

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/5572/P	Jill Borgeaud	08/02/2021 12:26:00	OBJ	<p>I object to this application in its current form.</p> <p>The materials used for the 1st and 2nd storey extension of this development are totally out of keeping with the neighbouring properties and make it look like a make-shift shed plonked on top of the ground floor extension. This property is quite clearly visible from Grange Park and indeed, even more so now, since the inappropriate materials are so distinctive. A matching brick-built extension would be much more in keeping with the local area.</p> <p>No doubt most of the properties surrounding the Park could come up with good reasons justifying their need to extend their gardens by acquiring a few feet of the Park. Does this mean that Camden is quite happy to relinquish control of potentially large areas of the much used Park and hand them over to private properties provided their reasons are acceptable?</p> <p>There are already areas of the Park that are infrequently used - flower beds, where trees and bushes are, odd corners, buildings used by Park workers for storage etc - that are still valuable areas of Park, and should remain part of the Park. Every quiet corner is a sanctuary for wildlife which makes the felling of the 2 trees by Qalam without permission even more unforgivable.</p> <p>Private property should not have its own access onto the Park. Again, there are plenty of surrounding properties that would be delighted to have this type of access. I find the obvious sense of entitlement that Qalam has about this matter very worrying and has the potential to set a dangerous precedent.</p> <p>I urge Camden to reject this application, insist on reinstatement of the boundary wall without doors, and the replacement of the 2 felled trees.</p>

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2020/5572/P	A. P.	06/02/2021 16:19:59	OBJ	<p>I would like to object to this planning application for the following reasons:</p> <ol style="list-style-type: none"> <li> <p>1. pre-existing floor plans and rear elevations are not correct.</p> <p>The Ground floor area, prior to this development had a substantial internal courtyard at the back, with windows overlooking the courtyard providing light into the rear rooms. The fire escape onto Grange park was in the courtyard. The ground floor extension was much lower than shown in the existing plans (ie about 60cm lower) and there was no balustrade on the rear extension flat roof. Also there was a skylight to supply light into the rear of the building.</p> <p>The first floor rear extension was half the width of what it is showed as having been and there was no access to the flat roof.</p> <p>The front of the ground floor only had one double door unto the street, when the building was used by Accord. When Qalam took over the building (around2008) they changed the frontage without planning permission to create 2 double doors entrances to accommodate one women's entrance and one men's entrance. Then in late 2017, early 2018 the frontage was changed again changing one front double door (women's entrance) to a single door and the other (men's entrance) to a sliding single door. The failure to supply correct plans pre the development that started in August 2020 tries to diminish the scope of the planned changes.</p> <p>Previous plans can be found under planning application CTP/H3/3/B/18552</p> </li> <li> <p>2. the planning application does not contain a front elevation plan.</p> <p>The frontage at ground floor level has been changed significantly. The introduction of a recessed entrance at the north of the frontage is not in line with Camden's planning guidance on shopfronts and should not be allowed as it can foster anti-social behaviour. The doors of both entrances should open inwardly rather than outwardly to prevent obstruction of pedestrian movement on the public highway. Some consideration should be given to the type and nature of signage and to the appearance of the area between the 2 entrances as a partition of the full width between the 2 entrances has been built, which is not in keeping with the neighbouring properties. It is important to keep active frontages in a major town centre.</p> </li> <li> <p>3. The rear elevation should be fully reinstated to a full height brick wall with a solid fire door to prevent undue access to Grange Park. The Park should not be considered as an extension of the building. Sadly during the construction that started in August 2020, the triangle of Grange Park was "annexed" by the construction workers, trees were sawn down, building materials stored, drainage for the flat roof dug in the wild area of the park. The workers held several BBQ's in this area of the park. When confronted they said that it was their garden. Thus it is absolutely important that access to the park is made unacceptable except for the only purpose of emergency exit. Lighting of the prayer hall can be achieved with skylights in the roof instead. Currently the roof is overhanging into the park by about 30cm, which is problematic as would prevent any structure to be built in the park against this wall. Historically the Public lavatories and the park warden office were backing onto this wall.</p> </li> <li> <p>4. 1 floor extension. The substantial first floor extension is acceptable but not with French doors leading onto the flat roof. The flat roof should not be accessible to users of the building as large crowds could overlook the park and create disturbance for park users. The MUGA is right next to the flat roof. In the recent past, people renting the units at 286/290 Kilburn High Road have made the use of the MUGA challenging as they have complained of noise. I would thus suggest the first floor extension only has windows and no direct access to the roof. Also the flats in 290 Kilburn High Road have 2 windows overlooking the flat roof.</p> </li> </ol>

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				<p>5. Lack of space for bicycle parking and storage of refuse. The Qalam website says that the main hall capacity will be increased to 300 people. Surely for a development that will have so many users, bicycle storage should be provided as well as an area to store refuse. There doesn't seem to be any plan to accommodate these 2 requirements.</p> <p>6. accessibility The changes to double doors at the front of the building will certainly help with accessibility of the building. However accessibility to the top floors has not been significantly improved. It looks like the north door will be for men and south door for women. In this case accessibility for women will not have been improved. A redevelopment of this size in a community use building, especially with segregated areas by gender should include a lift to provide stair free access to all users.</p> <p>While it is laudable that there are plans to improve the community facilities at this site, such a significant redevelopment should consider bicycle parking, refuse storage, accessibility as a priority and cannot be done with disregard to the users of Kiburn Grange Park. Also plans for the front elevation should be submitted. Please reject this application unless these issues are resolved.</p>
2020/5572/P	Fahmida Khatun	08/02/2021 00:02:33	NOBJ	<p>How absurd are these comments. I may not be user of this building but it is clear to see that there are some serious bias views. I would also be upset if trees were to be cut down also. However the technicalities of this application has to do with the actual design, layout and appearance. What you accuse them of doing with the trees and landlocked land is a separate issue which is to be dealt through park management or kilburn Grange Park. If there are concerns with there their build then you contact building control. Let's be fair, especially in a time were community centres are being closed everywhere!</p>
2020/5572/P	Zain Salahuddin	04/02/2021 22:01:08	SUPPRT	<p>I have been in the building a number of times; 292 -294 has some real architectural potential. A bit confused on the 1st floor extension, I would have encouraged the full extension that the neighboring buildings have also done. Nonetheless good use of space for a community with huge demands.</p>
2020/5572/P	Sharif Abdualлах	07/02/2021 23:56:48	NOBJ	<p>Im confused, this has turned into a parks management discussion and not to do with the build on this site. Obvious ill intended comments based on parks related matters as a means to affect works to the community centre.</p> <p>Bearing in mind that if these park users are who they say they are, the would have known that we've never had access to this part of the park. Not to say it is not important as it is still our park, but its slightly disingenuous to indicate this is a place that's been stolen and withheld from users of the park</p> <p>The neighbours on either sides have had full extensions to the rear and also have facades that are not in keeping with the rest of this area. There is a humongous development just completed over looking grange park directly which actually enhances this part of town.</p> <p>We should be fair and apply the same rule to all people. Not to who we want, when we want.</p>

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2020/5572/P	David Pinnegar	07/02/2021 18:12:11	OBJ	<p>I am the owner of the building adjacent.</p> <p>This application has only just been brought to my attention. It was not served on me as affected neighbour and not brought to my attention by building control nor planning officers who were aware of my interest.</p> <p>The development works have been seriously damaging to my building, causing cracks, and party wall notices have not been served. Without having sight of plans it has been impossible to know what has been done and how my building was affected.</p> <p>The development works the subject of this application were commenced during lockdown, illegally under Coronavirus rules, whilst no-one was around and the applicant could present all concerned dishonestly with a fait-accompli.</p> <p>The builders concerned in this development used the roof of my building for support and access, damaging it without caring a jot for the consequences.</p> <p>In view of the late awareness of this application, through no fault of my own, the deadline of 8th February for comments is inappropriately short.</p>
2020/5572/P	Joanne Scott	08/02/2021 20:08:31	OBJ	<p>I object to this retrospective application. The applicant has built an ugly extension without planning permission, which is poorly designed and encroaches into the park. The extension is visible from most areas in the park, and is an eyesore. They also cut down two trees, which is not acceptable. They should be fined and made to replant these trees and demolish the illegal extension and apply for planning permission in the usual way. Kilburn Grange Park is a beautiful amenity and should not be destroyed by greedy developers. Any design of the shopfront on Kilburn High Road should be submitted and approved by Camden council. The previous frontage was ugly, so hopefully this gives scope to create a shopfront that fits in with the other buildings on Kilburn High Road. I urge the council to reject this application and start enforcement to demolish this extension.</p>
2020/5572/P	John Hunt	05/02/2021 15:00:16	OBJ	<p>This application involves breach of several conventional rules.</p> <p>1) Trespass on public/community property, claiming it as the applicant's 'rear garden', enhancing their property by creating access via bi-folding doors to a corner of Kilburn Grange Park which they neither own/rent or have consent to occupy. If this happened between neighbours, a court case might follow.</p> <p>2) The build of an 'illegal' extension on the rear upperfloors, without planning permission or building control inspection which does not fit visually or materially with the buildings on either side or anywhere near - and looks both unsafe and of a very low standard. Camden Parks should re-integrate the section of land into the park and fence it off from the applicants property &amp; Enforcement should insist that the external construction is removed and a proper planning process undertaken which includes consulting the wider public and users of the park.</p> <p>Please refuse this retrospective effort to justify inappropriate and unneighbourly conduct.</p> <p>Thank you</p>

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2020/5572/P	JMP	06/02/2021 19:42:01	OBJ	As a neighbouring resident to this centre and a user to the park, I object to those overall feature protruding into the park and the potential noise pollution this may cause for users of the park... and neighbors also bordering the park.
2020/5572/P	Cameron Tawiah	06/02/2021 21:49:19	SUPPRT	I can imagine that the bi-folding windows would be a major feature for the community which would entice them to regularly visit the site whenever they would like to. The building would encourage and welcome the community with open arms given that they have put in an intensive amount of work for the facility. The natural sun light provided would also make the visitors feel integrated with nature and natural light enabled through the amazing bi-folding windows.
2020/5572/P	Zahir Adam	06/02/2021 22:02:02	SUPPRT	Growing up in the Kilburn area Qalam has helped the community to strengthen. Locals from different backgrounds would often come together at Qalam for any support they needed and guidance. I believe that Qalam's idea of the first floor extension is a fantastic idea. Given that many of the local people already use the facilities I would like to know that the management would want to facilitate more for the public and do more for the community with the extra area provided through the first floor extension.
2020/5572/P	Khaled Rahman	08/02/2021 00:19:40	SUPPRT	<p>I am a local resident of this area and a frequent user of the grange park, having seen these alarming comments on this application led me to get in contact with the Qalam Educational resource centre management to get a better understanding.</p> <p>After speaking to the director who took his time out and explained some of the ongoing community concerns which is the tree that was allegedly cut down and the actual unfinished build of the extension.</p> <p>The Director explained the situation with the tree is currently been discussed with the park management and is been investigated further and has offered full support of this matter to be resolved.</p> <p>We then spoke about the concerns around the build of the new extension, he explained that the works have been temporarily stopped due to ongoing planning application which to me indicates that they are following the correct process to get this building complete to serve the community. He stressed that the building is at a very early stages of its build hence why building looks unfinished and assured me that everything has been put through building regulations and Health and safety.</p> <p>At these times of uncertainty we as a community should unite together, the Director and the management of the community centre have a very clear vision and very positive outlook on the future of this project.</p>