

Application ref: 2024/0113/P
Contact: Josh Lawlor
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Date: 9 February 2024

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Luke Burroughs
Victoria Station House
191 Victoria Street
London
SW1E 5NE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Kilburn Arches
366 - 366a Kilburn High Road
London
NW6 2QH

Proposal: Details to discharge Condition 6 (Maygrove Road Bin Storage Design) of planning reference 2022/3578/P dated 27/09/23 for the renovation and utilisation of 12 railway arches in flexible Class E uses, the demolition of two units beneath and adjacent to the Metropolitan Railway bridge used as Class E use and a hot food takeaway (Sui Generis) with the replacement units to be used as flexible Class E units, the removal of non-compliant temporary prefab unit at 364 Kilburn High Road and improvements to the public realm including semi-mature trees, re-surfacing, and planters at Kilburn Mews, Kilburn High Street NW6 2QH.

Drawing Nos: 2180-S4-165-T1, 2180-S4-203-T0, 2180-S4-261-T0, 2180-S4-262-T0, 2180-S4-360-T0, 2180-S4-361-T0, 2108-S4-362-T0, 2108-S4-542-T0, 2108-S4-543-T0

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for approval:

The detailed drawings of the refuse and plant stores fronting Maygrove Road

demonstrate that the units would be appropriately designed. The elevations would include clear glass double doors serving the commercial unit which prevents the bin store appearing as an oppressive blank frontage. The materials and form are in accordance with the substantive approval.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the details are in general accordance with policy D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 2 You are advised that all conditions relating to Ref. 2022/3578/P dated 27/09/23 which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer