

Application No: 2015/7282/P

Consultees Name: Paul Seviour

Consultees Addr: 6 Raglan Street
Kentish Town
London

Received: 03/02/2016 08:41:14 OBTJ

Comment: I am writing to object to this planning application.

Response: I have nothing per se against national chains of coffee shops. I am objecting to this application because it is not in conformity with Camden's planning policy.

CPG5 3.46 says that PP will be resisted where it would result in less than 75% of the premises in Core Frontages being in A1 retail use.

The Core Frontage at this location is already down to 62%. On this basis alone, this application does not meet an important planning rule and has to be rejected.

The applicant gives some "non planning" reasons why this application should be allowed.

I would make the following comments to these non planning arguments:

1 The Core Frontage is already below 75% - yes before the CPG5 policy came in - now it is there it has to be complied with to protect A1 use - the whole reason why this policy was brought in!

2 A national coffee chain is needed to increase vitality. Planning rules don't discriminate between small independent shops and large chains - it's the "use" that is paramount. In terms of other premises with similar use, large and small, I have counted 7 such outlets within a 1 minute stroll of 325 Kt Road. The argument that there is insufficient provision is frankly daft.

In summary, applying LB Camden's planning framework, this application has to be rejected. The Core Frontage has already been damaged in terms of A1 availability and will be eroded if this application is granted. Further, there is adequate provision of A1/A3 coffee shops in the immediate area and the loss of A1 could not be justified on this basis.

One final observation for anyone who reads these comments, it would be easier for all concerned if new entrants to Kentish Town acquired or leased premises with existing use classes compatible with their businesses. Hopefully this common sense approach will prevail if as I very much hope, this application is refused.

[Redacted]

Application No: 2015/7282/P
Consultees Name: Merie Apak
Consultees Addr: Town Hall
Members Room
Received: 02/02/2016 15:43:14
Comment: COMMENT
Response: I am objecting to this application as ward councillor.
My reasons are:
This application is contrary to Camden's policy DP12 and CPG5 3.46
I do not believe the applicant's reasons in any way constitutes sufficient mitigation for the planning authority to make exceptions to the two policies.
If officer's recommendation is to approve the application I would ask that the decision is taken by the committee where objections can be submitted and heard.

[Redacted]

[Redacted]