

From: Kentish Town Neighbourhood Forum KTNF
Sent: 22 September 2022 20:34
To: Enya Fogarty
Subject: Re: Consultee letter for Planning Application: 2022/3233/P

Dear Enya,
please find below KTNF's representation.
Kind regards,

Judith
for Kentish Town Neighbourhood Forum

Application 2022/3233/P

Warehouse to the rear of 49 Brecknock Road, N7 0BT

The Proposed Work: Conversion of warehouse to 2 x 2bedroom flats, erection of side dormers and alterations to fenestration.

The site is currently a warehouse, it immediately abuts a large building at the back of 47 Brecknock Road. The KT Neighbourhood Plan favours maintaining employment space. This application reduces employment. In addition, the site would make a much better **workshop** than flats. However, noise and disturbance to neighbours would be problematic, and KTNF suggests restrictions on operating hours (Monday – Friday 7am – 5:30pm, Saturday 7am-1pm).

Furthermore, the site shows considerable design limitations: from the current plans there is no access to the garden of the proposed flat 2 except by the residents returning to the street via the vehicle wide access between 43 and 45 Brecknock Road, and re-entering the site via the narrow passageway beside the supermarket, between 49 and 51 Brecknock Road, which would be shared with the access for flat 1. This would present a long walk, especially if carrying garden drinks or food for a BBQ or needing to go indoors for the bathroom!

Given this and both flats overlooking of the estate play area (also proving an opportunity for break-in via the ground floor windows), the proposals are impractical and have not been well thought through. The proposed ground floor south facing windows would overlook the estate playground and directly onto the estate property. While this would allow for passive surveillance, secure-by-design etc, the council should be aware of this as it might stop any development of the estate, e.g. for community facilities.

If the warehouse *is* turned into flats a simple redesign could enable both flats being accessed from the wider entrance and both having access to garden spaces with an emergency exit via the narrow alleyway. It might be favourable to convert the site into one, more generous (140 sq m) dwelling rather than two (70 sq m) units, perhaps with an internal light well to avoid the need for ground floor windows overlooking the play area.

The Kentish Town Neighbourhood Forum Plan promotes respect for green issues and sustainability and encourages energy efficient design and renewable energy, but there is no reference to sustainability, insulation, energy, carbon or biodiversity. We would encourage low energy design such as passive house, high levels of insulation, non-fossil fuel heating such as air source heat pumps and solar panels etc. These should be considered at this stage as they will have a planning impact.

KTNF opposes this application on the grounds of losing a potential workshop space, the site being unsuitable for residential use, and bad design.

Should however planning permission be granted, the entrance between 51 and 49 Brecknock Road may need some additional thought and design and as far as safety and 'secure by design' issues are concerned, these may in-turn have a planning impact.