

DPDC



By Email & Post

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FAO: David Peres Da Costa

15th May 2014

Dear Sirs,

256 Kilburn High Road - 2014/1584/P

We are writing further to our previous letter dated 22nd April and our conversation with Officers earlier today regarding the above site. Following our previous letter, we submitted a planning application for Nos 254 Kilburn High Road on the 9th May via the Planning Portal (ref: 3381108 v1). This scheme would deliver 62 new homes, including affordable homes and commercial space. We enclose a first floor plan for the scheme as submitted, to show a typical floorplan.

As before, we are very concerned over two first floor windows which serve a bedroom and face east, directly into our site, set back just one metre from the boundary. If both schemes were approved, there would be an unacceptable impact on the outlook and privacy to a number of the flats contained within our site. Given this, the 256 proposal, by placing habitable windows on the boundary would be unneighbourly development, which would have a prejudicial impact on our site, impacting on its efficient redevelopment and the delivery of employment space and new homes, including affordable homes, contrary to planning policies which seek to secure efficient use of land.

On this basis, we continue to object to the above application and would add that given that the 254 application has not been submitted, we consider the weight that can be attached to this point should increase.

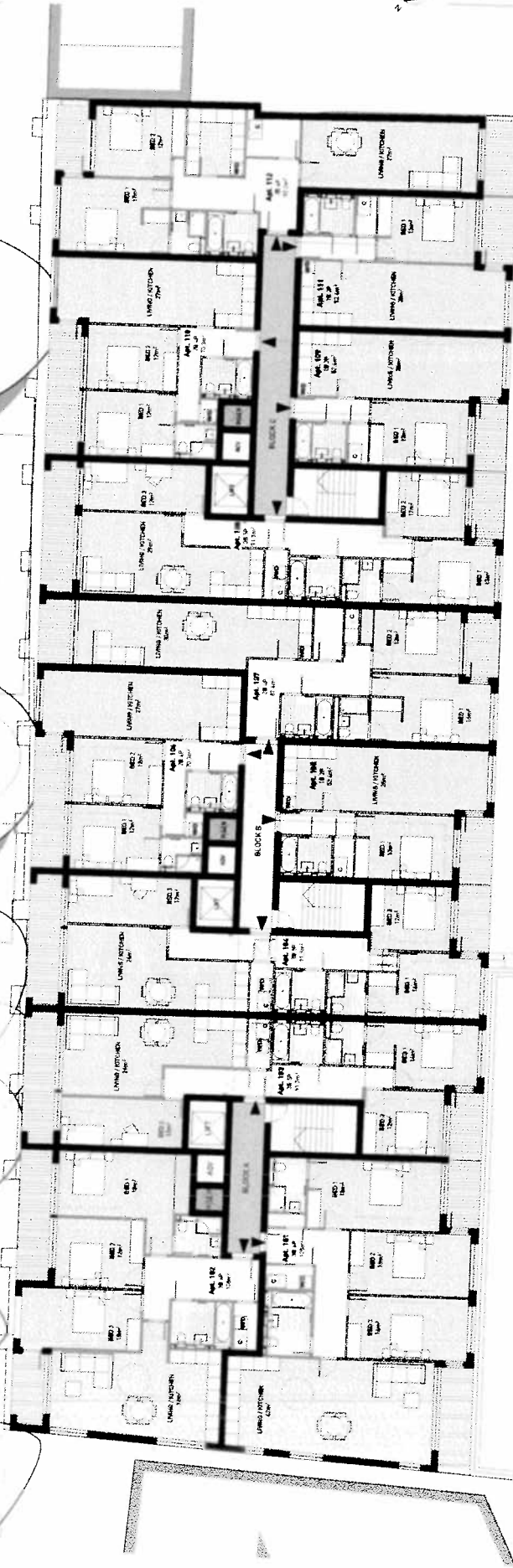
We hope this assists, but do let us know if you have any queries, or if the application is to be reported to Committee.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Tim Gaskell', written over a horizontal line.

Tim Gaskell
CMA Planning

enc. drawing



254 Kilburn High Road

The Black Lion (plot)

277

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262

256

CLARIDGEARCHITECTS

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FOR: Aitch Group

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254 Kilburn High Road

First Floor Plan

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