

Hello,

We are writing to object to the above application for a 74-bedroom hotel on the upper stories of the north-side buildings on the junction of Kentish Town Road and Holmes Road.

As you will know, Holmes Road is narrow and already very busy, especially at the start and end of the school day when young children and families fill the pavements. Its junction with Kentish Town Road is crowded at all hours with food-delivery workers and their bikes collecting from McDonalds, around which Kentish Town residents using the high street in all the normal ways - shopping, visiting the library, meeting friends in cafes, etc. - have to dodge. This junction will get even busier once the pub on the south side of the junction, currently being refurbished, is open.

In addition, Holmes Road already has The Stay Club, whose significant student population has brought additional noise and inconvenience at anti-social hours for local residents.

We understand that many of 74 rooms at the hotel will be 'micro' and windowless - features that suggest something more 'hostel' in nature than 'hotel', and likely therefore to attract large groups and young people who are likely to be returning late and potentially noisily in the evenings.

We are all in favour of Kentish Town remaining a lively, convivial and mixed neighbourhood, but it is that already - and the opening of a 74-room hotel is going to tip the balance too much towards something much less convivial and more anti-social. We are strongly opposed to it.

Thanks,

Jane Hindle and James Dawson
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