

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/4450/P	A. P	29/12/2022 19:54:57	OBJ	<p>I object to this development for the following reasons.</p> <ol style="list-style-type: none">1. loss of commercial/community space in a town centre. The property has not been marketed actively since the building was vacated, be it the ground floor commercial unit at 264 Belsize Road or the large building at the back. There is no clear evidence that this buildings could not be returned to commercial/community use with rents set at reasonable level.2. Entrance of the building via 264 Belsize with no waste storage facility. The developers have not provided waste storge facilities and it is likely that 5 flats will dump their rubbish by a busy bus stop, with narrow footpath. Entrance/servicing could be achieved via Kilburn Place that would permit disposal of waste and servicing in an area without adverse impact on Town Centre. This would also mean that the 264 Belsize road commercial unit could be retained.3. Flats are presented as 2 bedrooms but are clearly 3 bedrooms with 3 full bathrooms plus 1 toilet. The top floor in soe illustrations has beds not sofas. It is thus clear that the developers are trying to redue the number of cycle storage spaces required by such a development. Why would one have 3 bathrooms in a 2 bedroom property.4. Believe the owners are the same company, based in the Bahamas, as at 258 Belsize Road, that has been operating as short lets despite planning for short lets not being granted. The cycle storage facilities at 258 Belsize road were never implemented and it is quite possible that the same would happen with those 5 flats. This would not provide housing but simply short let units. Kilburn needs long erm accommodation and not more short let flats.5. token gesture to accessibility via a stair lift in a narrow staircase that would prevent users to use the stairs when the stairlift is operated. Additionally the astairlift would bring the wheelchair user to the 1st floor of the residenatial units set on 3 levels with no wheelchair access internally.6. Fire access. Although asprinkler system would be supplied, there is no obvious access for the Fire Brigade in case of a fire. If the entrance was on Kilburn Place, fire access would be more convenient.

Please reject this application for the resasons above.

Thank you