

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/3574/P	Agnes	20/08/2018 17:32:56	OBJ	<p>This application needs be considered with related planning applications 2015/6789/P (basement of 258 Kilburn High road and back of ground floor 258 Kilburn High road), and 2016/6314/P (basement of 260 Kilburn High Road).</p>

258 and 260 Kilburn High Road not developed as per agreed plans

Following approval of application 2016/6314/P, the developers changed the layout of 258 and 260 Kilburn High Road in contravention of the planning application 2016/6314/P.

1. the ground floor level was raised by about 40cm, while this was not shown on the agreed plans. The impact is that the ground floor retail units at 258 and 260 Kilburn High road are not inclusively accessible from street level. 2 steps have been added which is in breach of the accessibility requirements for retail developments as per policy DP29., and CPG1 (7.11).Agreed plan 0310-p06 and 0310-P05 do not show the raising of the ground floor level from street level.

2. the frontage of the 260 Kilburn High Road unit does not match the agreed frontage, ie additionally to the steps, a recessed shop front with barriers has been created, which is in contravention with Camden policies on shop fronts (recessed shopfronts are not permitted especially in high footfall areas). (camden policy DP30.8 and CPG1 7.12)

3. the layout of 258 Kilburn High Road has been changed dramatically at ground floor level, with a significant increase of the Kitchen size, the addition of a storage area, and the moving of the kitchen area from the rear of the unit to the middle of the unit, thus reducing significantly the retail size of the 258 ground floor unit, and removing direct access to the kitchen from the underground restaurants. (agreed plan 0310-p05 of planning application 2016/6314/P and agreed plan 1407-p05of planning application 2015/6789/P)

4. An access point at ground level has been created between 258 and 260 Kilburn high road, when these units where approved has distinctive units.

Loss of A1 space in core town centre.

While the previous application did not represent loss of A1 space at ground level (except for a small kitchen at the back of 258 ground Floor), changing the use of 260 Ground floor to A3 and allowing for the kitchen at 258 to remain as relocated would constitute the loss of valuable A1 retail space in a core town centre. Additionally the premises are adjacent to 262 Kilburn High Road (Meaty Buns restaurant) and 264 Kilburn High Road (Sir Colin Campbell, pub and Restaurant). There are numerous A3 premises on this part of the High road and a new A3 premise would not be welcomed at the expense of retail units.

Use of 258 and 260 Basements

It is apparent that the basements of 258 and 260 Kilburn High Road are being used as entertainment venues and not restaurants in contradiction with paragraph 4 of decision notice for planning permission 2016/6314/P. There is no access from the kitchen to the underground "restaurants".

Opening hours:

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While there were strict opening hours associated with the two previous planning applications, a license for 258 Kilburn High Road has been granted in contravention with these agreed opening hours. 260 currently operates without a license.

I strongly object to this planning application on the basis of loss of valuable A1 retail floorspace and would urge Camden to enforce against the breach of planning application as the development does not match the agreed plans. The raised recessed terraced at the front is intimidating for passers by as groups of men look down on you. Additionally it is against "inclusive access" policies from both Camden Council and The London Plan.
