

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 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.

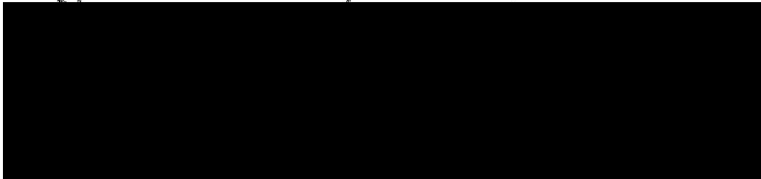
Camden's stated policy is to ensure there is a range of shops to influence the success of Kentish Town (Core Strategy p 67).

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



Desmond & Jane Fawcett, 34 Patshull Road, London NW5 2JY



Mr Neil Luxton

Planning Services, London Borough of Camden

5 St Pancras Square, London N1C 4AG

Dear Mr Luxton

We are writing to protest at the proposed development of “Auntie Annies” on the corner of Patshull Road and Kentish Town Road. The suggested huge plate glass windows are completely out of keeping in a Victorian street, where the residents and the Council have tried to retain the period features. Indeed estate agents promote sales by drawing attention to “the original features”. Also Kentish Town already has far too many estate agents. A further point is that parking at that end of Patshull Road is always tricky and an influx of further minis will exacerbate this.

Our preferred development for this site would be social housing, which is so desperately needed in London.

Yours sincerely



Desmond and Jane Fawcett