

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5256/P	A P	05/02/2022 17:23:41	OBJ	<p>I object strongly to this proposal on the following grounds:</p> <ol style="list-style-type: none"> <li>1. loss of commercial space- The current commercial space 188 square meters would be reduced to 67 square meters. This unit has been in constant use for the last 25 years and has provided sit-in restaurants that are much used by the community from Pizza Hut, to Duck Dick Goose via Speaady noodles. A reduction to 67 square meters would not allow for a sit in restaurant to continue at this location. There are very few units left on Kilburn High Road to accommodate a sizable restaurant for eating in- A 67 qm2 unit would either be a take away restaurant or a tiny shop not large enough to be viable. There are enough take-away units on the Kilburn High Road. The need for substantial eat-in spaces needs is obvious and such spaces should be protected or reprovided in any development. The Planning statement states " improve existing commercial unit for new residents and community". The current proposal is not an improvement but purely a reduction in size that will undoubtedly remove the eat-in use.</li> <li>2. Hight of frontage onto Kilburn High Road. Page 5 of the design statement state that there are 5-6 storeys units to the South West side of the site. This is a blatant lie. Most buildings frontages are between 3 and 4 storeys with sometimes a 5th recessed storey. There a no building in the vicinity of the site with straight 5 storeys frontages! The proposed building hight is much higher than 240 Kilburn High Road. If 5 storeys are to be built the 5th storey needs to be set back from the front facade as in all building on Kiburn High that have had 5th storey added, so that it is not visible from the street. The illustrations of 246 Kilburn High Road and park place are misleading as the 5th strey is not visible from the street contrarary to what is presented. Also if 5 storeys are to be built the total building height should not be higher than 240 Kilburn High Road.</li> <li>3. Corner building design. Most corner buildings on Kilburn High Road (that are more than 2 storeys high) have a chanfered corner to emphasize entry to an adjoining street. This should be replicated in any new build at this location to maintain continuity and integrity of the street scene. This is especially important at this location , opposite a grade II* listed building.</li> <li>4. Top parapet- once again the proposed top parapet shows no architectural benefit. Most buildings parapets on the High road have some architectural details drawing the eyes to the top. This is not the case for this proposed building. Some interesting architectural details should be added.</li> <li>5. Recessed residential entrance on Grange Way. This area is known for Anti Social behaviour and there have been a number of stabbing incidents at this location. A recessed entrance to the residential building is not in line with safety by design guidelines.</li> <li>6. The applicants have not taken any regard the building design accross the road on the Brent side. The opposite parade should not be ignored in any design appraisal.</li> <li>7. The applicants claim that their building will activate Grange Way at street level. This is a ridiculous claim as the new front at street level will mainly consist of louvred doors hardly adequate to claim acitivation!</li> <li>8. unacceptable location of refuse storage. The refuse storage would have to be accessed by residents via the alley way at the back of the building rather than from within the building. This means that refuse will be left on the pavement (like it is currently for 240 to 244 Kilburn High Road) rather than being left in a poorly accessible bin store.</li> <li>9. Cycle parking- A development of this size requires 14 cycle parking space. Only 12 are provided with a mention of cycle hoops on street . These cycle hoops are needed for other users and do not provide secure cycle parking. The developer should be made to supply required cycle parking spaces within the site.</li> <li>10. loss of light in units at 240 Kilburn High Road. 240 to 244 Kilburn High Road was erected without planning permission and already provides substandard accommodation. Removing the side windows on the flank wall will make this accommodation even worse than it currently is. If the flats at 240 Kilburn High Roads are to be remodelled as part of this application then mimimum accommodation quality standards should be adhered to</li> </ol>

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and accompanying refuse and cycling provisions should be provided.				
It seems that the developers are the same as the developers for 173 Kilburn High Road, a substandard recent building. Details of bricks and finishes should be provided before any planning application is granted to avoid a repeat of 173 Kilburn High Road.				
Please refuse this planning application that would seriously damage the economic viability of the High Road and the street scene next to a grade II* listing building. Kilburn deserves better and if a much loved building is to be removed it needs to be replaced with a building with some architectural value and not a brick box devoid of any valuable detailing.				
2021/5256/P	Kerstin	05/02/2022 20:07:51	OBJ	Yet another abomination on Kilburn High Road. You will ruin the present site. These people have history of building without planning permission. I object.
2021/5256/P	Theo Porter	05/02/2022 22:18:53	OBJ	I object to the demolition of a historically appropriate and attractive building which has been neglected by the current owners. The protection and promotion of historically significant buildings in Kilburn should be prioritised.