

Planning statement

1. Summary

This Planning Statement has been prepared to support an application made for the change of use of 2c-e Maygrove Road NW6 2EB from within the London Borough of Camden.

This statement sets out the national, regional, local and neighbourhood planning policy that applies to the proposed change of use.

The premises sits within a site owned by Transport for London (TfL). TfL is exploring the renovation of the site that comprises 12 railway arches and two units, including 2c-e Maygrove Road. Whilst the future of 2c-e Maygrove Road is determined, the premises is vacant and not contributing to the local neighbourhood.

The ambition is to temporarily utilise the vacant premises for a socially impactful use of benefit to the local neighbourhood for an initial 12 months, starting in January 2022.

The project forms part of a wider programme of work, led by Camden Council but involving a range of institutions, organisations and groups, working to improve Kilburn Town Centre as one of the borough's most prominent town centres.

2. The site and premises

The application site is a single storey building located on a triangular site at the end of Maygrove Road, close to the junction of Kilburn High Road and Shoot-Up Hill. The premises has floorspace of 45 sq. m.

The proposal relates to the vacant premises that has most recently been in use as a hot food takeaway (*sui generis*). Prior to that use, the premises was in use as a motorcycle shop (*sui generis*). 2c-e Maygrove has been vacant since 31st October 2021 and has therefore not been supporting the look and feel, function, vitality or viability of Kilburn Town Centre.

2c-e Maygrove Road is located within the West Hampstead ward, though is considered part of Kilburn Town Centre

The building is located adjacent to Kilburn underground station and has been identified as having a Public Transport Accessibility Level (PTAL) of 6a (excellent).

The site is not situated within a Conservation Area and is not a listed building. The building is located within the Kilburn Town Centre and forms part of a secondary frontage.

2c-e Maygrove Road is owned by TfL, and forms part of the 'Kilburn Arches' site that TfL hopes to refurbish, with this particular building identified for demolition as part of the refurbishment that is a live application submitted to Camden Local Planning

Authority. The building is currently vacant and not contributing to the local neighbourhood.

3. Background

Kilburn is a neighbourhood that straddles the borough boundary between Brent and Camden, with a population of 31,656 across both boroughs. The two local authorities, Camden Council and Brent Council, are working alongside local institutions, organisations and groups to improve the town centre. For Camden Council, this enhanced focused on Kilburn Town Centre has been enabled by the local authority's participation in the Greater London Authority's (GLA) High Streets for All Challenge. This GLA's programme aims to:

- support London's diverse communities, public institutions and businesses to form active partnership
- seek and share new ideas to deliver enhanced public spaces and exciting new uses for underused high street buildings
- help to breathe new life into our town centres and high streets, delivering a resilient and thriving mix of shops and services within easy reach of all Londoners and at-all-times of the day and night
- support local engagement to promote a culture of ideas, experimentation and invention on every high street in London.

TfL is part of a growing networking of institutions, organisations and resident groups in Kilburn working to improve Kilburn Town Centre. Each local partner within Kilburn brings unique contribution, whether experience, skills and/or assets. Whilst the future of the building is determined, TfL has offered the premises rent free for a use that supports work to improve Kilburn Town Centre for a period of 12 months.

The council took responsibility for identifying a meanwhile, or temporary, use for the building. This is on the basis of this being an opportunity to give people with exciting ideas the opportunity to try new things within a space, present local people with opportunities to do something a little different within their high street and bring life and colour to empty spaces.

4. The proposal: Meanwhile use

Planning permission is sought to covert the premises from hot food takeaway (sui generis) to a flexible E / F2 use.

Permission is sought for a period of an initial 24 months. After that point, the use class will return to original hot food takeaway (sui generis).

No changes to the external of the property are proposed. And only minor enhancements to the interior are proposed to prepare the premises for the proposed meanwhile use.

The premises would be used by a local Community Interest Company (CIC). The organisation will use the premises flexibly as an artist studio and for artist workshops for local citizens.

The proposed meanwhile use is seen as a way to activate the vacant building, provide space for an impactful set of uses and ensure that local citizens in Kilburn have access to enjoyable cultural opportunities.

The hours open to the public would be very similar to the originally permitted opening hours, though we propose a slightly earlier permitted opening time to enable more productive use of the space for studio use and community activities in the morning. Specifically, the proposed opening hours are 10am to 11pm Mondays to Saturdays and 10am to 5pm on Sundays and Bank Holidays. The proposed operational hours for use would be 9am to 11pm Mondays to Saturdays and 9am to 7pm on Sundays and Bank Holidays.

The use will make use of the existing refuse collection arrangements by bagging waste, ready for collection by the Council on the day of collection