

KENTISH TOWN ROAD ACTION (KTRA)

23. 07. 2024

Planning Services
London Borough of Camden
5 Pancras Square, London N1C 4AG
planning@camden.gov.uk

re: Application 2024/0601/P – 187 Kentish Town Road NW1 8PD

To: Planning Services, LB Camden

I am writing on behalf of Kentish Town Road Action (KTRA), a group that seeks to improve Kentish Town Road in all its aspects.

KTRA is asking you to refuse the Change of Use application for 187 Kentish Town Road, as it stands.

The developers only gained planning permission, to develop one and a half residential storeys on top of the 1926-29 red brick polytechnic building because, written into the planning document, is a legal commitment that a cinema would be provided within the building. Vabel then bought the site with the existing planning permission to provide a cinema. If our community had known then that Vabel would renege on the agreement, we would never have agreed to the development or to any of its plans.

Vabel maintains it has tried very hard to find a cinema operator but its offer is on a short lease and high commercial rate basis which is obviously unattractive. No marketing boards have been erected outside the building because Vabel says these are "not deemed as necessary". Plainly, boards in this position on Kentish Town Road would have great impact to a potential operator. Equally Vabel has made very feeble efforts to find alternative community uses for the premises.

The Change of Use applied for is Class E, F1 and F2.

KTRA is strongly against Class E development on this site. Clearly Class E (Commercial, Business and Service) is very attractive to potential developers but would fail completely to benefit the local community.

Our first choice for 187 would be a cinema but, failing that, we would accept change of use to Class F1 (Learning and non-residential institution) and/or F2 (Local community and recreation uses).

Please refuse this application, as it stands, for the reasons given above.

Please acknowledge receipt of this letter and keep me informed about the progress of this application.

Yours Faithfully

Caroline Hill, Chair Kentish Town Road Action
13 Leverton Street NW5 2PH
mobile: [REDACTED] email: [REDACTED]