

International Gospel Community

Charity Registration Number 1125108
264A Belsize Road, Kilburn, NW6 4BT

London Borough of Camden
Planning Department
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

29 May 2009

Dear Sir/Madam

Re: 264A Belsize Road, Kilburn NW6 4BT – Planning Application for Change of Use to D1 Use Class

A planning application has been submitted to change the current Use (believed to be B1) of the above property to D1 Use Class and I would like this letter to be considered as part of the application; please bear in mind when considering the application the following points:

1. Use

The building will be primarily used as place of worship with ancillary uses. The proposed uses of each room are shown on the floor plans.

2. Parking and Travel

There is no parking available with the building. However this should not be a problem as the majority of the church do not own cars and the whole church at present uses public transport. Kilburn railway station is across the road, Kilburn underground station is within 10 minutes walk and the building is on a main bus route, with a number of other bus routes on Kilburn High Road a few minutes walk away. The building is within an area designated as being "very good" for public transport accessibility.

If a number of the congregation in the future need to drive to the premises, there are six parking bays along the Belsize Road beside the building and a large public car park within five minutes walk of the building. No problems with parking are therefore anticipated.

3. Noise and Nuisance

It is a fact that what is pleasurable for us can be only noise to others. And we known that noise can have a significant effect on the environment and on the quality of life enjoyed by individuals and communities.

Once the building is in a commercial and residential area we understand that our use may not be expected to cause any kind of noise disturbance to our neighbours.

In light of this, a number of engineering measures will be introduced in order to control and reduce noise levels as well as to reach an effective sound insulation and mitigate as far as possible the impact and effects of noise being emitted from the property.

6. Other Policies

Policy C1 relating to Community Uses states:

"The Council will grant planning permission for the development of community uses in suitable locations. Facilities with a local catchment should be located close to, and/or be easily accessible to, the community that they serve. Facilities likely to attract large numbers of people should be located where they are easily reached by public transport and should be fully accessible to people with disabilities."

The church is serving both the local community and a wider ethnic community as it is primarily aimed at Brazilians. As has been shown above it meets the criteria set out in Policy C1.

Policy R8 also encourages D1 use on upper floors "where it considers the development would not harm the amenity of nearby residential uses, or prejudice the future residential use of other upper floors nearby."

For the above reasons, I believe this application should be considered favourably. Should you require any further information or have any queries on any matter, please do not hesitate to contact me.

Yours faithfully

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