
From: Rosemary Lewin [REDACTED]
Sent: 27 July 2024 23:25
To: Planning
Subject: 187 Kentish Town Road, NW1 8PD; Application No: 2024/0161/P

Kelly Street Residents Association

Kristina Smith
Planning Solutions Team
London Borough of Camden
5 Pancras Square
London N1C 4AG

Dear Kristina Smith,

187 Kentish Town Road, NW1 8PD; application no. 2024/0161/P

I am writing on behalf of Kelly Street Residents Association (KSRA), which represents 68 residents, to object to this planning application.

Planning permission was granted in 2015 for a 5-storey building conditional upon there being a cinema on the ground floor. This reflected the overwhelming wish of Kentish Town residents expressed in a consultation by the then developer on the use of the ground floor for the local community. An application for a 4-storey building without a cinema was also submitted, but the Planning Committee granted the 5-storey application, recognising the strength of feeling of Kentish Town residents. The developer benefitted financially from the redevelopment of the building, but the quid pro quo was that the local community should benefit from the use of the ground floor. Kentish Town residents have been waiting ever since then for their cinema.

There has been growing concern that Vabel, who subsequently acquired the building, have marketed the small cinema at an unrealistically high rent and high freehold price, plus the cost of fitting it out, refusing to negotiate their terms and therefore failing to find an operator to take it on. The condition to provide a cinema had not been intended for the commercial benefit of the developer, but to provide an asset and benefit for the community. This application bears out residents' increasing fears that the developer might apply to the Council for change of use and abandon the promised cinema.

We would accept a change of use to Class F.1 and F.2, for flexible use for cinema. This would allow for the ground floor to be an asset of benefit to the community, as the original condition intended, with a wider scope for community use. However we strongly oppose change of use to Class E. Class E is for commercial use, contravening the Council's original condition for planning permission, allowing the developer to benefit financially from the use of the ground floor and to abandon the cinema and any other possibility of using the ground floor as a community asset.

We ask the Council to refuse this application as it stands. We would however support a resubmitted application for change of use to Class F.1 and F.2.

Please would you keep us informed of the progress of the application.

Yours sincerely,

Rosemary Lewin
Chair, KSRA

25 Kelly Street
London NW1 8PG