

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5390/P	Alicia Eames	23/02/2022 21:29:23	OBJ	

Dear Sir/Madam,

I am writing with objections to planning application 2021/5390/P, which has been submitted to convert the ground floor of 254 Kilburn High Road from three commercial units into 13 residential flats.

As an existing resident, living in flat 406 at 254 Kilburn High Road, I have four concerns about this development:

1. I am concerned by the plans which show balconies of the courtyard facing flats extending into the communal courtyard area on the ground level. This space is already narrow due to the existing bike racks. The proposed balconies will encroach into this space and limit vehicle access with potentially serious consequence eg. emergency vehicles like ambulances or fire engines will be unable to access the building. In addition, these balconies will affect the aesthetic of the building and its facade potentially reducing the saleability of existing units. I request that these ground floor balconies be removed from the plans.
2. My second concern is around the construction work, which is scheduled to take approx. six months and which will impact existing residents' quality of life. We have not been given details of how the developer plans to keep noise and disruption to a minimum or what working hours are proposed. We also have no details of how they plan to keep the courtyard and site safe for residents, including young children, to access their homes. I would request construction work does not take place during early mornings or weekends and that builders' vehicles and equipment cannot be parked/stationed in the courtyard.
3. Thirdly, the plans show some of these flats will be accessed via the existing communal hallway and concierge area of Block A&B. The documents do not confirm that owners of the new ground floor flats using this entrance will contribute to the upkeep and facilities of this area paid via the service charge. In order for these flats to use this entrance and facilities, I request that they must contribute to the existing service charge budget under the same approach that applies to current residents of those blocks.
4. Finally, I am concerned that adding new flats will put potentially unsustainable pressure on the services in the building. The communal hot water system has struggled to cope with the existing number of residents, even with c. 10 flats left to sell in the building and some remaining empty. If the developer intends to use the existing infrastructure eg. this heating system, I would request that a thorough investigation is undertaken to understand the limits of the system and that any alterations required to sustain the proposed extra flats are completed and paid for by the developer with no expense passed to existing residents.

Sincerely,

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