

Application ref: 2020/1961/P
Contact: Kristina Smith
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Date: 16 June 2020

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LB Brent
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:

Kilburn square & markets
110-118 Kilburn Square and 103-107, 109-119 Kilburn High Road
London
NW6

Proposal:

Extension at ground and first floor levels to shopping precinct at Kilburn Square with refurbishments, new café bar and public realm improvements and ancillary works.
Drawing Nos: letter from Brent council dated 24th April 2020 ref 20/0812

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 reason(s):

Reason(s) for Objection-

- 1 There is no objection in principle to the redevelopment of the site and it is acknowledged there appears to be a need to upgrade and improve the square and market buildings. However, concern is raised with regard to the detailed design of the building and the absence of a landscaping strategy to enhance the public realm. The extensions would involve a large amount of glazed curtain walling, especially to the southern corner and bridge which bears no relationship with the context where surrounding buildings are typically of brick construction. The submission does not appear to include a landscaping strategy or have regard to the experience at ground floor level, particularly

underneath the glazed bridge where existing structures that compromise the public realm appear to remain. As such, it is considered the application could be improved with amendments.

It is unlikely the development would impact on the neighbour amenities of residents in Camden, subject to a Construction Management Plan that mitigates the construction impacts. Adequate cycle parking should be provided to help promote sustainable transport modes.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer