

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/X5210/W/15/3140916

DETAILS OF THE CASE

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Appeal By POWER LEISURE BOOKMAKERS LTD

Site Address
64 Kilburn High Road
LONDON
NW6 4HJ
Grid Ref Easting: 05254110
Grid Ref Northing: 01836820

SENDER DETAILS

Name MR JON-SCOTT KOHLI

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

To whom it may concern:

As a resident living nearby, I object to the proposed change of use at 64 Kilburn High Road.

The Kilburn High Road and nearby residents are well-served by existing betting establishments. There are, within a 300m radius of this address, three other betting outlets on the high street alone. The applicant itself already has an outlet on the high street just 700m north (a five minute walk away). Along with the proliferation of online betting, Kilburn residents do not suffer from a lack of opportunity to place a wager.

However, the change away from A1 retail use further limits the supply of ground floor retail on what is a vibrant, lively high street. Limiting supply in general has the effect of raising rents for the remaining commercial units, which could drive many of the local, independent businesses elsewhere (or indeed, out of business).

This part of Kilburn is growing and regenerating as a result of concerted efforts in the South Kilburn area. For now and in the future, the high street is best served by retaining retail use. Further regeneration depends on space for independent shops to start small and grow their business. Restaurants, retailers, and other creative businesses in particular need the kind of well-located, smaller-scale ground-floor properties such as at 64 Kilburn High Road.

I urge you to act in the interest of the long-term economic development of Kilburn, and retain the A1 retail use designation at this property.

Yours sincerely,

Jon-Scott Kohli