

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/2605/P	Paul Seviour	6 Raglan Street London NW5 3DA	23/06/2015 09:27:53	OBJ	<p>I am concerned about the loss of A1 retail in this primary shopping area.</p> <p>The application rightly points out that the ground floor use is currently A1.</p> <p>However, the narrative in the "design and access statement" and drawings and plans describe and refer to a "cafeteria". I would anticipate that this would fall within use class A3. Such a change in the use class from A1 to A3 in this primary shopping area conflicts with CPG5 :-</p> <p>How are retail uses protected in Kentish Town?</p> <p>3.46 In order to protect the retail function of the centre, we have designated Core and Secondary Frontages. See the map on page 23 for the location of the frontages in Kentish Town. The Council will generally resist proposals that would result in:</p> <ul style="list-style-type: none"> <li>• less than 75% of the premises in Core Frontages being in retail use;</li> <li>or</li> <li>• less than 50% of the premises in Secondary Frontages being in retail use.</li> </ul> <p>3.47 This guidance will be applied having regard to the existing character of Kentish Town and individual frontages.</p> <p>Therefore, if this application (which is unclear on the point as it appears to be incorrect) is for a change of A1 to A3, I would strongly object to this part of the application.</p> <p>On a separate point, its not clear from the plans whether the roof line of the extended frontage would align with the adjoining property. It should do so.</p>

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