



Design and Access Statement...

Project Name: Cheat meals, 296 Kilburn High Road

Post Code: NW6 2DB

Project Ref: UK2126

Prepared By: Mohamed Emara

Checked By: Zaeem Chaudhary

On Behalf of: Mohamed Hekmat

Email: hb@hwconstruction.co.uk

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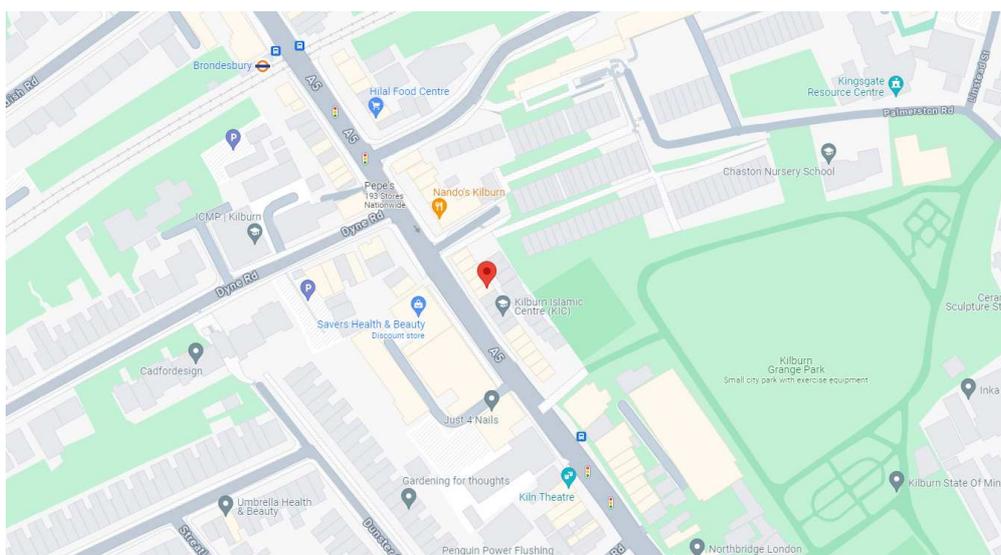
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1. Introduction

1.1 This Design and access statement has been prepared by AC design solutions in support of a full planning application at Cheat meals, 296 Kilburn High Road, NW6 2DB submitted on behalf of Mohamed Hekmat for a retrospective planning application for installation of flu.

1.2 The application site refers to cheat meal shop on the ground floor only of the existing dwelling. The application has been submitted to Camden council, the local planning authority responsible for taking development control decisions affecting the site in question. The property is identified on the OS plan as part of the drawing package.



2. Site Context

The site is located in the London Borough of Camden and is not part of any conservation area while also not being a listed building.

The site is located on Kilburn High Road between Kilburn Station and Kilburn High Road Underground station. Access to the site is only available from the front elevation with no access through the rear. The existing building is made up of four (4) floors with the site unit being the ground floor shop unit.



3. Planning History

Planning history record found in regard to the site are as follows:

Reference no: 2012/2907/P:

Description: Change of use of existing ground floor unit from hairdressers (Class A1) to a financial services office use (Class A2).

Decision: Refused on the 18/06/2012

Reference no: 2013/2794/A

Description: Display of an internally illuminated fascia sign to front elevation and replacement canopy.

Decision: Granted on the 24/05/2013

Reference no: 2013/5295/P

Description: Retention of alterations to shopfront (Class A1).

Decision: Granted on the 28/08/2013

Reference no: 2022/0726/P

Description: Installation of extraction duct to rear ground floor.

Decision: Granted on the 06/05/2022

4. Similar Proposals

Reference no: 2022/4493/P

Description: Acoustic report and odour assessment required by condition (i) of appeal decision APP/X5210/C/21/3273198 (relating to enforcement notice EN20/0761 issued 5/03/2021) allowed 27/06/2022 (for the installation of extraction flue on the rear elevation of the two-story rear addition)

Application Status: Granted 11/09/2023

Reference no: 2021/0021/P

Description: Change of use from retail (Class E) into a restaurant/ takeaway (Sui Generis) including installation of extraction flue system to rear

Application Status: Granted 16/04/2021

Reference no: 2016/0387/P

Description: Change of use from a sandwich bar (A1) to a sandwich bar/grocery store to the front of the premises (A1) and a restaurant/cafe (A3) to the rear along with the installation of an extraction flue.

Application Status: Granted 06/07/2016

5. Planning Policies

National Planning Policy Framework:

Paragraph 38 confirms that Local Planning Authorities should approach decisions on proposed developments in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 55 advises that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Conditions that are required to be discharged before development commences should be avoided.

Paragraph 130 states that the creation of high quality buildings and places is fundamental to what the planning and development

London Plan (March 2021)

The London Plan provides a high level planning policy position for forward planning and decision-making by LPAs within London. The most pertinent planning policies are identified below.

Policy SI 1 Improving air quality

A Development Plans, through relevant strategic, site-specific and area based policies, should seek opportunities to identify and deliver further improvements to air quality and should not reduce air quality benefits that result from the Mayor's or boroughs' activities to improve air quality

Policy SI 2 Minimizing greenhouse gas emissions

A Major development should be net zero-carbon.¹⁵¹ This means reducing greenhouse gas emissions in operation and minimizing both annual and peak energy demand in accordance with the following energy hierarchy

Policy D14 Noise

A In order to reduce, manage and mitigate noise to improve health and quality of life, residential and other non-aviation development proposals should manage noise

5. Planning Policies

Policy E9 Retail, markets and hot food takeaways

A successful, competitive and diverse retail sector, which promotes sustainable access to goods and services for all Londoners, should be supported in line with the wider objectives of this Plan, particularly for town centres (Policy SD6 Town centres and high streets, Policy SD8 Town centre network, Policy SD7 Town centres: development principles and Development Plan Documents and Policy SD9 Town centres: Local partnerships and implementation).

GG5 Growing a good economy

To conserve and enhance London's global economic competitiveness and ensure that economic success is shared amongst all Londoners, those involved in planning and development

Camden Local Plan

Policy E1 Economic development

The Council will secure a successful and inclusive economy in Camden by creating the conditions for economic growth and harnessing the benefits for local residents and businesses.

We will:

- a. support businesses of all sizes, in particular start-ups, small and medium-sized enterprises;
- b. maintain a stock of premises that are suitable for a variety of business activities, for firms of differing sizes, and available on a range of terms and conditions for firms with differing resources.

Policy E2 Employment premises and sites

The Council will encourage the provision of employment premises and sites in the borough.

We will protect premises or sites that are suitable for continued business use, in particular premises for small businesses, businesses and services that provide employment for Camden residents and those that support the functioning of the Central Activities Zone (CAZ) or the local economy. We will resist development of business premises and sites for non-business use unless it is demonstrated to the Council's satisfaction:

5. Planning Policies

Camden Local Plan

Policy D1 Design

The Council will seek to secure high quality design in development. Good design is essential to creating places, buildings, or spaces that work well for everyone, look good, last well and will adapt to the needs of future generations. The National Planning Policy Framework establishes that planning should always seek to secure high quality design and that good design is indivisible from good planning.

Policy TC2 Camden's centres and other shopping areas

The Council will promote successful and vibrant centres throughout the borough to serve the needs of residents, workers and visitors.

Policy TC4 Town centre uses

The Council will ensure that the development of shopping, services, food, drink, entertainment and other town centre uses does not cause harm to the character, function, vitality and viability of a centre, the local area or the amenity of neighbors.

Policy A4 Noise and vibration

The Council will seek to ensure that noise and vibration is controlled and managed. Development should have regard to Camden's Noise and Vibration Thresholds (Appendix 3).

Policy CC4 Air quality

The Council will ensure that the impact of development on air quality is mitigated and ensure that exposure to poor air quality is reduced in the borough. The Council will take into account the impact of air quality when assessing development proposals, through the consideration of both the exposure of occupants to air pollution and the effect of the development on air quality. Consideration must be taken to the actions identified in the Council's Air Quality Action Plan

6. Design

There is a extraction system which is being added to rear area on top of the kitchen and will have a flue at the end of it. The flue extends upwards on the rear elevation of the first floor elevation only where it terminates.

There won't be any noise pollution nor vibration affecting any of the neighbors as stated in the noise report attached

The flue consists of an aluminum metal finish

The erection of all external ventilation system and ducts equipment has been done without affecting the visually sensitive locations and in the proximity of residential accommodation, to ensure that local amenity is protected.

7. Access

The site can be accessed through the ground floor main elevation from Kilburn high road . The site benefits from excellent communication with public transport within short waking distance including high street and tube station plus local buses. The rear can be accessed from Palmerston Road, which in turn is accessed from Kilburn High Road. The proposal will use the side for refuse storage which has direct access onto Palmerston Road where the large wheeled bins can be collected for refuse collection.

8. Conclusion

The proposed development is in accordance with the aims of the Local plan which seeks to maximize the potential to improve living quality for all residents and minimize the noise and air pollution in the borough.

This development will make a valuable contribution to the economy and life quality in the borough by providing a modern solution for the living experience of the residents.

The proposal would not adversely affect the amenities of adjoining occupiers and would create high quality accommodation for the future occupiers. The proposal would result in acceptable addition to the character and appearance of the locality. The proposal as such should be considered to accord with the relevant plan policies.