

**KENTISH TOWN ROAD ACTION (KTRA)**

11. 01. 15

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

planning@camden.gov.uk

re: Hoot 'n' Annie's, 180 Kentish Town Road, NW5 2AE  
Planning application ref no: 2014/7572/P

Dear Neil Luxton

This is a second letter from Kentish Town Road Action, further to our letter of 07.01.15, making an additional point of objection 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.

180 Kentish Town Road is on Camden's Local List, described as "Mid 19th-century public house on corner of Kentish Town Road and Patshull Road. Fully rendered, with applied pilasters between windows at shopfront level, architraves with geometric corner motif and simple projecting cornice. Canted corner with window at first floor and blind window at second floor."

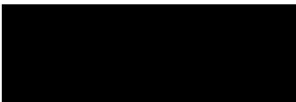
As the building is on the Local List we urge Camden to protect the façade building from the development applied for by Foxton's, and to refuse permission.

If officers recommend approval of this application, we are asking for it to go before the Development Committee.

Please acknowledge receipt of this email.

Yours Sincerely

Caroline Hill  
Chair Kentish Town Road Action  
13 Leverton Street  
London NW5 2PH



[chdesign@btinternet.com](mailto:chdesign@btinternet.com)

[REDACTED]

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**From:** fiona lea [REDACTED]  
**Sent:** 12 January 2015 15:15  
**To:** Planning; Beales, Danny (Councillor); Freeman, Roger (Councillor)  
**Subject:** Foxton's application at 180 Kentish Town Road NW5 2AE ref no: 2014/7572/P

Dear Sir,

I write to express my strongest objection to the proposal to open yet another estate agents in place of Annie's bar on the corner of Patshull road.. My reasons are as follows:-

- 1) I live in Lawford road and we are over run with Estate agents in this area. Less than a mile away in Parkway Foxton's al;ready has a very ugly glazed megastore. Should Annie's receive similar treatment which seems probable judging from the preparatory drawings, showing full height glazing in all eight bays from which unsightly light is bound to spill onto the pavements, it would completely destroy the nature of the original building.
- 2) Parking is already a problem in Patshull road and Bartholomew Villas.and any addition of Foxton cars taking up precious residents parking permits is completely unacceptable.
- 3) We are a vital community and we need a building which serves and enhances this community. Too many pubs have already been lost and a much valued newsagent plus Bird and Davis, a well renowned art shop, have been forced to close or move out because of Camden's spiralling rents.
- 4) London is fast losing it's soul and with it's absurdly inflated and escalating house prices is becoming a capital only for the very rich, forcing those born and bred here to move out. The introduction of Foxton's on the corner of this residential area is a prime example and will be a constant reminder of this fact. I urge the application be refused and the building returned for the benefit of the local community.

Yours sincerely,  
Fiona Lea

[REDACTED]

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**From:** Linda Etchart [REDACTED]  
**Sent:** 12 January 2015 17:41  
**To:** Planning  
**Cc:** Jones, Phil (Councillor); Mason, Angela (Councillor); Beales, Danny (Councillor); Johnson, Heather (Councillor); Rea, Flick (Councillor); Freeman, Roger (Councillor)  
**Subject:** Objection to Planning application for Foxton's Kentish Town alteration to window design

12 January 2015

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

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

Dear Mr Luxton

This email is to register my protest against Foxton's plan to change the windows of Annie's pub on the corner of Kentish Town Road and Patshull Road. I understand that the design for the ground floor windows is for the windows to be extended almost all the way down to the pavement. This will destroy the artistic integrity of the building and I object strongly to this design.

I would like the application to be heard by the Development Committee.

I also object to the opening of yet another estate agent's on Kentish Town Road, when there are so many of them already.

Thank you for your help.

Yours sincerely

Linda Etchart

50 Patshull Road

London NW5 2LD



[REDACTED]

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**From:** Harriet Atkinson & Valerian Freyberg  
**Sent:** 12 January 2015 21:56  
**To:** Planning  
**Cc:** Jones, Phil (Councillor); Mason, Angela (Councillor); Beales, Danny (Councillor); Johnson, Heather (Councillor); Rea, Flick (Councillor); Freeman, Roger (Councillor)  
**Subject:** Foxtons' application at 180 Kentish Town Road, NW5 2AE Ref no: 2014/7572/P

Dear Mr Luxton,

I am writing to oppose in the strongest terms the planning application submitted recently by Foxtons' estate agents to convert Annie's pub building into yet another estate agent. I oppose this application on the following grounds:

1. That this building would be permanently lost to community use and turned over to commercial gain. This building, on the corner of a residential street, should continue to have a purpose as somewhere that offers a service to the community (as pub, cafe, restaurant, newsagent, etc, etc). I strongly support the building being added to the register as an asset of community value and I understand that the BARA community group has recently nominated it as such.
2. That this building has important townscape value (as is, of course, acknowledged by it being included on the list as a non-designated heritage asset). This would be diminished by day and by night if the current scheme succeeds - 10 plate-glass windows would be inserted into the walls facing both onto Kentish Town Road and onto Patshull Road, prominent advertising would be added and a coloured glow which already bleeds into the surrounding area of other Foxtons would start to pollute the nightscape of this conservation area (which has, until Annie's closed, been lit by appropriate pub down-lighters).
3. Kentish Town Road really does not need another estate agent! Especially one already which has a landmark branch ten minutes walk away.

I do hope that you will take into account the enormous strength of community feeling that exists in opposition to this change of use.

Yours sincerely,

Harriet Atkinson & Valerian Freyberg

21 Patshull Road, London NW5 2JX

[REDACTED]

[REDACTED]

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**From:** Clemence Jacquinet [REDACTED]  
**Sent:** 12 January 2015 23:48  
**To:** Planning  
**Cc:** Jones, Phil (Councillor); Mason, Angela (Councillor); Beales, Danny (Councillor);  
Johnson, Heather (Councillor); Rea, Flick (Councillor); Freeman, Roger (Councillor)  
**Subject:** Planning application ref no: 2014/7572/P

Mr Neil Luxton

Planning Services

London Borough of Camden

5 St Pancras Square

London N1C 4AG

Sunday 11 January 2015

**Re: Hoot 'n' Annie's, 180 Kentish Town Road, NW5 2AE**

**Planning application ref no: 2014/7572/P**

Dear Neil Luxton,

I have learned that Foxtons made an application to move in the premises now known as Hoot 'n' Annie's, 180 Kentish Town Road, NW5 2AE.

In my view Foxtons moving in will in no way [concluding remark 5.4 of the planning statement] "have a positive effect on the local area and it will be a welcome refurbishment to the shopfront and the host building".

I assume I cannot object to the transformation of a pub into an estate agent – the former having a definite positive effect on the local area as pubs are not just a place to have a drink but places to meet and socialise for a community that finds itself increasingly fragmented by modern life; of estate agents we need far fewer, especially on Kentish Town Road where 9 already vie for business!

But I definitely wish to object to the application by Foxtons to install floor-to-ceiling windows on the Kentish Town elevation and on the Patshull Road elevation of the building. This would make bright and horrid light spill on to the high street from 3 windows but also on Patshull Road – form 5 windows. Furthermore these windows are completely out of character with the design of the upstairs storeys and facing the wonderful and iconic Grade II-listed 1930s London arcade shopfront that is Blustons across the road. True, there may not be great architectural unity in this part of town but an "improvement on the appearance and character of the host building" or the host street, this would not be. Kentish Town is changing. Several small businesses closed down in the past year. Thankfully we've also had a host of small independent coffee shops and eateries opening recently, but the "sleek" facade Foxtons is promising, as replicated dozens of times elsewhere, is totally devoid of character and not what this area needs.

Lastly with Foxtons would come an army of Mini Cooper cars as every agent of their usually large team is given one. Where would they park, if not in the residential area of Patshull Rd / Bartholomew Rd and Villas, where there does not seem to be the necessary space?

I would for all requests be referred to Code Council Planning DC Committee.

Yours sincerely,

Clemence Jacquinet  
17A Bartholomew Rd  
London NW5 2AH



*Sue Odell*

*12 Bartholomew Villas London NW5 2LE*

*tel:* [REDACTED]  
*email:* [REDACTED]

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

12th January 2015

Re: Hoot n Annies, 180 Kentish Town Road, London NW5 2AE  
Planning Application Reference No: 2014/7572/P

Dear Neil Luxton

I am writing to strongly object to the, in my view, very unsightly and completely wrong for this building, floor-to-ceiling ground floor windows proposed by Foxtons on both Kentish Town Road and on Patshull Road side of the former Hoot n Annies pub.

These proposed big windows would destroy the character of the Victorian building. Please please do not agree to these alterations to the building! Leave the windows as they are.

Also, Foxtons' trademark bright illuminated, ever-changing coloured lighting and shop signs will really look out of place on this rather lovely Victorian building too.

Basically, I am incredibly upset that yet ANOTHER estate agent is possibly moving into Kentish Town Road. This means we will have 13 estate agents on our high street. They are of no good to us locals. I am also terrified that Foxtons will start parking numerous cars (minis) in our already-very-overparked streets too. Please can you ensure that Foxtons are not granted any permits to park in Patshull Road/Bartholomew Villas etc.

If you and the other planning officers decide to approve this unsightly application, please can you put it before the Development Committee too.

Many thanks  
Yours sincerely  
Sue Odell

[REDACTED]

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**From:** Howard Lee [REDACTED]  
**Sent:** 13 January 2015 16:14  
**To:** Planning; Beales, Danny (Councillor); Jones, Phil (Councillor); Mason, Angela (Councillor); Johnson, Heather (Councillor); Rea, Flick (Councillor); Freeman, Roger (Councillor)  
**Subject:** Objection to the Planning Application Reference No: 2014/7572/P at 180 Kentish Town Road

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

13th January 2015

Re: Hoot n Annies, 180 Kentish Town Road, London NW5 2AE Planning Application Reference No: 2014/7572/P

Dear Neil Luxton,

I am writing to add my very strong objection to Foxtons estate agents' proposed changes to the attractive building on the corner of Kentish Town road and Patshull Road .

My concerns are mainly the aesthetic look of the building...Foxtons plans are ruining it by creating ugly huge windows in a period building.

And do we need yet another estate agents!? And all the garish lighting and advertising material that comes with it. Plus the worry of possible car parking spaces taken by Foxtons, reducing the number of parking spaces for us residents and local shoppers in kentish town.

As a Kentish Towner, I feel it could all become an unsightly mess that i would have to walk past everyday to get to the shops.

I urge you NOT to approve this application and to put it before the Development Committee.

I thank you for your time and understanding in this matter.

Yours sincerely

Howard Lee.

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Howard Lee

[REDACTED]  
12 Bartholomew Villas  
London NW5 2LL

m: [REDACTED]  
H: [REDACTED]

Spotlight: <http://www.spotlight.com/interactive/cv/5496-8943-4905>

Showreel: <http://tiny.cc/showreel>