

Thank you for updating me yesterday on our applications.

I have now read the objection letters and thought it might be helpful to make some comments in response as there are some significant assumptions being made therein and these are incorrect.

1. There seems to be a reasonable amount of comment in regard to the positioning of the air conditioning units on the land owned by 61 Kentish Town Road. We were advised by the landlord's agent that this piece of land was the property of 1A Hawley Rd. After some review we agree with the owner of 61 Kentish Town Road that this does appear to be her property and we have no desire to dispute this. We have therefore informed the owner that we will reposition these to the roof of the unit subject to planning consent / approval. To support this application in due course we are conducting the required environmental noise impact assessment which will take place next week. The air conditioning therefore as you are aware has been removed from this application.
2. There appears to be some concern regarding the use of the fire exit [and subsequent trespass on to the land owned by 61 Kentish Town Road] as a smoking area. It would appear that this was custom and practice by the previous lessor. I wish to assure you that we view the inappropriate use of a fire exit for this purpose as unacceptable. We will make it absolutely clear to staff and students that this is **NOT PERMITTED** and will enforce this vigorously. We have a non-smoking policy in all our academies and this information is given to students and staff at application and again at induction. The Fire exit is only to be used for the purpose of escape in the event of a fire. We would be happy to have this as a condition attached to the change of use application. We do however have some issue with the positioning of the plant container and the supporting wires installed by the tenant as a risk to persons in the event of escape and this is an issue we will politely address to the tenant.
3. Additionally assumptions are being made regarding the number of students and tutors in the building being upwards of 60+. This is factually incorrect. The group sizes are generally around 12 – 18. We will run two groups daily Monday to Saturday although this will build over the first year of operation. Staffing numbers are based on a teaching rota and although we may recruit 9 staff not all would be in the academy at any one time. We therefore anticipate daily numbers to be between 30 -40.
4. We run two other academies in Borehamwood [Shenley Road] and in Loughton [Forest Road] both based in similar locations to the premises on Hawley Road. We have an exemplary record of support for the environment and the relationships we have with some key agencies who actively support vocational training for young people as a pathway through Apprenticeships to sustainable employment. We are establishing good local support within Camden in much the same way and we exist to help young people make progress in their lives through education. We believe that alongside the other plans for developing the area that we will serve the community well in providing much needed post 16+ education.

We fully understand the concerns raised but would suggest that we are in a vibrant and exciting community and that within and immediately around the complainants property there are other businesses including a substantial public house that surely pose more of an issue to the tenants than ourselves.

We look forward to your deliberated conclusions.

Regards,
Trevor Luker

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