

From: Jenny Rossiter
Sent: Wed Nov 20 10:52:00 2024
To: Planning
Subject: 2024/4116 293-299, 301-305 Kentish Town Rd, 8 Holmes Rd NW52TJ
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Dear Sir/Madam

The above planning application has come to my notice and I would like to object strongly to this proposal on the following grounds:

1. **The proposed hotel will add to the traffic and congestion of an already very dangerous corner.** There is no proposed car park or drop off area, so how will those arriving by car alight to enter the hotel. Also there are traffic restrictions to Holmes Road and traffic is not allowed into this street while children are arriving or leaving St Patrick's school.
2. **The proposal will add to already congested pavements.** At any one time the pavement area outside McDonalds is full of customers and bike drivers waiting for their next home delivery. The proposal will only add to this congestion with hotel customers arriving throughout the day and night with their wheeled suitcases.
3. Since there is no provision of a restaurant in the proposed hotel, guests could very likely use take away services thereby **increasing the traffic along Holmes Road.**
4. The 66 planned rooms in the proposal are small, windowless and will probably have limited ventilation.
5. The proposal will be using Iceland's rear access. Will this mean that Iceland will be forced to use the shop entrance for all deliveries and staff access?
6. In Kentish Town, we already have unregulated AirBnB resulting in late night taxis arriving in residential streets accompanied by much noise from visitors and their wheeled suitcases. (In fact one current AirBnB used to be a council house, once providing good affordable accommodation).

This proposal will have a detrimental effect on High Street and the surrounding residential streets and I strongly oppose it.

Yours

Jenny Rossiter
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