

## Agenda Item 04

### Supplementary Information Planning Committee on 12 December, 2018

Case No.

18/3056

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Location	289 Kilburn High Road, London, NW6 7JR
Description	Demolition of existing building and erection of a part four and part five storey building comprising drinking establishment (Use class A4) at ground and basement level and 9 self-contained flats above (5 x 1-bed, 3 x 2-bed and 1 x 3-bed) including a new residents entrance gate, glazed screens and doors to side elevation fronting Drakes Courtyard, cycle and waste storage

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1. Members have requested indicative information on how the pub would be laid out to facilitate live music performance. The applicant has provided an indicative basement and ground floor layout. Whilst the layouts are indicative and the Council could not insist that the pub provides live music, the information submitted by the applicant does show how the premises could be laid out to allow the performance of live music.
2. The basement floor plan shows a stage area at the rear with a seating/standing area in front of it. There is also a bar shown with room for fridges and optics. The total area would be 104 sqm which is larger than the space used for performances within the existing pub. The ground floor has also been shown with a stage area towards the rear of the premises and an area for standing or seating with the main bar located more to the front of the premises with a large area for seating. It has been demonstrated that both floors would be capable of providing dedicated areas for the performance of live music including stages and seating/standing areas that could be adapted to suit different sized performances or acts.
3. The applicant has also stated that they are currently in discussions with potential operators of the premises. The discussions are in quite early stages as planning consent has not yet been granted.
4. Officers have also contacted the Councils Noise Team to establish if there have been complaints regarding noise from the previous premises. The Noise Team have confirmed that between the years of 1995 and 2016 they did receive numerous complaints from local residents about loud music. The proposal would offer the opportunity to construct a new, modern building that would be better sound insulated which in turn can reduce the transfer of loud noise or music to nearby sensitive uses.

#### Recommendation: Remains approval subject to conditions

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