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Planning, Design and Access Statement, Rev. A

Site address:

34 Kilburn High Street
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Date:

November 2020

Applicant:

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SAM is acting on behalf of the owner of the site

Contents:

- 1.0 Introduction
- 2.0 The site and its surroundings
- 3.0 Proposal
- 4.0 Relevant Planning History
- 5.0 Planning policy Context
- 6.0 Principle of Land Use
- 7.0 Design Principles
- 8.0 Residential Amenity
- 9.0 Transport
- 10.0 Refuse
- 11.0 Summary

1.0 Introduction:

The Design and access statement has been prepared to accompany a planning application

for the proposed change of use of the existing Bed and Breakfast on the first, second and third floor levels (Class C1) into a hostel (under Sui Generis use). The existing pub use on the basement and ground floor levels would be retained and the pub facilities would be enhanced. The proposed hostel would have its own kitchen.

2.0 The site and its surroundings:

The site is a four storey Victorian former public house located on the north east side of Kilburn High Road, south of Kilburn High Road Station. The surrounding area is predominantly commercial in character typical of its inner London Town Centre setting. The site falls within a secondary shopping frontage and is currently vacant.

The site is not within a conservation area or is statutory listed.

3.0 Proposal:

Change of use of B&B on first, second and third floor levels (Class C1) into a hostel (Sui Generis) and enhancement of existing pub (Class C4) by providing ancillary games room at basement level and installation of modern kitchen facilities on the ground floor level.

Following the officer's concerns the number of the proposed kitchen were reduced to two (one pub kitchen and one hostel kitchen). The proposed hostel kitchen would be separated from the pub area.

The proposed pub area would be open to the public use and would also continue to be a place for locals to socialise.

4.0 Relevant planning history:

Planning permission was granted in November 2000 for "Change of use of the first, second and third floors from ancillary accommodation for the public house to 8 bedrooms for Bed and Breakfast accommodation on the first and second floors and a self-contained managers flat on the third floor (ancillary), as part of a mixed use of the whole building for Class A3 and C1 use. (Ref: PWX0002696)

5.0 Planning Policy Context:

5.1 Planning Policy:

The following relevant policies apply:

1. National Planning Policy Framework (NPPF), 2019

The National Planning Policy Framework states that there is "a presumption in favour of sustainable development". Amongst the twelve planning principles set out by the NPPF (paragraph 17), it is stated that planning should "not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives".

2. The London Plan, 2016

London Plan Policy 4.5 'London's Visitor Infrastructure' seeks to achieve a target of 40,000 net additional hotel rooms by 2036, and where located beyond the Central Activities Zone, should be located in town centres and Opportunity Areas with good public transport access. Draft New London Plan Policy E10 also supports such accommodation, and paragraph 6.10.2 identifies that London will need to build an additional 58,000 bedrooms of serviced accommodation by 2041.

3. Camden Local Plan (2017)

As set out in policy E3, Camden recognises the importance of the visitor economy in Camden and supports tourist development including visitor accommodation, in line with London Plan policy.

The policy sets out detailed criteria against which applications would be assessed including location, size, protection of loss, access, transport impact and impact on neighbouring amenity. The assessment of the application is considered further below.

6.0 Principle of land use:

The application is considered against criteria a-l of policy E3 as set out below:

- a. Expect new, large-scale tourism development and visitor accommodation to be located in Central London, particularly the growth areas of King's Cross, Euston, Tottenham Court Road and Holborn – 'Large scale' is not defined in the Local Plan. However, the proposed development for 90 bed hostel, can be reasonably considered to not constitute large scale visitor accommodation when compared to other large hostels within Camden such as Generator (212 rooms, comprising a range of dorms and private rooms) and YHA St Pancras (186 rooms comprising a range of dorms and private rooms) or hotels such as the Royal National Hotel (circa 1,600 rooms) or the
- b. Allow smaller-scale visitor accommodation in the town centres of Camden Town, Kilburn, West Hampstead, Kentish Town and Finchley Road/Swiss Cottage – In light of the above, the proposal is specifically supported in this location within Kilburn High Road Town Centre
- c. Consider tourism development outside of the areas listed above where it would have a local or specialist focus and would attract limited numbers of visitors from outside the borough – Not relevant as the site within an area identified as appropriate.
- d. Encourage large-scale tourism development and visitor accommodation to provide training and employ Camden residents – As the development is not considered to be large scale this requirement does not apply.
- e. Protect existing visitor accommodation in appropriate locations – The proposal seeks to retain and expand an existing bed and breakfast and is as such in compliance with this criteria.
- f. All tourism development and visitor accommodation must be easily reached by public transport - The nearest stations are Kilburn High Road Station, located 1 minute walk to the north of site and Kilburn Park, located 2 minutes walk to the south west. Kilburn High Road Station is served by London Overground routes between Euston and Watford Junction. Kilburn Park is served by the Bakerloo Line on the London Underground. The closest bus stops to the site is located on Kilburn High Road serving routes 16, 98, 332,

N16 and N98, all located within 2 minutes walk from the site. As such, the site currently records a Public Transport Access Level (PTAL) of 6a, indicating an excellent level of accessibility.

- g. Provide any necessary pickup and set down points for private hire cars and coaches and provide taxi ranks and coach parking where necessary – Given the constraints of the site, a purpose built set down point is not proposed to be provided. However, given the nature of the use and intended users and the high PTAL of the site, it is expected that most trips to the site will take place by public transport. This matter is addressed in more detail in the supporting transport statement.
- h. Not harm the balance and mix of uses in the area, local character, residential amenity, services for the local community, the environment or transport systems – The site historically operated as a public house and was most recently used as a bar; this type of use will be retained at ground floor level as part of the hostel. Visitor accommodation previously occupied the upper floors of the building and will be intensified as part of the development. The mix of uses are considered to be appropriate having regard to the pre-existing uses on the site and the surrounding context and character of the site.
- i. Not lead to the loss of permanent residential accommodation – The pre-existing use on the site was for visitor accommodation (bed and breakfast) and a 'manager's flat'. The manager's flat is considered to be ancillary to the main use of the site as a bar and B&B, and not conventional residential accommodation. Accordingly, there will be no loss of residential use as a result of the proposed development.

Having regard to the above, the proposed development accords with the policy requirements as set out in policy E3 of the Local Plan. Furthermore, having regard to the wider strategic support for new visitor accommodation as set out in Intend to Publish London Plan Policy E10 the principle of the proposed development is acceptable.

7.0 Design principle:

No external alterations are proposed as part of this application. The existing shopfront would be retained and repaired as shown on the below photo. The entrance doors would also be retained and repaired. The alterations associated with the proposal would be mainly internal.



Photo 1: Shopfront / pub frontage



Photo 2: Existing front entrance door



Photo 3: Existing rear access

8.0 Residential Amenity:

The hostel would not cause an unacceptable level of disturbance to, or loss of amenity to, occupiers of surrounding premises. The site is located in a busy mixed use area and is located on a site that occupied a bar/public house, therefore, the change of use of the B&B into a hostel is unlikely to add additional disturbance to, or loss of amenity to occupiers of surrounding premises. Despite this, a hostel management plan along with relevant controls on the use of the building can be imposed on the planning permission to protect the amenities of the neighbouring properties from any potential harm which the proposed development may cause.

9.0 Access and Transport:

The proposed pub and hostel would have separate accesses. There are two existing stair flights on either side of the application premises. The stair flight on the north side would provide access to the proposed hostel. The stair flight on the south side would only be used as a fire exit from the proposed hostel.

The transport implications of the proposal are fully considered in the supporting transport statement submitted with this application.

9.0 Refuse:

Refuse collection arrangements would remain unchanged from the current arrangement with refuse stored within the building and presented for collection. Details of refuse

storage can be secured by planning condition.

10. Summary:

In conclusion, for the reasoning set out above, it is considered that the proposed change of use is acceptable in planning terms and permission should be granted.