

From: Vivian Luk
Sent: 10 January 2023 20:07
To: Josh Lawlor
Subject: 2022/5389/P - 258 Kilburn High Road - change of use class E to two bedroom flat (C3)

Hi Josh,

I have reviewed the above application and wish to make some transport observations. The development description is as follows: *Change of use from Commercial, Business and Service (Use Class E), or betting office or pay day loan shop to mixed use including up to two flats (Use Class C3) to create a two bedroom flat (under schedule 2, Part 3, Class G).*

Car-free

The new two bedroom flat would need to be car-free in accordance with Policy T2, which includes limiting the availability of both off-street and on-street parking. This would be secured by a legal agreement if planning permission is granted, and would prevent future occupiers from obtaining on-street parking permits.

Cycle Parking

Secure, accessible (step-free), and covered cycle parking should be provided in accordance with Policy T1, cycle facilities section of CPG Transport, and the London Plan. The London Plan standards are shown below. The development would be required to provide 2 long-stay cycle parking spaces. It is unclear which floor this flat is on and if the ground level has sufficient space for 2 new cycle parking spaces. If the applicant can demonstrate space is insufficient, a financial contribution can be made for 2 Bike Hangar spaces. The cost of a Bike Hangar is £4,320, which provides 6 long-stay cycle parking spaces. This development would need to provide 2 spaces which is a total of £1,440.

	Long-stay (e.g. for residents or employees)
C3-C4 dwellings (all)	<ul style="list-style-type: none"> • 1 space per studio or 1 person 1 bedroom dwelling • 1.5 spaces per 2 person 1 bedroom dwelling • 2 spaces per all other dwellings

Summary of Section 106 Planning Obligations

The following section 106 planning obligations and conditions would be required if planning permission is granted:

- Car-free development
- Condition securing the provision of 2 long-stay cycle parking spaces, or a financial contribution of £1,440

Kind Regards,

Vivian Luk
Transport Planner
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