

Kelly Street Residents Association

25 Kelly Street
London NW1 8PG

25 February 2014

Gideon Whittingham
Regeneration & Planning
London Borough of Camden
Town Hall Extension
Argyle Street, London WC1H 8ND

Dear Gideon Whittingham,

187 Kentish Town Road, NW1 8PD : ref.nos. 2013/8301/P & 2013/8302/P

I am writing on behalf of Kelly Street Residents Association (KSRA) in relation to the two applications for 187 Kentish Town Road.

Like many Kentish Town residents, Kelly Street residents would very much welcome a cinema in Kentish Town, and to that extent are supportive of the five-storey application (2013/8301/P). However, we do have misgivings about the height of the building proposed in this application, as well as the design and detail of the additional windows. We are also concerned that there can presumably be no guarantee of a cinema on the ground floor, which will be subject to commercial negotiations.

Although Kelly Street residents very much want a cinema, we do prefer the four-storey building (ref; 2013/8302/P), and consider the height and appearance of the additional storey to be more in keeping with the character and appearance of surrounding buildings and of the area as a whole. However, residents object to the prospect of a supermarket on the ground floor. If the four-storey application were to be approved, we ask whether a cinema could still be incorporated in this plan.

We have rather conflicting views about the two applications. We are particularly concerned about the possibility of the five-storey application being approved and then there being no cinema on the ground floor, despite a change of use to Class D2. In the event of the five-storey application being approved by the Planning Committee, we ask that the cinema use be guaranteed as far as is possible through a section 106 agreement.

Residents are also concerned at the likelihood of increased pressure on local parking as a result of this development. We ask the Planning Officers and Committee to consider this issue when coming to their determination. It may be that at some stage the hours of the CPZ(s) in the immediate area would need to be extended.

Yours sincerely,
Rosemary Lewin
Chair, KSRA