

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

Appeal Reference

Appeal By

Site Address

SENDER DETAILS

Name

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

Dear Sir or Madam

I am writing to object to the planning appeal by Paddy Power seeking to convert the use class of 64 Kilburn High Road from A1 retail to sui generis betting shop.

The spread of betting shops across the length of Kilburn High Road has reached saturation, Paddy Power in particular already has a large double unit presence close to the Tricycle theatre. It is both unattractive and commercially undesirable for a High Road to host so many duplicate premises. Kilburn High Road has more than 10 gambling establishments already, many of them are multiple branches of the same brands. Paddy Power is seeking to double its presence on the High Road at the expense of consumer choice. Both Brent and Camden are working in partnership to improve Kilburn High Road and optimise consumer experience, by permitting yet another Paddy Power to launch here would adversely affect the long term strategic plan to bring about more diverse footfall on Kilburn High Road.

The original decision to reject the planning change on this premises was correctly reached. Far from bringing a vacant unit into use, the proposed planning change would create a deadzone on Kilburn High Road by transforming it into a betting shop ghetto with far reaching anti-social impact. Paddy Power have deliberately kept this unit out of use for months and the establishment of a betting shop here would permanently destroy the footfall that an A1 retail unit brings.

Almost all the gambling establishments on Kilburn High Road attract loitering outside their premises, their consumer base is typically men with addiction problems and they can be seen drinking outside these premises which is contrary to Camden's no drinking zone throughout the borough. If they're not drinking these men are seen smoking outside the gambling premises, often discarding their cigarette stubs and contributing to litter and clutter throughout the High Road.

The patrons of these establishments create an intimidating presence outside the premises themselves, for those familiar with Kilburn High Road you will know that the pavements fringing the shops are narrow, so any loitering outside any premises is obstructive but in the case of these patrons they're putting off a range of consumers namely mothers and children and wheelchair bound visitors from using Kilburn High Road. I would urge the rejection of this planning change to stop Paddy Power and other gambling establishments from monopolising a High Road which is due to undergo major improvements.

Yours faithfully
Councillor Maryam Eslamdoust
Labour Councillor for Kilburn Ward
London Borough of Camden