

KTRA MEETING

24 Feb 2015 at The Paradise

Chair: Dave Hallbery Minutes: Ruth Ward

1 Landers

This historic building has been not only rescued from developers but has now been listed Grade II - Gail, Jay and Avril with support from the Friends of Kensal Green Cemetery approached English Heritage and achieved this great success - and we are delighted!

1 750 Harrow Road development

Developers/architects in attendance Max, Felix and Analise.

They told the meeting that they want a beautiful design with vision and high standards to replace the largely unused, commercial buildings and yard currently in existence (Next door to vet)

Height to match taller buildings of Harrow Road in front and smaller levels at back to be sympathetic to those smaller buildings.

Business units/offices with crittall windows and 24 residential flats (1,2,3 bed)

Questions from the floor regarding the development:

Concern about loss of sunlight - detailed info as to how properties may be affected will be available. Unfortunately some loss is the result of any potential development of the site, as currently all the buildings are so low. As part of the planning process daylight and privacy are all taken into account before planning is granted.

Concern about being overlooked - this will be changed as windows of the new building should not intrude on existing residents' privacy

Objections to Height - the floor generally disagreed with the developers that the height at the front matched other buildings as it will be 6 storeys high. If this building is built to that height other nearby blocks can apply to build further upwards, as a precedent is set. The plans show it is 2 storeys higher than the neighbouring building.

Concern about more empty shops - it isn't retail. It's office space.

Remarks about badly weathered wood on other recently constructed flats - we were reassured it won't have wood! It will be warehouse style.

Is there affordable housing? Viability assessment currently underway to determine what can be provided.

How long will construction take? 12-15 months from start to finish - there is no start date yet as the process is in its very early stages.

How will building materials be delivered? There was concern that the Harrow Road here is badly congested at certain times of day and a major construction will impact on this. Traffic/delivery issue hasn't been explored yet.

How will 24 new flats impact local parking? Zero. Residents of the block cannot apply for res.parking. Cycle spaces will be provided.

Section 106 money? KTRA will apply for funding from Section 106 to ensure that this section of the Harrow Road may be improved and benefit from the building work.

Generally it was appreciated by KTRA and by the developers/architects to have this dialogue and it was implied that compromise was in their favour, as they would like to ensure that their planning application is not going to get loads of objections.

A Public consultation was mentioned but no date forthcoming (watch the KTRA website)

1 Ladbroke Grove crossing (Jay) IT'S HAPPENING

But, have to keep nagging til it happens. They are talking of implementation in the next couple of months.

1 Kensal Green Cemetery - Wall update. Work has started, only on 2 bays.

1 Kensal Green Cemetery - A steering group has been formed to apply for lottery funds to carry out improvements in the cemetery. For example The Chapel is going to be renovated and we could benefit from the addition of a cafe there. To get funding LOTS of people to get involved. This does not been any commitment, just to express approval of KTRA's involvement and in the idea of these improvements to the cemetery which is a wonderful and valuable local asset.

1 Front Garden Wall Height

There were complaints that there is a growing trend for very tall, architecturally unsympathetic garden fences. Whilst some members felt strongly against them, others felt that this was an issue for individuals to deal with. It was mentioned that planning permission is required for front walls over a metre high and that it is therefore actually illegal to put up these very tall fences. Any residents who do object to these structures should get in touch with Brent Council planning department.

1 Chamberlayne Road Traffic Issues. KRRRA asked for KTRA support in their campaign to reduce traffic problems (congestion and pollution) on Chamberlayne Road. KRRRA seem to find buses a major problem. KTRA members were asked their opinions and whilst they agree that congestion/pollution should be addressed, buses are needed and wanted and should certainly not be reduced.

A general opinion is that parking regulations need to be enforced. It was observed that there is a mixture of slackness and possible corruption with regards to enforcement.

Station Parade suffers from a combination of large delivery lorries, buses and illegally parked cars. Traffic planning could be improved.

It was agreed that it was a positive thing for all our local Residents' Assocs to work together on this.

The issue of increased traffic/lorries during the construction of the new Moberly was brought up. We have til 9 May to make our comments. This is another issue to work together with the other associations. Ravi is happy to take this forward.

AOB - There was a request whether we get the estate agents to put up hanging baskets. It was pointed out that they need a lot of maintenance to stay looking good. Whilst a nice idea no one has volunteered to pursue the issue.