



Kilburn Neighbourhood Plan 2023-2033

Contents

Table of Contents

- 1. Introduction 1
- 2. Kilburn ‘past’ 3
- 3. Kilburn ‘present’..... 4
- 4. Kilburn ‘future’ 7
 - Our Vision for Kilburn Objectives
- 5. A Welcoming Kilburn..... 10
 - Policy WK1: High Road Public Realm
 - Policy WK2: Mobility hubs
- 6. A characterful Kilburn..... 20
 - Kilburn High Road Design Code
 - Policy CK1: A characterful Kilburn Design Principles
 - Policy CK2: Shopfronts
 - Policy CK3: A characterful Kilburn): Streets for people
- 7. A distinct Kilburn 32
 - Policy DK1: Land use of defined Retail Frontages at Kilburn High Road, Willesden Lane and Belsize Road
 - Policy DK2: Creative Industries
 - Policy DK3: Markets and outdoor stalls
 - Policy DK4: Social and Community facilities
- 8. A Coordinated Kilburn.....40
- Appendix 1: Strategic Local Plan policies.....422
- Appendix 2: Kilburn’s Local Heritage 444
- Glossary of Terms.....47
- Acknowledgments..... 49

Foreword

Signed by The Kilburn Neighbourhood Plan Committee

Ajay Kumble	David Kaye
Donal McGraith	Elena Besussi
Francesca Murialdo	Linda Millar
Lloyd Fothergill	Lynda Stuart
Mary Arnold	Mahmud Rahim
Sally Dawn Holder	Paul Schulte

1. Introduction

A new plan for Kilburn

1.1 This is the Neighbourhood Plan for Kilburn (Fig 1). The Kilburn Wards of Brent and Camden form the core of the neighbourhood area and the entire frontage of Kilburn High Road except for the small section in the south that falls within the City of Westminster. The Neighbourhood Area does not include South Kilburn. Still, the designated area does include parts of Queens Park ward, namely Paddington Old Cemetery and a small area of Brondesbury Park Ward at the northern end of the High Road. According to the 2021 census the population of the area is approximately 22,300.

1.2 The Plan sets out the local community's aspirations for Kilburn for the ten-year period 2023-2033 and establishes policies in relation to land use and development. These policies will influence future planning applications and decisions in the area. But the Neighbourhood Plan is much more than this. It represents the community's manifesto for the Neighbourhood Forum, bringing together more than just traditional planning matters.

1.3 Kilburn was formally designated as an area for neighbourhood planning purposes (Fig. 1) and the Kilburn Neighbourhood Forum was established on 2nd June 2016 by LB Brent and 3rd June 2016 LB Camden. The Forum was renewed for a further five years in January 2022. The Kilburn Neighbourhood Plan Forum has surveyed, spoken to, and listened to members of the community. This has mainly been carried out through ongoing and regular contact with the local Residents' Associations in both Brent and Camden plus via other local groups such as Transition Town and KOVE. The KNPF has used the issues, and opportunities, raised during that process to help inform the production of the policies and projects now presented in this Neighbourhood Plan.

1.4 There are a number of stages involved in preparing a Neighbourhood Plan. Following initial consultation, the Plan was submitted to both Brent and Camden Borough Council for a further stage of consultation followed by an independent examination, which concluded subject to minor modifications that the Plan could progress to referendum. All registered people of voting age residing in the Neighbourhood Plan Area can cast a vote on whether they think the Neighbourhood Plan should be brought into force ('made'). If more than 50% of those who turn out vote 'yes', the Neighbourhood Plan forms part of the statutory development plan and is used to help determine planning applications in the Kilburn Neighbourhood Area.

Structure of the Plan

1.5 Following this introduction the Neighbourhood Plan comprises seven further sections. These are

- Section 2: 'Kilburn past', briefly presents the 'story' of Kilburn.
- Section 3: 'Kilburn present', provides an overview of the area covered by the Neighbourhood Plan, what existing planning policy says for the area, key issues, and comments raised during consultation.
- Section 4: 'Kilburn future', presents the vision and objectives for the Plan area.
- Sections 5 – 8: These sections present the policies and associated projects for Kilburn. These are presented on a spatial basis, reflecting the different characteristics and qualities of the area.
- Section 9: Summarises the next steps in the plan-making process

- The Mayor of London's Violence Against Women and Girls Strategy should be taken into account when thinking about designing safer places for all.
- Activity: places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times
- Management and maintenance: places that are designed with management and maintenance in mind, to discourage crime in the present and the future

6.19 Through application of good urban design principles development in Kilburn can contribute towards the creation of a safer place. This applies both to new development and opportunities to remodel or redevelop existing buildings and spaces, including left-over spaces, dark and indirect routes found along the High Road and within residential estates. Table 1 (below) provides useful guidance when discussing these issues.

Design review

6.31 Paragraph 133 of the NPPF states that Local Planning Authorities should have access to and make use of tools and processes to assess and improve the design quality of development, including making use of design review arrangements.

6.32 Design review is a way of assessing the design quality of new developments by an independent panel of experts to support high standards of design. For projects in Camden, guidance will be provided by the Camden Design Review Panel, while for those in Brent, guidance will be provided by the Brent Quality Review Panel and potentially the Brent Community Review Panel.

6.33 In Kilburn, it is envisaged that major applications for development, as well as smaller schemes in sensitive or important locations, such as within conservation areas, should be subject to design review. This might include residential, commercial and mixed-use development proposals, infrastructure, community facilities, public realm and open space proposals.

6.34 Design review should take place at the pre-application stage to inform the design process and again following submission of the application, helping to inform officer recommendations. The final proposals submitted should show how comments made during the sign review have influenced the proposed development.

Policy DK4: Social and Community facilities

(1) Important local social and community facilities

Important local facilities in the Plan area are listed in Table 2 of the Neighbourhood Plan (at May 2023). Social and community use will generally be protected from loss.

Proposals that involve the loss of any space used for social or community purposes will only be supported where a replacement facility that would better meet the needs of existing users is provided. or where the application is supported by material which demonstrates the benefits to the community would outweigh the harm created by loss of that facility.

(2) New or improved facilities

Proposals for new or improved community facilities will be supported and should:

- a) include provision of flexible space that can be used for a variety of community uses;
- b) be provided in locations that capitalise on opportunities to promote walking, cycling and use of public transport;
- c) be easily accessible to all; and
- d) respond to local character and take account of all other relevant Policies and guidance contained in this Plan.

23. Brondesbury Mews and adjoining public lavatories
24. 10 Brondesbury Road
25. 24-34 Glengall Road
26. 41-61 Kilburn High Road
27. 125 Kilburn High Road (Juniper, formerly The Cock Tavern public house)
28. 155 Kilburn High Road (The Earl of Derby public house)
29. 259-267 Kilburn High Road
30. 325 Kilburn High Road
31. 99-101 Willesden Lane (The Prince of Wales public house)
32. 134-136 Willesden Lane
33. 138-142 Willesden Lane (Christ Church School)

