

Executive 23rd August 2006

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Queens Park Station - Revision of Planning Brief

South Kilburn New Deals for the Community (SKNDC) have highlighted their concerns over the recommendation to withdraw the existing Planning Brief (2003) and the production of a revised Supplementary Planning Document (SPD) in a letter received by the Planning Service on 18th August. The main issues raised in the letter and officer comments are set out below. **There are no changes to the recommendation.**

- 1) South Kilburn SPD (adopted 2005) includes Queens Park Station Area, and the production of an SPD for the QPSA would undermine the status of the existing SPD.

Officer Response: The revised SPD would only relate to the Queens Park Station Area and would effectively supersede the guidance contained on this site in the South Kilburn SPD, it would not undermine it's status.

- 2) The Scoping Report circulated and the draft report to the Executive do not appear to give South Kilburn SPD sufficient weight.

Officer Response: The Scoping Report offers an opportunity to comment on the scope of the proposed SPD and sustainability appraisal for it. SKNDC can comment directly on this issue as part of this process.

- 3) The draft executive report suggests that the content of a revised SPD has already been decided before consultation has taken place.

Officer Response: The report suggests what the SPD may contain, it is not final. The elements included are a reflection of local residents' comments and the work of the Stakeholder Group set up to consider the development of the site. Full consultation will occur once a new draft brief has been prepared.

- 4) The limiting of development height to 12 storeys would have an effect on the proposed adjacent development of Albert Road at 15 storeys, which is was set out and agreed in the SK Masterplan and the development vehicle's (Hyde) business plan. This could require further changes and a domino effect in order to provide any lost dwellings.

Officer Response: The aim of any new SPD for the site would be to achieve a development which would be limited in height to a level that brings forward regenerative development and does not undermine proposals in the remainder of the South Kilburn NDC area.

- 5) The limiting of height to 12 storeys appears arbitrary.

Officer Response: 12 storeys has not been specified at this stage. The executive report states that very high buildings will no longer be acceptable and development should be limited in height to a level that brings forward regenerative development and does not undermine proposals for South Kilburn. A 12 storey development would allow a sufficiently large enough development to be financially viable. It was

presented as an option to the Stakeholder Group and appeared to be a generally acceptable level of development for the area.

- 6) The withdrawal of the planning brief and 6-12 months required to adopt the new SPD would leave a gap in formal planning guidance, which would leave the site vulnerable to undesirable development proposals.

Officer Response: Once a draft SPD has been published for consultation, this draft will be a material consideration in determining planning applications on the site, although clearly will not have the same weight as an adopted SPD.

- 7) Request an estimate of the financial cost to LB Brent of withdrawing the current brief and developing and adopting a new SPD.

Officer Response: It is not possible at this stage to provide an accurate estimate, however the cost of a new brief and associated consultation would amount to a minimum of £5,000.