

CONSULTATION SUMMARY

Case reference number(s)

2020/3706/P

Case Officer:

Sofie Fieldsend

Application Address:

366-366A Kilburn High Road

London

NW6 2QH

Proposal(s)

Retrospective installation of front boundary and decking and fenestration alterations. Installation of window security grilles at first floor

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0

Summary of representations

(Officer response(s) in italics)

The owner/occupier of No. 69 Fordwych Road have objected to the application on the following grounds:

- 1) The decking here appears to extend beyond the site boundary*
- 2) Pedestrian comfort concern. It creates a pinch point adjacent to the pedestrian crossings and pedestrian movement along Maygrove Road and down Kilburn High Road - a busy area for most of the day and in particular during commuting peaks.*
- 3) Unused for dining and used for fly tipping*

Officer response:

- 1) Images from Google Street View indicate that there has been a similar*

boundary treatment in place since at least June 2012. Similar images from Bing Maps indicate that the boundary treatment began to be installed in June 2011. The delineation of the site's ownership boundary by timber posts and panels has thus been established for quite some time. The Council is not aware of any complaints received regarding them.

2) The Council's Highways Team have assessed the development. Whilst the site is located directly adjacent to signalised pedestrian crossings on both Kilburn High Road and Maygrove Road, the boundary treatment does not appear to significantly affect the operation of the crossings, the ability of people to queue at the crossing whilst waiting to cross, or the general passage of pedestrians travelling around the site. The development is not considered to have a detrimental impact on pedestrian comfort to an extent that would warrant a reason for refusal.

3. These are not material planning considerations.

Recommendation:-

Grant planning permission