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**From:** Inkerman Area Residents Association  
**Sent:** 12 July 2024 15:07  
**To:** Planning  
**Subject:** Planning Application - 2024/0601/P Site Address 187 Kentish Town Road London Camden NW1 8PD

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**Planning Application - 2024/0601/P  
187 Kentish Town Road NW1 8PD**

**Comment from Inkerman Area Residents Association**

Dear Planning Officer

Our residents association covers 12 streets, including this site, and we consult regularly on planning applications via emails to 400+ residents and WhatsApp to 200+.

When planning permission was granted for a 2-storey roof extension to provide more private residential accommodation, the only community benefit was the cinema space that was specified as part of the application.

It was on this basis that there was general support for the application, which was not otherwise popular.

In the intervening 9 years, the space designated for a cinema has remained empty because, the owner says, they have been unable to let it on their terms, terms that include a relatively short lease and a high commercial rent. They have on the other hand had the financial benefit of the additional storey.

Despite a number of approaches by cinema and similar organisations the owners have been unwilling to negotiate on their terms and the space has remained empty.

For our community, the grant of a class E planning use would signal the complete loss of a community asset, and a gift to the owner of a potentially lucrative space – including, eventually, the ability to convert to yet more high-end flats.

We have consulted our members on this prospect, and there is widespread opposition to this application.

We understand that, although it is very much a local preference for the owner to be prepared to negotiate with potential cinema providers to provide what was promised, if this proves unachievable, at least in the short term, then another use could be considered if it provides genuine benefit to the community. Residents would prefer to see this, rather than to leave the space empty.

We are therefore not altogether opposed to a grant of Class F1/F2, but are strongly opposed to a grant of Class E, which would clearly make a mockery of the original grant of cinema use only.

Our preference would be for the owner to come forward with a proposal for a specific use which has community benefit, and which would be covered by the existing planning status or F1/F2.

Please refuse this application as it stands, and notify us of any relevant committee date.

Yours sincerely

Debby Hyams

Chair

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