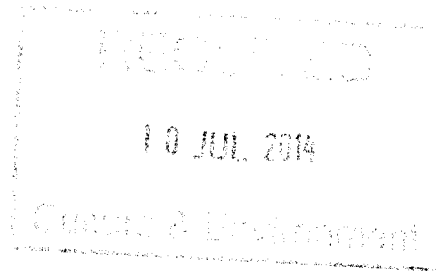


7 July 2014

Sally Shepherd
East Area Team, Development Management
Regeneration and Planning,
Camden Town Hall, Argyle Street
London WC1H 8ND



Dear Sally Shepherd

2014/3286/P, 385 Kentish Town Road, NW5

Proposed extensions to existing building/retrospective change to shopfront and fenestration (EN14/0195)

Further to our telephone conversation, I object to this proposal and would be grateful if you would consider the following points:

Application:

Drawings: do not show the fenestration as originally existing, ie before unauthorized work took place.

The photograph of original shopfront provided, does not show the upper floors. *Camden Enforcement team have original.*

Form:

item 3: does not indicate that much of the building work has already taken place, not only to the shopfront but also to residential accommodation over.

Item 7: the boxes are ticked 'No'. See comment point 3 below re 'waste'.

Item 20: should hours of opening not be defined? Particularly as an A5 Use Class (item 18) with residential in most surrounding buildings.

1. Design:

Setting: Although the building is not in a conservation area, nor listed, it had an attractive original upper floor façade with fine original fenestration. It sat as a good example in the small parade, between buildings where unauthorized window replacement has over the years eroded the streetscape of what is very pleasant early Kentish Town development. There is a long view across from Fortress Road, and in the nearby context there are very many listed buildings; The Assembly PH; the old Police Station (?); The Bull and Gate PH; those along the Highgate Road approach Nos 1-7 Highgate Road, the Forum, the adjacent Church; similarly on the approach south on Fortress Road; Across stands the handsome Victorian building on the splay of Highgate/Fortress Roads.

Fenestration: The above setting warrants good practice as has been shown in recent consents to buildings opposite both in use of materials and style.

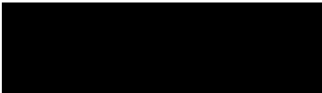
Mansard: By filling in the valley roof and inserting a mansard, the impact of the interesting motif at roofline of the street elevation as it reads clear against the sky, would be lost. Particularly as the building is seen from further away along the Fortress Road. Adjacent No 387, also still has its original valley roof in tact. Was the mansard at No 383 a recent consent? *See comment under point 5 below 'accommodation' re appropriateness of proposed residential, and under point 4 below 'ventilation duct'.*

Shopfront: As per Camden's design guidance, many shopfronts are now provided with a stalliser, to keep premises enclosed on sustainability grounds; to protect glass from vandalism (with likely future insertion of solid roller shutters); and to help reduce noise. The new shops opposite (recently granted planning consents) all provide this. *Note: a nearby shopfront takeaway at No 10 Highgate Road recently had an unauthorized shopfront installed, which removed the existing stallisers replacing these with full height glazing – Camden Enforcement are currently following up.*

Cont/...

2. **Disabled access:** The Lifetime Homes Statement Criterion 3 states there is level access and Criterion 7 that the studio (? including the entrance access corridor from street) are wheelchair accessible. Neither the new shopfront nor the new separate entrance to upper floors provide for disabled access. This is unacceptable. *Note; the new shopfronts opposite recently granted planning consents, comply.*
3. **Waste Storage:** As recently the shop was altered to provide separate direct access to upper floors from the street, and as other changes proposed to the rear will reduce the footprint of the shop and its storage further, provision for both the shop, and any changed residential accommodation above must show annotated on the plans provision for both 'waste and recycling storage'. When this is not shown, or merely indicated as 'storage' on the plans, or as a Condition of consent, this becomes unenforceable if violations arise in future. When great numbers of people attend The Forum, the nearby concert venue, local takeaways can generate considerable amounts of waste.
4. **Ventilation Duct:** As the shop is being altered should there be detailed information about ventilation duct requirements not only to comply with current regulations, but to assess the visual impact. Introducing the mansard would mean any duct rising substantially above the new roof line and so be visible from the street and the longer view from Fortress Road.
5. **Accommodation:** Does Camden's policy still recommend providing the larger family size residential unit to access directly to the garden? As shown only a small studio would access the garden. Originally there was no 'balcony' access to the flat roof above the shop unit, nor railings. Such arrangement does not seem appropriate in Kentish Town Road, and could set a precedent.
6. **Parking:** If the single residential unit is allowed to be split, new units should be car free.
7. **Advertising Consent:** Does the premises have consent for internal illumination of fascia panel and projecting sign? Projecting signs are often positioned low to the ground, contrary to Camden shopfront guidance placing these at fascia level.

Yours sincerely



Nori Howard
54 Twisden Road
London NW5 1DN