

Dear Neil Luxton,

Re. Planning Application 2014/7572/P

I am objecting to the application by Foxtons to install floor to ceiling windows on the Kentish Town elevation and on the Patshull Road elevation of the shopfront.

These proposed ugly windows are completely out of keeping with the design of the windows on the upper storeys and refer in no way to the historic structure of the original public house.

The proposed glazed windows, if permitted, would look completely out of place on the ground floor of this historic public house.

I am asking you to recommend refusal for the application for the proposed shopfront.
If officers recommend approval of this application, we are asking for it to go before the Development Committee.

Regards,
Laura Fallace

**Dr Elizabeth Hill
4 Raglan Street
London NW5 3DA**

11th January 2015

Neil Luxton
Planning Services
London Borough of Camden
5 St Pancras Square
London N1C 4AG

planning@camden.gov.uk

Dear Neil Luxton

180 Kentish Town Road, NW5 2AE - Planning application ref no: 2014/7572/PI

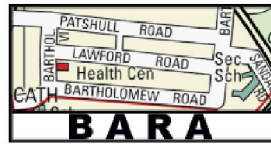
I have seen the article in this week's Camden New Journal (see page 6) about the proposal of Foxtons Estate Agents to take over the above premise and install floor to ceiling windows for its notoriously aggressive sales activities. There are also three letters of objection in the same issue (see page 13). 180 Kentish Town Road used to be an attractive Victorian public house until the previous occupant, without the required planning permission installed new windows/ doors. The council should have insisted upon reinstatement of the original Victorian design at the time as, I believe this premise is locally listed. At least this installation is proportionally in keeping with the heritage parts of the building. Kentish Town has absolutely no need of another estate agent in this prime retail area and Foxtons proposal for these hideous over glazed windows and destruction of part of the fabric of the building makes an utter mockery of local listing. It will be quite out of keeping with the dimensions of the rest of the building and so would destroy any glimpse of 'heritage' in the premise. Under these circumstances I urge you to refuse this application, or at the very least to demand that Foxtons reinstate the original design of the Victorian window/ doorway and facade as a condition of its occupation.

If officers recommend approval, please let it go before Development Committee.

Please keep my personal details confidential in line with the D. P Act and keep me informed of your decision.

Yours sincerely

Elizabeth Hill



BARTHOLOMEW AREA
RESIDENTS' ASSOCIATION (BARA)

Mr Neil Luxton
Planning Services
London Borough of Camden
5 St Pancras Square
London N1C 4AG

9th January, 2015

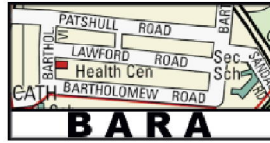
**Ref no: 2014/7572/P Foxtons' application at 180,
Kentish Town Rd, NW5 2AE**

Dear Mr Lupton,

I have been asked, as a result of a BARA residents' meeting held on 6th January, to write formally on our residents' behalf to oppose this application. BARA is a neighbourhood association with circa 200 + participant households in the Bartholomew Estate (Bartholomew Road and Villas, Lawford Road and Patshull Road).

Notwithstanding the apparent assertion that the proposed change of use cannot be challenged, there is unanimity amongst residents who universally oppose the building becoming yet another Estate Agent – of which there are many in Kentish Town Road.

There is the hope that Camden Council can find a way to formally consider this change of use. At minimum, we request that the decision be referred to the DC Planning Committee and not be taken by a delegated officer decision.



BARTHOLOMEW AREA
RESIDENTS' ASSOCIATION (BARA)

There is also specific objection to the proposed design: The building is a fine Victorian pub corner treatment. It stands as gateway to the excellent Bartholomew Conservation Area.

The proposed design incorporates eight bays of floor to ceiling glazing onto Kentish Town Road and Patshull Road, which would destroy the building's clear Victorian symmetry and render it an uncomfortable conflicted design mongrel.

Finally, we observe a proposed extensive basement working area with no daylight whatsoever, making it an inappropriate work environment.

Yours sincerely,



Isky Gordon
Chair,
Bartholomew Area Residents' Association
63 Lawford Road
London NW5 2LG

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