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To: Planning
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We are concerned about the possible consequences, if the plan is approved, for residents of Holmes Road, especially those living in the terrace of houses which extend from the junction of Holmes Road/Raglan St. almost to Kentish Town Rd.

1. The plan proposes to service the hotel, when the school street restrictions do not apply, from the single yellow line that is in front of the above-mentioned terrace. Although the plan refers to the use of small and medium size vehicles, and to drivers being instructed to switch off their engines when waiting, that is bound to create more pressure on what is already a frequently used waiting area for cars, vans, and motorbikes. That small single yellow line is already heavily used, and it is frequently impossible for drivers delivering to the terrace to find anywhere to pull up. To avoid the school street restrictions, it is likely that the servicing will be done in the early morning or late at night. From experience, we know that it only needs a medium size van to park on that line just outside our front window for our light to be affected, and frequently vehicles (from Camden Council and other operators) park there with flashing lights left on. Given the large number of rooms in the proposed hotel, noise, pollution, and light quality are bound to become worse.
2. Holmes Road is busy, especially between 4.00 pm, when the school street restrictions end, and about 6.00-7.00 pm. It is a popular cut-through for cars and other traffic seeking to avoid the jams at the junction of Prince of Wales Rd./Kentish Town Rd. Since cars and other vehicles are usually parked on the single yellow line, there is often space for only one vehicle to pass along the road, even though it is a two-way road. The result is frequent snarl-ups and some road rage. Again, that is likely to be exacerbated by vehicles servicing the hotel. The proposed entrance for the hotel is on Holmes Rd.
3. What will be the nature of this 'hotel'? From the plans, we suspect this will become what could better be described as a hostel – of which there are already three on Holmes Rd. The Stay Club on Holmes Rd. already attracts criticisms regarding noise and crowding, and we fear this proposal envisages a similar establishment.
4. Recently the Camden Safer Roads initiative told us that it was planning to make Holmes Rd. one way only, west to east, from the junction with Cathcart St. to Raglan St. This is not mentioned in this planning proposal.

Gerald and Joyce Hawting