

Delegated Report		Analysis sheet		Expiry Date:		02/02/2012	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Conor McDonagh				2012/0524/P			
Application Address				Drawing Numbers			
2-12 Priory Park Road, LONDON, NW6 7UG				N/A			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Demolition of 2-12 Priory Park Road [inclusive] (currently accommodating a HMO and a 79 room/198 person hostel) and erection of a proposed 6 storey building (plus basement), accommodating a 176 room/351 person hostel, with associated communal facilities at ground and lower ground level, and landscaping works.							
Recommendation(s):		No objection					
Application Type:		Request for Observations to Adjoining Borough					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/A					
CAAC/Local groups* comments:		N/A					
*Please Specify							

Site Description

The site is adjacent to the junction of Kilburn High Road; with the east side of this road identified a Kilburn Town Centre in Camden.

Relevant History

N/A

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS11 – Promoting sustainable and efficient travel

CS14 – Promoting high quality places and conserving our heritage

DP9 – Housing with shared facilities

DP16 – The transport implications of development

DP17 – Walking, cycling and public transport

DP18 – Parking standards and limiting the availability of car parking

DP19 – Managing the impact of parking

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

Assessment

The proposed design will not harm the character or appearance of the Kilburn High Road (east side) townscape within Camden. The location and scale would ensure no amenity impact on residents in Camden, the closest being on the east side of Kilburn High Road.

It would be a significant increase of hotel rooms on the site. Hostels located in proximity in Camden are found on Quex Rd (Conway House) which has a 60 bed hostel. Two other smaller hostels are located south of the station (Loot House and 34A-36 KHR). The balance of community would not be harmed with the intensification of use at 2-12 Priory Park Rd, in compliance with policy DP9

The proposed use would generate a significant increase in pedestrians to the area. However this would generally occur on the west side of Kilburn High Road, which is also located within Brent. As such, Brent Council should secure the appropriate transport/environmental conditions and obligations to mitigate any impact, without the need for Camden Council's intervention.

Recommendation: No objection.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444