

| Application No: | Site Address:                                | Case Officer:  | Consultees Name:  | Received:           | Comment: |
|-----------------|--|----------------|-------------------|---------------------|----------|
| 2013/1809/P     | 42-46 Kilburn High Road<br>London<br>NW6 4HJ | Elaine Quigley | Mr Carl R Jenkins | 03/05/2013 12:24:13 | COMMNT   |

**Response:**

I am local resident who lives on Belsize Road and I support this planning application. It is of obvious benefit to the high street and area as a whole to have a new restaurant/cafe rather than a unused shop. I have assumed: (a) that the restaurant/cafe will not be open late into the evening (past mid-night); and (b) that the restaurant/cafe will not be another chicken/kebab/fast food shop.

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| 2013/1809/P     | 42-46 Kilburn High Road<br>London<br>NW6 4HJ | Elaine Quigley | Miss Janet Grauberg Kilburn Liberal Democrats | 07/05/2013 22:24:28 | OBJ      |

**Response:**

I wish to object to the above planning application. I wish to be notified of the Committee Date. My grounds for objection are

- 1) Camden's policy is to minimise the disruption caused by drink and food establishments to local residents. This building has flats directly above, including families with small children. There is widespread concern that the phrase "no primary cooking" indicates that once change of use is agreed the premises will be used as a bar open late into the evening.
  - 2) Camden's policy is to promote a diverse retail offer. This change of use would not achieve that. There are 4 pubs and over a dozen cafes within 100 yards of this building.
  - 3) Further, a change of use is leading to the loss of useful services - the ground floor optician and the first floor dentist have both been given notice to quit (despite the Design & Access statement saying that the upper floors would be unaffected.)
  - 4) The LDF Core Strategy argues that Kilburn's history and heritage should be used to inform the design of schemes. This is referred to in the Design & Access Statement but there is no intention of abiding by this policy in the way in which the building is converted.
  - 5) The proposal is to remove a number of internal walls but there is no assurance given about structural viability (particularly since the ground slopes steeply down to the Kilburn Brook).
  - 6) The consultation has been flawed. The supporting documents were not available until over a week after the posted date; and the Design & Access Statement was available on 27 April but not available on 7 May (the day before the deadline).
  - 7) I am emailing separately to the Duty Planning Officer a petition signed by local residents objecting to the application.
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| 2013/1809/P            | 42-46 Kilburn High Road<br>London<br>NW6 4HJ | Elaine Quigley       | Mr Zoran Corvic         |

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| <b>Received:</b>    | <b>Comment:</b> |
| 02/05/2013 12:07:52 | OBJ             |

**Response:**

I wish to make an objection to this application on the following grounds:

- 1) It will result in an increase in vehicle traffic on the narrow streets surrounding, as well as there being more people looking to park in already overcrowded streets, such as Belsize Road, so residents will not be able to find parking space.
- 2) There are already a wide variety of restaurants and cafes in the area, so this new enterprise will not add value to the area.
- 3) The entrance to the premises stands on a narrow corner with two important and busy pedestrian crossing points. Due to the narrow width of the mouth of Belsize Road, as well as a traffic island on the main Kilburn High Road, buses and large vehicles must pass very close to the pavement, meaning that pedestrians must stand well away from the edge of the kerb or risk being hit by the wing mirror or the vehicle itself, which frequently ingresses over the kerb.

If the premises were to be used as a restaurant/cafe, there would be increased footfall to and from the premises, with an increased likelihood of customers loitering outside the entrance. As a result, there would be restricted movement on the pavement in-front for people waiting at the crossing as well as pedestrians walking along the street. It is likely, therefore, that pedestrians would have to stand/move closer to the kerb or even on the street itself, especially vulnerable individuals such as parents with prams or people using mobility scooters who require a greater amount of pavement space for movement. As buses and larger vehicles are quite regular in the locality, there is an increased risk of incidents and injuries to passers-by.

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| 2013/1809/P     | 42-46 Kilburn High Road<br>London<br>NW6 4HJ | Elaine Quigley | Mr Stephen Farr  | 05/05/2013 12:58:41 | OBJ      |

**Response:**

I would like to register a strong objection to the application made to change 42 - 44 Kilburn High Road from the A1 (Retail) to A3 (Restaurant/cafe) - i.e. from normal retail use to alcohol and catering use. Initially, I have to ask, how can a cafe or restaurant operate without primary cooking facilities, therefore bringing into question the honesty of the application? Apart from this conjecture, there is already a profusion of cafes, pubs and restaurants in the short stretch (0.2k) between the Greville Road/Oxford Road junction and Brondesbury Road, in the middle of which 42 - 44 Kilburn High Road is positioned. There are fourteen at least, with a further three beside the site on Belsize Road. To allow another A3 usage will be detrimental to the existing healthy economic mix of Kilburn High Road that should not loose another useful retail outlet.

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| 2013/1809/P     | 42-46 Kilburn High Road<br>London<br>NW6 4HJ | Elaine Quigley | Miss R Craddock-Taylor | 02/05/2013 07:49:31 | OBJ      |

**Response:**

I live in one of the flats above this property and am definitely not in favour of another restaurant being built on this area of Kilburn High Road. There are already numerous restaurants and cafes along this small part of Kilburn High Road, many of them open very late and creating a lot of noise throughout the day and night. The flats above are quite old which means they are not particularly sound proof, to have a restaurant directly below us in addition to the existing restaurants and cafes would be completely unbearable. We would have people standing outside the restaurant in front of our entrance smoking, which I would find intimidating and the smoke would travel up to the flats upstairs.

In addition, our only fire exit is the main stair way, if there was a fire from the restaurant it would make things incredibly risky for those above, especially for the highest flats.

Having another restaurant will not add anything new to the High Road and will be competing with the numerous other places to eat in this part of Kilburn, which are already struggling. Changing the premises from a retail store is not going to be at all beneficial for those that live above the premises or for the competing cafes and restaurants. It would definitely make me consider moving somewhere with fewer shops/cafes/restaurants open late in the evenings, we already have too many.

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