

ROGER WINFIELD
24 PATSHULL ROAD LONDON NW5 2JY

12 January 2015

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

Cc planning@camden.gov.uk

Dear Mr Luxton,

Foxton's application at 180 Kentish Town Road NW5 2AE ref: 2014/7572/P

Please accept this letter as my objection to the above application. The thrust of my objection is that granting permission for another estate agency in Kentish Town Road would actively work against Camden's Core Strategy for Kentish Town and therefore not be in the best interest of local residents.

Under Camden Core Strategy 2010 – Section 2 (Core Strategy) the Council states that it will “support the character and retail role of Kentish Town by managing the proportion of non-retail premises” (p75).

There are already more than enough estate agents in Kentish Town Road to meet local needs and provide competition. The addition of another estate agent's office will further distort the proportion of non-retail premises.

Paragraph 7.17 (p 67) of Core Strategy states Camden's support of “small and independent shops”.

The applicant does not come within this category.

Camden's stated policy is to ensure there is a range of shops to influence the success of Kentish Town (Core Strategy p 67).

The arrival of yet another estate agency would contribute much less to the success of Kentish Town than a good retail outlet or restaurant.

Camden's stated policy is to promote a strong economy that includes everyone (Core Strategy – Section 1 paragraph 30 p12).

The present application would benefit a small minority of residents who are already well-provided for by numerous other estate agents in Kentish Town.

Yours sincerely

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/7572/P	george hama	22c Huddleston Road Tufnell Park N7 0AG	09/01/2015 23:45:21	COMMENT	I wish to strongly object to Foxtons plans to install floor to ceiling windows at 180 Kentish Town road, and convert the pub - albeit currently closed - into an Estate agents. Their proposal is completely out of keeping with the existing building. As a longstanding local resident, i value the unique streetscape of Kentish Town road, to which Foxtons proposal will add nothing. Please consider this at full Planning committee & throw out their plan to convert a pub which the community can use into yet another estate agents. Judging by my letter box, we have more than enough of these locally already. If you are concerned about the building remaining empty - make it available to the entrepreneurs who recently applied unsuccessfully to open the Pickled Polecat micropub at 49 Fortress Road NW5
2014/7572/P	Sebastian Crewe	14 Elsworthly Terrace London NW3 3DR	12/01/2015 18:33:58	OBJ	This building is a classic Victorian pub in a conservation area and its facade shouldn't be changed. The building is a strong architectural presence in the area and there is no place for neon signs and the glitz of an estate agent.
2014/7572/P	Gavin Juniper	218 Grafton Road NW5 4AX	09/01/2015 13:51:54	OBJ	I am opposed to this. The facade has historical importance. In an area which is rapidly changing the council should protect the heritage. The new frontage proposed would not make less clutter, just add more electric light 'noise'.



Dear Mr Luxton

I am a resident in Patshull Road and am very concerned about the proposed change of use of the former pub Annie's on the corner of Patshull Road and Kentish Town High Street to an estate agent. My objections are mainly twofold:

1. Although the windows on the ground floor of the building were, apparently, changed without permission by the publican, the further changes planned by Foxton's, glazing them all the way down to ground level, will totally wreck the Victorian character of the building.
2. We already have too many estate agents on our high street and Foxtons already have an office very close by, in the Parkway.

I might add that although Foxton's is not applying for business parking places at this stage, this is bound to follow if they get permission for the changes they plan to make. This will put pressure on the already overcrowded streets in the area.

I hereby request that the application be referred to Camden Council Planning Committee.

Yours sincerely,

Dr Gudrun Sveinbjarnardottir
26 Patshull Road
NW5