

STATEMENT OF COMMUNITY INVOLVEMENT

**Re-development of The Castle Public House site
147 Kentish Town Road**

On behalf of
Ringley Chartered Surveyors

Planning Potential Ref: 2171CPL

August 2014

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1.0 EXECUTIVE SUMMARY

1.1 This Statement of Community Involvement has been prepared on behalf of Ringley Chartered Surveyors (the applicant) to accompany a planning application to redevelop the former Castle Public House, 147 Kentish Town Road.

1.2 Prior to submitting the application, The applicant has undertaken a programme of direct consultation and engagement, including:

- Initial pre-application meeting with Planning Officers from London Borough of Camden, Frances Wheat and Bethany Arbery
- Second pre-application meeting and site visit with Planning Officer Jennifer Walsh and Conservation Officer Antonia Powell
- Exhibition detailing the new proposals to invited local community groups and Ward Councillors
- Third pre-application meeting with Planning Officer Jennifer Walsh and Conservation Officer Antonia Powell
- Drop-in consultation event for local community groups, residents and Ward Councillors

The proposals have also been covered by the local press (KentishTowner and Camden New Journal).

1.3 The applicant has obtained views and opinions on the new scheme, and have based their new designs on comments received from the Council, Inspector and local residents.

1.4 The applicant is confident the revised scheme will be a welcome addition to Kentish Town Road.

2.0 INTRODUCTION

- 2.1 This Statement of Community Involvement (SCI) provides details of the public consultation the applicant is facilitating to support proposals for the re-development of The Castle Public House, 147 Kentish Town Road. The applicant has responded to the previous appeal decision and is therefore looking to engage directly with residents. The consultation activities have been designed to ensure continued community engagement and involvement throughout the planning application process.
- 2.2 This reflects the applicant's commitment to work closely with both local stakeholders and political representatives, where possible, to bring forward proposals that are both planning compliant and reflect/respond to public and third party comment. A programme of community engagement has been developed to ensure local stakeholders have details of the proposals and the opportunity to provide their feedback.
- 2.3 The applicant is fully committed to engaging and liaising with the local community to understand the key issues local people consider relevant to their.
- 2.4 This document clarifies the approach taken by the applicant to date, detailing key activities and meetings, setting out feedback received and highlighting reoccurring themes and conclusions.

3.0 PLANNING POLICY CONTEXT

3.1 Nationally, the National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It outlines and encourages positive community engagement between all parties involved and affected by the proposals. Specifically the NPPF states that:

"Early engagement has significant potential to improve the effectiveness of the planning system for all parties. Good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community."

3.2 The NPPF also recognises that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.

3.3 Section 122 of the Localism Act introduced a new duty for developers to consult local communities before submitting planning applications for certain planning applications above a certain size.

3.4 It includes publishing the details of the application in a manner that would reasonably bring the application to the attention of the majority of the persons living in or occupying premises in the vicinity of the application site.

3.5 Developers should have regard to community responses when finalising schemes and should submit a statement with their planning application to show that they have consulted with the community and taken responses into account. This should also be taken into account by the Local Planning Authority in determining the planning application.

3.6 Camden's Statement of Community Involvement, adopted in 2006, and revised in July 2011, explains how the Council will involve the local community in planning:

In addition to council-wide principles of consultation, LB Camden have additional principles relating specifically to their planning service:

- To be inclusive in consultation so that a good range of views of those who live and work in the borough are obtained
- To be open about the constraints imposed by regulations and already agreed policy
- To be realistic about the opportunities for change in any consultation
- To give feedback to comments made in consultation
- To be clear and helpful in guiding people through the planning process
- To be transparent in the way planning decisions are carried out
- To promote the use of electronic methods of consultation including email and the Council's website to make involvement easier, quicker and more cost effective
- To use consultation methods that are appropriate to the stage of the planning process; the issues being considered and the community involved
- To seek views at the earliest possible stages and throughout the planning process

3.7 Planning applications are considered against material planning considerations. Whilst communities do not have a power of veto over whether a planning application can be submitted, they are able to raise issues for the developer to consider and make suggestions which could improve the development and/or help to overcome potential areas of objection and concern.

3.8 Equally, many local people often just appreciate being kept informed of what's going on in their area and actually feedback on development proposals can be positive.

3.9 This document sets out the details of the consultation exercise undertaken by the applicant in engaging with the community, in line with local and national planning policy guidelines.

4.0 PROGRAMME OF ENGAGEMENT

4.1 The application site is located near to residential areas, as well as local businesses. The applicant's overall objectives are for the local community and key stakeholders to:

- have access to information, and clarity on the development proposals and the planning system
- put forward their ideas and feel confident that there is a process for considering these
- obtain ongoing feedback on the progress of an application

4.2 Community involvement can improve the quality and efficiency of decisions by drawing on local knowledge and minimising unnecessary conflict. Proactive and pragmatic consultation can help achieve developments that are mutually beneficial to all parties.

4.3 The applicant wants to ensure members of the community and local stakeholders have the opportunity to be sufficiently engaged with the scheme and are involved from an early stage in the process. The applicant has been – and will continue to be – open to responding to ideas and comments and will use these ideas and comments to help shape the proposals where possible.

5.0 KEY CONSULTATION ACTIVITY

ENGAGEMENT WITH THE LOCAL AUTHORITY

- 5.1 Prior to preparing the planning application, the applicant entered into pre-application discussions through the Council's formal process. Three pre-application meetings, including a site visit were held on 28 May, 25 June and 23 July 2014 with both Planning and Conservation Officers.

ENGAGEMENT WITH COMMUNITY REPRESENTATIVES

- 5.2 The applicant contacted the local Ward Councillors (Councillor Patricia Callaghan, Councillor Richard Cotton and Councillor Lazzario Pietragnoli) to invite them to the second consultation events to find out about the revised proposals.
- 5.3 As well as being the Mayor of the Borough, Ward Councillor Lazzaro Pietrangoli is also a member of the Development Control Committee.

ENGAGEMENT WITH SITE NEIGHBOURS

- 5.4 Following a discussion with Planning Officers, the applicant invited the following local community groups to an exhibition held on Thursday 3 July 2014 to provide details of the revised proposals:
- Transition Kentish Town
 - South Kentish Town CAAC
 - Bartholomew Estate and Kentish Town CAAC
 - Bartholomew Area Residents Association
 - Inkerman Area Residents Association
 - Kentish Town Neighbourhood Forum
 - Kelly Street Residents Association
- 5.5 The re-instatement of the original façade and the style, size and design of the proposed building were discussed with various members of these groups.
- 5.6 During the consultation evening feedback forms were distributed seeking opinions on the revised scheme. Those who responded were generally positive towards the revised scheme. An email address was also included on the feedback form to enable continued feedback throughout the application process, and contact with the project team.

ENGAGEMENT WITH LOCAL BUSINESSES AND RESIDENTS

- 5.7 In order to achieve targeted and meaningful engagement with the immediate neighbours of the site, a leaflet inviting local residents to a second consultation meeting on Thursday 24th July was distributed to households on Castle Road, and to the residents associations and groups listed above.
- 5.8 The flyer (see Appendix 1) included a line drawing of the proposed development.

6.0 REVIEW OF RESPONSE TO PUBLIC CONSULTATION

FIRST CONSULTATION EVENT

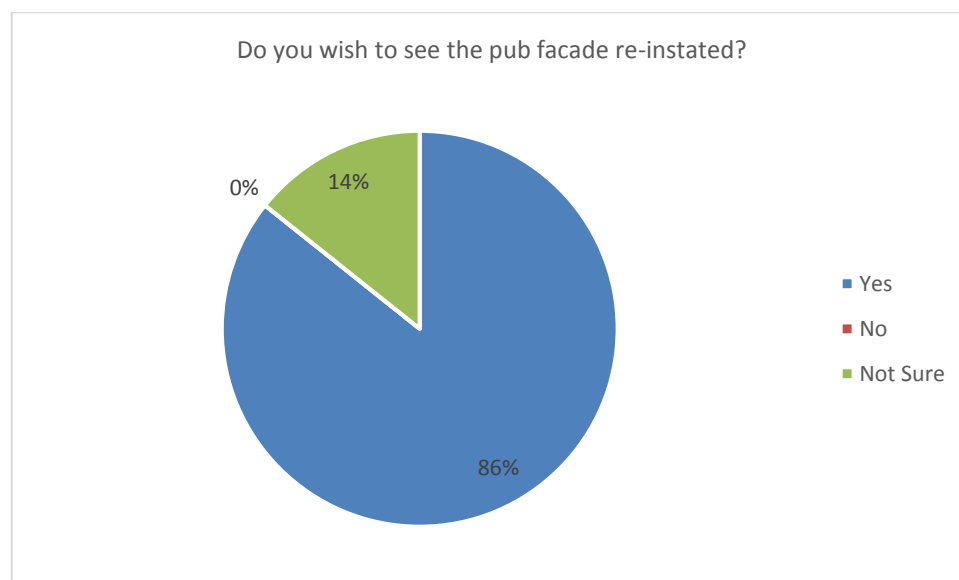
OVERVIEW OF RESULTS

- 6.1 As outlined previously, a feedback form was handed out at the first consultation event for visitors to complete which gave respondents the opportunity to add any other comments they had about the development.

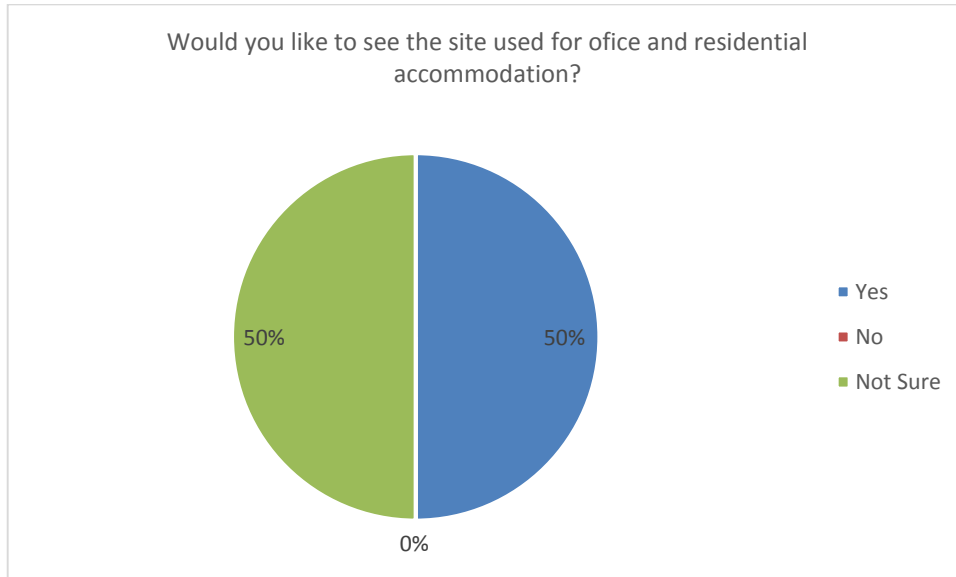
TARGETED QUESTIONS

- 6.2 Targeted questions were designed to establish whether the proposed development of this site is supported. All responses received have been reviewed by the project team. The applicant sets out their response to specific questions below:

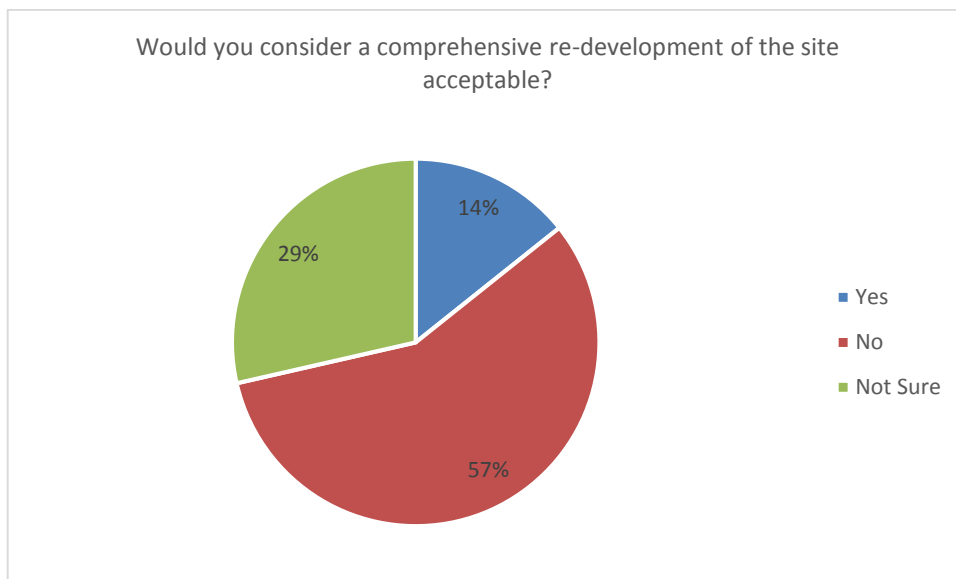
- 6.3 When asked "Do you wish to see the pub façade re-instated?" 86% of respondents said that they would. This confirms the revised scheme being put forward by the applicant has the support of local residents.



6.4 Respondents were also asked if they would like to see the site used for office and residential purposes. 50% of respondents said they would, with the remaining 50% unsure. No negative comments about the use of the site were received.



6.5 Finally, respondents were asked whether they considered a comprehensive re-development of the site acceptable. Whilst 43% found this acceptable or were not sure, 57% of respondents were not in favour of a comprehensive re-development. The applicant is confident that by re-instating the original façade of the building any concerns respondents may have will be alleviated.



SUPPORT

- 6.6 Many of the comments received broadly support the new proposals being brought forward by the applicant, however they felt unable to make more specific comments as the scheme is still very much in its infancy.

A SELECTION OF COMMENTS PROVIDED BY LOCAL PEOPLE

- *"Definitely better for not having such a massive addition which overwhelms the old pub building. Good to have helpful consultation and examples of similar schemes - thanks. Look forward to more consultation."*
- *"Absolutely. Frankly I couldn't understand most of the previous objections, BUT, the new proposals are obviously more sympathetic and should quell all but the most irrational objections. All power to your elbow!"*

CONCERNS WITH THE PROPOSALS

- 6.7 Whilst many attendees supported the proposals, some concerns were raised:
- *"The proposals are so sketchy to date that it is difficult to comment. You are obliged to re-instate the Castle Public House essentially as it was, and I am glad to hear that you have finally taken this fact on board. In my view any new back addition should preferably be one floor lower than the pub, and of traditional design."*
 - *"I'm concerned about the height of the extended building as shown/outlined on the drawing. I am also concerned about the extra floor shown on the main building."*

SECOND CONSULTATION EVENT

- 6.8 The second consultation event was well attended by local residents and representatives from local groups. At the event attendees were asked to provide their general thoughts on the scheme.

A SELECTION OF COMMENT PROVIDED BY ATTENDEES

- *"The scheme is a huge improvement on the first one."*
- *"Strongly support latest proposals with carefully detailed sympathetic modern extension and additional floor."*
- *"I have no objection to the designs provided they maintain the character of the pubs design...The proposals do however appear as if they would add value to the area - and we support them on this basis."*

- *"No problem at all with proposals as they now stand (exhibition 24 July). Probably prefer the 'modern' treatment of the façade to provide contrast to the existing building, but either treatment depends entirely on the detailed design and the skills of the architect."*

CONCERNS WITH THE PROPOSALS

6.9 At the second consultation event concerns were still raised about the form and design of the new building:

- *"The two proposals – 'traditional' and 'modern' are far too sketchy and too small in scale for consultation. The 'traditional' scheme is very poorly proportioned and demonstrates illiteracy of architectural history. The 'modern' scheme is dull and without demonstration materials is effectively meaningless."*

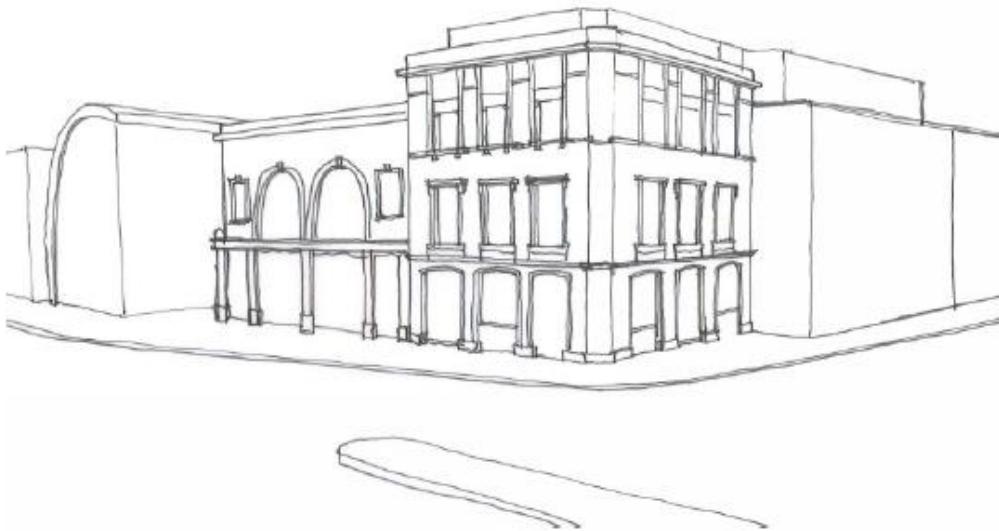
6.10 The comments show that through open communication and regular updates on progress, local residents are now starting to support how the development is moving forward.

7.0 SUMMARY AND NEXT STEPS

- 7.1 The applicant is greatly encouraged by the interest shown in the revised proposals. Given the interest displayed by residents and stakeholders in the proposals, the applicants will ensure information continually flows through existing channels to interested parties.
- 7.2 Once the planning application has been submitted the applicant has committed to sending copies of the final plans and the Design and Access Statement to the local Residents' Associations and Community Groups to ensure they are kept informed of the latest developments.
- 7.3 Furthermore, the applicant's project team will be contactable throughout the application process and beyond in order to ensure continued dialogue.
- 7.4 The applicant is committed to continuing the dialogue with both the Council and key stakeholders to facilitate this major investment in Kentish Town. The applicant is proud to make this investment locally and is fully committed to the project. To this end, the applicant looks forward to working with both Officers and the local community to ensure the delivery of this exciting regeneration proposal.

APPENDIX 1

Consultation invitation leaflet:

147 Kentish Town Road—Public Consultation

You are invited to attend a public consultation event to find out more about plans for the re-development of The Castle on Kentish Town Road.

We want to hear *your* thoughts

When: **Thursday 24th July 2014**
Where: **Ground floor Church Hall
Kentish Town Congregational Church, Kelly Street
London, NW1 8PH**
Time: **6.00—8.00pm**

A new team has been appointed by Ringley Chartered Surveyors to look at a new scheme which could re-instate the façade of The Castle and incorporate offices and flats on a much smaller scale than previously proposed.

For further information please contact:
thecastleproposal@planningpotential.co.uk
or call us on **020 7357 8000**

