

London, 21st May 2018

To: Barry Henn, Brent Council

Objection to Planning Application 18/1541 (289 Kilburn High Road)

While in principle we welcome the addition of new residential units, we would like to object to the above planning application for the following reasons.

1. Loss of A4 premises

This site has proved very popular and valuable for both local residents and external visitors to Kilburn. It provides invaluable meeting and socialising space as well as an appropriate venue to host live music and comedy. It is essential to re-invigorate the cultural and life time economy of Kilburn High Road. This venue launched the career of Adele amongst others and hosted weekly Comedy Nights attended by numerous local residents. The venue was forced to close by a reduction of its opening hours.

Policy DMP21 aims to protect A4 premises for redevelopment. We would ask that the requirements of this policy are taken into account.

1.1 part b states “the proposed alternative use will not detrimentally affect the character and vitality of the area”. Removing a A4 premise on this section of the High road would certainly affect the vitality of the area, with less external visitors being attracted to Kilburn and its night time economy.

1.2 part c states “the proposal does not constitute the loss of a service of particular value to the local community” The loss of a well loved meeting and socialising space would certainly constitute a loss for local Kilburn residents.

Additionally the criteria for assessments for change of use of an A4 premise as set out on page 63 of “Development Management Policies” have not been met. We are not aware of a 24 months marketing period as a public house at a price agreed with the Council. We do not believe that the public house has been offered for sale in appropriate publications and through specialised licensed trade agent. We have not seen any proof that reasonable efforts have been made to preserve the facility (for example extended opening hours), there is no evidence of the CAMRA Public House viability test and no public consultation has been conducted to ascertain the value of the public house to the local community.

Worth noting as well is Camden Council Planning Guidance “Town Centre and Retail” for Kilburn that encourages uses for entertainment and night time economy for the secondary frontages at the North of Kilburn High Road.

2. Design reducing inclusive and accessible commercial space

Page 19 of the “Development Management Policies” places a clear emphasis on the fact that all redevelopment should be fully accessible and inclusive. The planned development would reduce the

inclusive and accessible commercial space from 328 sqm to 138 sqm, thus a loss of around 100sqm of accessible to all space. The addition of a basement (accessible only by stairs) does not comply with with the spirit of this policy.

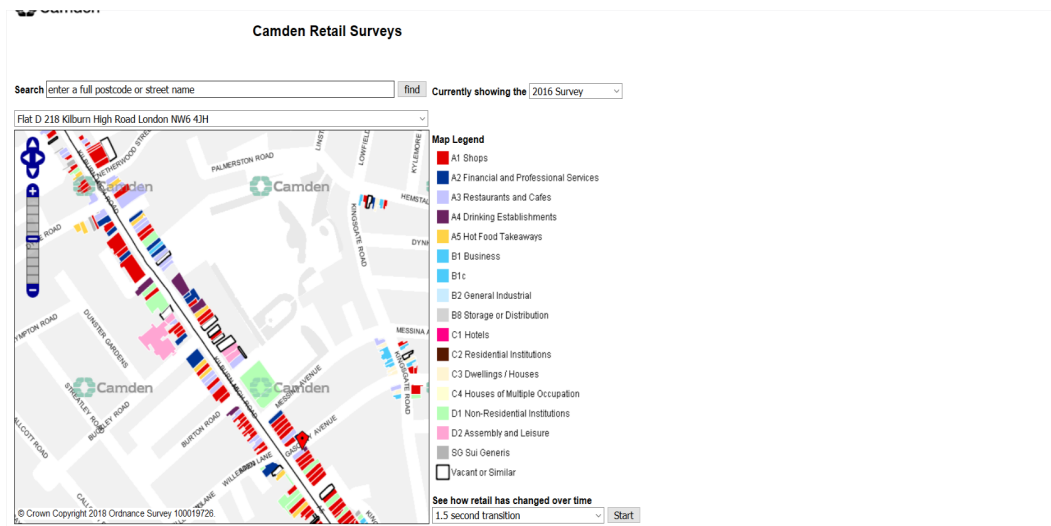
Additionally the commercial frontage would be reduced dramatically by the addition of a residential front entrance that could be located on the side of the building as it is now.

3. Design of the building

The proposed design does not have any architectural merit and we fear it would blight the Street Scape in the same way as the poor development at 271-273 Kilburn High Road. The remaining terrace would be dwarfed and the design would have a negative impact on the adjacent historical site of Kilburn Breweries. The front facing open space amenities for the residential units are badly thought out, facing a highly polluted High Road.

4. No Need for more D1(medical use) units on this part of the High Road.

The map below (retail survey 2016) illustrates the large number of existing D1 facilities on the stretch of the High Road including 289 Kilburn High Road



The adjacent premises at 287 Kilburn High Road are a dental practice while the medical centre at 275-279 Kilburn High Road dominates the street scape. The Number of D1 premises already largely outweighs the number of A4 premises.

In conclusion we object strongly to the proposed development as we wish to ensure that this stretch of the High Road (includes the Kiln Theatre and Grange Park) is revitalised and remains a centre for entertainment for locals and external visitors alike.

The Committee of the Kilburn Neighbourhod Plan Forum.