

42, Bartholomew Villas
Kentish Town
London NW5 2LL

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

7th January, 2015

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

Dear Mr Luxton,

I oppose this application: First it is not reasonable that change of use from pub to Estate Agent doesn't require planning consent, whereas to change from an Estate Agent to a pub would. Camden surely should seek grounds to challenge this topsy-turvy policy? Kentish Town Road is already overstuffed with Estate Agents.

The design submitted is the bastard progeny of modern glazing in every bay (floor to ceiling) and the existing well-proportioned Victorian pub's symmetry. The fenestration proposed is dire.

The existing pub is a very attractive Victorian gateway treatment to the lovely Bartholomew Conservation area (in which I live), which is an exemplar of Victorian architecture that the residents are proud to maintain. This would be a carbuncle at our door.

I trust the application will be referred to DC Planning, where I would apply to make a personal deputation.

Specifically, I also oppose Foxtons themselves: They are an objectionable London-wide chain with ugly "in your face" all glass shop windows. Further they have a reputation for aggressive staff who have scant regard for parking restrictions. Their outlets are invariably surrounded by numerous own-branded Minis.


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I live within 100 metres of the location and I assure you that all the parking bays within 300 metres are already invariably fully occupied. Therefore, granting of any new business parking permits (where there have been none attached to this building to date) would put further pressure on residents parking. I do realise that business parking permits are not a design planning issue here - but surely Planning should be cognisant of the consequences of granting design consent?

Finally, I'd observe that the proposed extensive basement working area has no daylight whatsoever, rendering it a wholly inappropriate work environment.

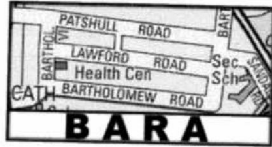
Yours sincerely


Paul Braithwaite

Also sent by email to: 

Cc:

Heather Johnson <heather.johnson@camden.gov.uk>,
Roger Freeman <Roger.Freeman@camden.gov.uk>
Flick Rea <Flick.Rea@camden.gov.uk>,
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BARTHLOMEW AREA
RESIDENTS' ASSOCIATION (BARA)

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

9th January, 2015

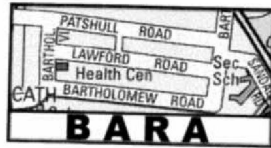
**Ref no: 2014/7572/P Foytons' application at 180,
Kentish Town Rd, NW5 2AE**

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,

[REDACTED]

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

[REDACTED]

Cc: Phil Jones <Phil.Jones@camden.gov.uk>,
Angela Mason <Angela.Mason@camden.gov.uk>,
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