

Design & Access Statement

328C Kilburn High Road, NW6 2QN
26 April 2021

Town & Country Planning Act 1990

Town & Country Planning (General Development Procedure) Order 1995

Site

328C Kilburn High Road, NW6 2QN. The property is not a listed building nor is it located in a conservation area.

Proposal

Erection of a single-storey rear extension to provide additional ancillary seating to the existing restaurant

Architectural

The design and scale of the proposed addition to this property has focused on respecting the character of the surrounding properties and the nature conservation area to the rear of the site. Materials are to match or compliment the style of the host property. The proposed depth of 6m is considerably less than the neighbouring 11m rear extension at No. 326, and clearly subordinate to the host property in its own right.

The proposed green turf roof aims to blend the extension with the nature conservation area located behind the site, while also reducing the effect on the visual amenity of residents of neighbouring properties. Folding doors covering the majority of two walls of the extension allow plenty of natural light and fresh air inside for the benefit of customers, but can be completely closed to stop noise affecting the amenity of neighbours.

We believe the design will enhance the appearance of the property and surrounding area. The shape, size and height of the proposal do not effect or unbalance the appearance and character of neighbouring properties. The proposal does not detract from the amenity of neighbouring properties nor does it have a detrimental impact on the character of either the original property, street scene or wider area.

Furthermore, following the appeal decision (ref: EN12/0587, decision date: 21/08/2015) for the

previous refused planning application regarding this property (ref: 2013/0892/P), we note that the Inspector concluded the proposal would not generate significant noise & disturbance for local residents, and it would not materially harm the living conditions of adjacent residential occupiers. We further note this earlier application was much larger in scale than the proposed design in this application.

Finally, it is considered that the proposed scheme would be a significant improvement on the site as existing, and this should be taken into account when a planning decision is taken. The current view of the existing rear area of the property has a very poor appearance and could cause significant harm to the character and atmosphere of the surrounding area. It is visible by neighbours but also by members of the public passing the site on the nearby railway. In contrast, our proposal is in line with Policy CS15 in its aim to promote high quality spaces and respect the borough's heritage/environment.

Access

Access via the road remains the same.

Tree protection and planting

There are no trees to be removed on site.

Nature of material

Any building materials are as shown on the plans, materials were chosen with care to not stray out of character with the neighbouring area. The materials are chosen to provide enough natural light and provide energy saving benefits.

Sound insulation

Sufficient sound insulation provided. Provision made for noise protection to surrounding area. It is considered that the proposal would not result in an undue increase in noise and disturbance.

Scale

The scale of the proposal is that the overall character of the property remains suited to its mixed commercial and residential setting. It is considered that the proposal would not have a significantly detrimental impact on the character and appearance of the area or the visual and residential amenities of occupiers of surrounding properties.

We trust this statement provides the necessary information to enable you to register the application and recommend it for approval. If you require further information please do not hesitate to contact us using the details provided above.