for people in and around North West London. It has few empty shop units, even though it has lost its department stores and some of its landmark entertainment venues. It maintains a small number of market stalls.

The surrounding streets are predominantly Victorian housing, along with some significant areas of social housing.

The area also incorporates key social and community infrastructure including open space, schools, health centres, community centres and places of worship – probably too many to list comprehensively here.

They include:

- The Kilburn State cinema, a Grade II listed art deco theatre
- A Theatre with a London-wide reputation - the Tricycle - which also has a cinema screen.
- Kilburn Grange Park
- A thriving business area, up both sides of the High road and into Willesden Lane and other side streets; including an open air market, and some street stalls.
- Churches: Sacred Heart Quex Road celebrating 150 years, Methodist Church Quex Road, and many more
- Mosque - Iman Hussain (Lebanese) Shia
- A number of primary schools such as Kingsgate School Kingsgate Road; St Mary's CE Abbey Road; St Eugene De Mazenod, Mazenod Ave; a planned Free School, Kilburn Grange;
- A music college: The Institute, Dyne Road.
- Health Centres - Brondesbury Health Centre; Kilburn Clinic, Kilburn square; Mental Health services, Brondesbury Road.
- Paddington Old Cemetery: a mid-Victorian cemetery with Commonwealth War Graves, Grade II listed chapels, and an apiary.
- Community Centres include Kingsgate Community Centre and Abbey Community Centre, Charteris Sports Centre.
- Some famous public houses - Cock tavern, North London Tavern, Black Lion, The Old Bell, The Colin Campbell, The Coopers Arms, The Earl Derby, The Betsy Smith, Bronds Age, (The Priory Tavern, Belsize Road, The Lillie Langtry, Abbey Road, Prince of Wales, Willesden Lane,
- Marriott and Best Western Hotels

The area includes all the key transport interchanges and major bus routes used by those in the Neighbourhood Area. The stations at Kilburn, Brondesbury, Kilburn High Road and South Hampstead provide access to the Overground, underground and rail services to Euston and Watford.

The High Road is the main bus thoroughfare providing 9 services linking Kilburn with Camden, Victoria, Chelsea, Earls Court, Neasden, Shepherds Bush, Golders Green and Edgware.

Demographic Profile

2011 Census data indicates that the population in the area numbers around 21,252 in 10,035 households. By household tenure, the area shows a high proportion of households in social rented accommodation on the Camden side (42% compared to the London rate of 24%) and a high proportion of households in private rented accommodation on the Brent side (41% compared to the London rate of 25%). As a result, the proportion of owner occupier households is well below the London average on both sides of the area (33% on the Brent side, and 22% on the Camden side, compared to the London rate of 48%).

Kilburn is an area where levels of deprivation are relatively high. The 2011 Census found a high proportion of households with at least one Deprivation Dimension¹ - 68% compared to the London rate of 60%. Unemployment in 2011 was slightly above the London average (5.6% compared to 5.2% London wide), but that may have changed with the economic recovery. The Camden Kilburn ward is the second most deprived ward in the Borough, and the Brent Kilburn ward is in the worst six wards in Brent for life expectancy, benefit dependence, and deprivation.

Brent Council in 2010 stated that the top three issues for the Kilburn Ward are:

1. Traffic/transport/parking and traffic congestion
2. Pollution/street cleaning/refuse
3. Activities for young people

3. Boundary description of neighbourhood plan area

The main boundaries of the Neighbourhood Area to which this designation application relates are as follows (street by street boundary):

East– this boundary follows the Camden Kilburn ward boundary; it goes north east from Kilburn High Road up Greville Place which becomes Boundary Road to the junction with Loudoun Road, then north west past South Hampstead station then west including both sides of Belsize Road then north following Abbey Road and West End Lane as far as Hemstal Road, then west down Hemstal Road and Palmerston Road, before turning north to the Overground railway line behind Netherwood Street.

North– this boundary follows the Overground railway line and turns just before the High Road, to the rear of the properties bordering the High Road as far as Maygrove Road just north of Kilburn tube station; the boundary crosses Kilburn High Road to join the very southern end of Exeter Road and then goes south to the rear of the High Road frontage properties and Brondesbury Station to the Overground railway which it follows south west as far as Willesden Lane.

West The boundary follows Willesden Lane in a south easterly direction and then turns south west into Kimberley Road (southern edge, stopping at Hoopers Yard), and on to include the north, west and south perimeter of Paddington Old Cemetery emerging onto Lonsdale Road at its eastern end to include the terrace of houses facing onto Tennyson road before following Donaldson Road south to the railway line.

¹ The dimensions of deprivation are indicators based on the four selected household characteristics - Employment (any member of a household not a full-time student who is either unemployed or long-term sick); Education (no person in the household has at least level 2 education, and no person aged 16-18 is a full-time student); Health and disability (any person in the household has general health 'bad or very bad' or has a long term health problem.); and Housing (Household's accommodation is either overcrowded, with an occupancy rating -1 or less, or is in a shared dwelling, or has no central heating).

South The boundary goes round the western end of the terraced housing on the south side of Brondesbury Villas, to include all that housing, and follows the railway line east to Kilburn High Road going south to the rear of the High Road frontage properties to Oxford Road when it re-joins the High Road and follows it south back to Boundary Road.

4. Boundary Justification - Explanatory notes for the boundary

This area, based on the consultative process that has been undertaken, defines what most people in the area recognise as the neighbourhood of Kilburn since it includes its main commercial street with the highest foot fall and the main residential areas. Elected members from the neighbourhood area, from both Brent and Camden Kilburn wards, have been actively involved from the beginning.

Our view, evolved in discussion is that the very large area, with considerable variation in tenure, types of streets and population, nonetheless represents a whole. We believe that there are no major developments planned in the wider area to be shaped, although that will be tested in consultation, and policies developed to reflect the interests of residents and businesses that will be durable and relevant to future developments. Potential developments with an impact on planning will be monitored. The main focus that the majority of participants and respondents have identified is to influence the future of the High Road, to be a high quality environment for shopping, public space, business and employment.

Starting with the two Kilburn ward boundaries (one in each Borough) a number of adjustments were made:

- 4.1 The South Kilburn area was excluded at the request of London Borough of Brent and South Kilburn Trust representatives, as it is subject to an existing Supplementary Planning Document which is currently under review. As part of that Review Brent Council will be consulting with residents, local organisations and businesses on changes to it.

A small but significant number of people completing our survey could not understand why South Kilburn is not to be included, and therefore rejected our area map as representing Kilburn. We are unable to accommodate those views in terms of our designated area, but they will be able to take part. South Kilburn residents can, under our constitution, still be involved with the Forum, but are not able to vote formally at General Meetings. Organisations and businesses based in South Kilburn but operating in the Kilburn Neighbourhood Plan Area can be full voting members.

- 4.2 The High Road frontage properties towards the southern end of Kilburn High Road south of the railway line (mainline) were not excluded to ensure full coverage of the High Road, with the agreement of Brent Council officers and members.
- 4.3 The High Road frontage properties on the Camden side at the north-west end of the area, were included because the boundary of West Hampstead and Fortune Green Neighbourhood Development Forum excludes them. The two areas are now contiguous, and WHFGNDF have given explicit agreement.
- 4.4 The Brent-side High Road frontage on the north-west end of the area is included to give full coverage of commercial properties such as the petrol station up to the Underground line, while the streets behind in Brondesbury Park ward are excluded as they open out into a different kind of residential area with no natural boundary before Willesden. Explicit agreement to this boundary has been given by local elected members.
- 4.5 The Paddington Old Cemetery has been included because it is excluded from the Queens Park Area because of lack of foot or vehicular access, and represents a major amenity in the Kilburn Area, of significant historical, cultural and environmental value. Explicit agreement to this boundary has been given by local elected members, and QPARA.

4.6 The few properties and streets between Willesden Lane and the Cemetery include the Prince of Wales pub, Lincoln Mews, the MUGA playground and a small housing block backing onto Lincoln Mews. Consultation has confirmed this will be acceptable to QPARA and Fiveways RTA. Our rationale is that we should include the MUGA play area as it serves many residents of Kilburn, was the result of local Kilburn campaigning and should protect it from future development.

4.7 The most southerly section of Kilburn High Road extends into Westminster. The residential and High Road frontage properties on this section have been excluded as they already form part of other Neighbourhood Plan areas designated by Westminster Council. KNPF met productively with Tom Kimber, Principal Planning Officer, City Planning Delivery Unit, Westminster City Council. Westminster has designated Neighbourhood Areas. The local group active in the Little Venice and Maida Vale Ward (which borders KNP Area on the High Road) tends, it appears, to focus on Little Venice, and had shown no interest in the High Road part of the area. KNPF has also met with Maida Vale Cllr Rita Begum, who is aware of our proposals and has raised no objection. Other Maida Vale Councillors have been contacted.

As indicated in 4.1, South Kilburn was not included to avoid overlapping additional planning guidance documents, which could be potentially confusing. The forum will however input into the Council's revised planning guidance for that part of South Kilburn as it emerges. The proposed neighbourhood area does include the properties fronting Kilburn High Road to enable a shared vision for the High Road as a whole to be developed.

Over 200 people completed the survey, entitled 'Do you want to help plan the future of Kilburn?' Over 95% lived and/or worked in the area. 75 % of those completing the survey agree the map represents Kilburn – there were a number who could not understand why South Kilburn is not to be included. This is a complex issue for KNPF alone to explain. It requires input from Brent Council to explain why the two areas are distinct for local planning accountability purposes.

94 % agree that we should concentrate on the Kilburn High Road as the major planning and development challenge and opportunity. 93 % wanted to hear more about the Kilburn Forum.

Kilburn ward Councillors in both Brent and Camden have attended our meetings and given their support. Councillors Gardiner, Eslamdoust, Conneally and Duffy are members of KNPF. Elected Members in all wards outside the two Kilburn wards have been contacted and have responded positively to our proposed boundary. Specifically Councillors Rosenberg, Poher, Yarde in Camden West Hampstead, and Councillors Olszewski, Rea and Russell in Camden Fortune Green, Cllrs Denselow, Nerva and Southwood in Brent Queens Park; Councillors Carr, Colaccico and Shazad in Brent Mapesbury; and Cllrs Davidson, Shaw & Warren in Brent Brondesbury Park.

5. Boundaries Liaison with Adjoining Neighbourhood Forums and Residents Associations

We are committed to working collaboratively with adjacent Neighbourhood Planning Forums – actual and potential.

We have maintained on-going contact with the West Hampstead and Fortune Green Neighbourhood Forum. Their Chair James Earl attended one of our early meetings and we have shared documents at different stages - such as our initial consultation. Our proposed Area follows exactly their boundary to the north and west of Kilburn (see point 4.3 above).

As described above in 4.1, we have followed advice from London Borough of Brent on the status of South Kilburn. We maintain active support from South Kilburn organisations who will continue to take part in the Kilburn Neighbourhood Plan Forum as they operate within our planned area. South Kilburn residents clearly have a strong interest in the economic health and public environment of the High Road. This is a complex situation but we feel we have arranged it as best as possible, through discussion with the parties involved.

We have good links and communication channels with QPARA (Queens Park Residents Association) to the West of the proposed area. They are currently reviewing whether to establish a Neighbourhood Area and Forum, along with the other three TRA's in the Brent part of Queen's Park. We have informed them about the inclusion of Paddington Old Cemetery which borders Queens Park. We have mutually pledged to work together in a supportive manner.

The QPARA Chair is planning to meet the lead person in the Queens Park Community Council in the next month or two, who are making progress on the first stages of a Plan. The Queens Park Community Council in Westminster is to the south of the mainline railway and does not border on our proposed Kilburn area.

We are in contact with Mapesbury Residents' Association (MAPRA), on the north western boundary of our proposed Neighbourhood, and we understand they have no plans to set up a Neighbourhood Forum, as they already enjoy conservation area status. They have responded positively to our proposed Neighbourhood Area.

The Combined Residents Associations for South Hampstead (CRASH) covers the area to the East of the KNPF Boundary. CRASH itself has no plans to set up a similar forum in the South Hampstead area and have no objections to our plans. Peter Symonds, their Chair, has said that we have their support and they would be very happy to co-operate with KNPF in the future.

6. Aims and Objectives

The objectives of the Forum shall be to:

- Promote and improve the social, economic and environmental well-being of the Neighbourhood Area.
- Encourage creative, innovative, and imaginative proposals to support planning and development appropriate to the diverse nature of the Neighbourhood Area.
- Prepare in partnership with the relevant local planning authorities a sustainable Neighbourhood Development Plan for the Neighbourhood Area.
- Enable the participation and involvement of all who live or work or are elected Council Members in the Neighbourhood Area in the preparation, production and implementation of the Neighbourhood Development Plan;
- Foster within and between the communities of Camden and Brent a commitment to dialogue and collaborative working.

The Kilburn Neighbourhood Plan Forum meets the following conditions: 61F 1990 Act (5) b.

- It is established to promote or improve the social, economic and environmental well-being of the Neighbourhood Area

7. Map

This is attached in .png format.

APPENDIX 1 – Consultation on the Neighbourhood Area Boundary

Consultation with the community to establish the Forum has been extensive. Every effort has been made to contact all residents, businesses and community groups in the area, by means of printing and distributing two information flyers. Local Councillors have also been actively consulted.

The first flyer included a large map of the proposed Neighbourhood Plan Area on one side and on the reverse were the stated goals of the Forum and contact details encouraging residents to contact the Forum with their opinions. These flyers were distributed by 20-30 volunteers to almost every household in the consultation area over the span of two weeks in February 2015. In addition volunteers also canvassed the high street and handed out flyers to passing residents. The total distributed was the full print run of 40,000.

The second flyer was a more detailed A4 version, and was posted on community bulletin boards, shops and on street posts throughout the consultation area. In addition these flyers were given to community organisers in order to facilitate further consultation. 1500 copies of the second flyer were distributed.

Both the Kilburn Times and the Camden New Journal reported on the consultation process.

Over 200 people completed the survey, entitled 'Do you want to help plan the future of Kilburn?' Over 95% lived and/or worked in the area. 75 % of those completing the survey agree the map represents Kilburn – there were a number who could not understand why South Kilburn is not to be included. 94 % agree that we should concentrate on the Kilburn High Road as the major planning and development challenge and opportunity. 93 % wanted to hear more about the Kilburn Forum.

Throughout 2015 and 2016, contact has been made with all neighbouring Planning Forums, Tenants and Residents Associations, and Ward Councillors. All have given support and no objections have been raised as to the proposed area and boundary.

Initial open meetings and development of the steering group and contacts with Brent and Camden officers

The early discussion meetings were held in the spring of 2014 and after four meetings a launch meeting was held on 15th July 2014, attended by over 30 people – residents, local Councillors and representatives of a range of local organisations. A steering group was formed and has held 13 meetings since the launch. The meetings attracted an average attendance of about 12, though the meeting on 11th September, which was more widely advertised attracted 25 people with 10 apologies. Over 50 different people attended at least one meeting. The membership of the Steering Group was open and grew to about 35 people, though the core group of regular contributors was about 10.

The Steering group had two meetings with officers from Brent and Camden. An initial meeting took place in July 2014 to explore ideas, find out about other Planning Forums under development and see how Officers might support the development in Kilburn. Then on 16th January 2015, our adviser and our two co-chairs met to discuss the Kilburn Neighbourhood Plan Boundary with Planning and Regeneration Officers. A co-chair met an officer from Westminster City Council to discuss co-ordination with Neighbourhood Areas which border us in the south of our area. This confirmed our plans and the revised boundaries around South Kilburn. We believe that the two Boroughs will support our application.

At an early meeting we had a presentation from the Chair of West Hampstead and Fortune Green Neighbourhood Forum, which borders our area. One of our meetings was attended by local police officers, who gave their views about crime and anti-social behaviour in and around the High Road.

The Steering group formed groups to develop printed materials, set up the web-site and consult and communicate with local agencies, residents, Councillors and businesses.

Decision to proceed to seek designation

On March 23rd 2015, the Initial Steering Group drew together its conclusions from the consultation and survey forms, to propose the Neighbourhood Plan Area, and to establish the Forum by adopting a constitution. All relevant documents are included in this application. The constitution is attached to this application in a separate file, as are the minutes of the March 23rd meeting of the Forum.

The Inaugural General Meeting of the Kilburn Neighbourhood Plan Forum took place on July 8th 2015. A new Committee was elected and proposals were made to establish working groups on key themes.

Refining the applications for designation has taken place by discussion with the two planning authorities in Brent and Camden, while further meetings and actions have continued to develop the Forum and engage with local residents, businesses and elected members.