

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0601/P	Gordon HIBBS	14/07/2024 09:46:55	OBJ	<p>I object to the granting of a change of use to Class E.</p> <p>It would seem that the LBC Planning Directorate are being out-maneuvred yet again.</p> <p>There is no way in which the LBC's Planning Directorate should give in to this blatant piece of profiteering by the developer at 187 Kentish Town Road ("Kentisston Vabel"). To grant a change to class E would enable the conversion of the existing (unfurnished!) shell into more residential accommodation. I would support a change of use to Class F.1/Class F.2 if the developer would consider lowering the rental demanded so that some social organisation may be able to use the space. Otherwise, Cinema (Sui Generis) use must remain.</p>
2024/0601/P	Gary Lane	12/07/2024 17:39:11	OBJ	<p>I object to the change of use to Class E. I feel it is extremely important to keep developers to the conditions imposed made when benefitting from Camden Council's permissions to develop. In this case I, as a local resident, did not object to the unsightly erection of two further stories on the basis that a community facility would be provided. We are still waiting for this community benefit.</p> <p>I have read the Marketing Report and the Cover Letter in support of the application, but see no reason a change of use to Class E is warranted. All of the rejected offers to the developer were rejected because they were not "commercially viable". The commercial interests of the developer should not override the commitment to provide a community service. There were significant commercial benefits to the developer of receiving the permission and these should be used to subsidise the promises made regarding the ground floor space.</p> <p>I have no objection to Class F.1 and F.2 which widens the space for wider community benefit, but Class E is a step too far which gives far too broad freedom to the developer to commercialise the space to the degree that (I understand) the space could even eventually be used for residential.</p>

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2024/0601/P	Inkerman Area Residents Association	12/07/2024 15:06:33	COMNOT	<p>Comment from Inkerman Area Residents Association</p> <p>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+.</p> <p>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.</p> <p>It was on this basis that there was general support for the application, which was not otherwise popular.</p> <p>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.</p> <p>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.</p> <p>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 covert to yet more high-end flats.</p> <p>We have consulted our members on this prospect, and there is widespread opposition to this application.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Please refuse this application as it stands, and notify us of any relevant committee date.</p>