

Application ref: 2018/4174/P  
Contact: Seonaid Carr  
Tel: 020 7974 2766  
Date: 3 October 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Brent Council  
Fao. Paige Ireland (18/3056)  
Planning and Regeneration  
Brent Civic Centre, Engineers Way  
Wembley, Middlesex  
HA9 0FJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Request for Observations to Adjoining Borough - Objection**

Address:  
**289 Kilburn High Road**  
**London**  
**NW6 7JR**

Proposal: Request for observations from the adjoining borough of the London Borough of Brent for demolition of existing building and erection of a part four and part five storey building comprising drinking establishment (Use class A4) at ground and basement level and 9 self-contained flats above (5 x 1-bed, 3 x 2-bed and 1 x 3-bed) including a new residents entrance gate, glazed screens and doors to side elevation fronting Drakes Courtyard, cycle and waste storage (18/3056).

The Council, as a neighbouring planning authority, has considered your request for observations on the application referred to above and hereby raises objection for the following reasons:

Reason for Objection:

The Council, has considered your request for observations on the application referred to above and hereby raises objection.

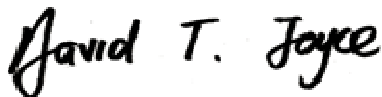
Whilst there is no objection in principal to the redevelopment of the site concern is raised with regard to the detailed design of the building. The junction with No. 287 appears awkward at roof level, the proportions of the building don't align with or relate to the neighbouring buildings failing to respect local context and character. Furthermore balconies and associated railings to the front elevation do not form part of the character of this area. In addition the relationship of the ground floor of No.287 and 289 to the first

floors appears to be convoluted and jarring. In all it is considered the building currently proposed is of a poor quality design and could be improved with amendments to the current design.

It is unlikely the development would impact on the neighbour amenity of residents of Camden, subject to conditions regarding the opening hours of the A4 use to the ground floor and efficient management of the operation of the space. It is also advised that the units should be secured as car free.

On the basis of the submitted information, the development is considered objectionable due to the poor quality design and the impact this would have on the character and appearance of the surrounding streetscene contrary to policy D1 of the Camden Local Plan 2017 and it is requested that the application is refused unless the above concerns can be adequately addressed.

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning