

I would like to express my objection to the proposal to allow Starbucks to encroach upon Kentish Town.

The one time appeal, variety and dynamism of the entire borough (city?) is being rapidly destroyed.

Fortunately we do still have independent coffee shops in Kentish Town. They enhance our lives and environment and deserve our support.

It is impossible to argue that another global chain would add anything to the local community.

From a resident of over 35 years and her equally sad, adult son.

Ann Takel

Sent from my iPad

KENTISH TOWN ROAD ACTION (KTRA)

02. 02. 16

To: Kate Phillips
Planning Services
London Borough of Camden
5 St Pancras Square
London N1C 4AG
planning@camden.gov.uk

re: Application 2015/7282/P
325 Kentish Town Road NW5 2TJ

Dear Kate Phillips

I am writing on behalf of Kentish Town Road Action. KTRA objects to this planning application from Treats Foods (Starbucks) for change of use of ground floor from retail (Class A1) to a coffee shop (mixed use Class A1/Class A3) for the following reasons:

At the present time the frontage in which these premises are situated is 62% A1 Retail. If this application were approved the percentage of A1 retail would drop to 54%. This very low percentage of retail would be completely contrary to Camden's policy DP12 (which states that "the Council will not grant planning permission for development that it considers would cause harm to the character, amenity, function, vitality and viability of the centre"), and CPG5 3.46 (which states that "the Council will generally resist proposals that would result in less than 75% of the premises in Core Frontages being in retail use".)

In the applicant's Planning & Development documents, these daunting figures are accepted. Nevertheless the applicant argues that the Council should make an exception to its Policy and Guidance for several reasons:

a. because the percentage of A1 Retail in the frontage is already below 74%. This is a non-argument – ideally the percentage should be 75% but historically non-retail took over a good many premises before Camden's policy and guidance were produced. The policies now exist to retain as much A1 Retail in Kentish Town Road as possible to prevent it from becoming a failing high street full of coffee shop chains, estate agents and betting shops, as has happened in so many parts of London and in the rest of the UK.

b. because "an acceptable proportion of non-A1 uses in town centres could be as high as 50% and still retain their vitality and viability". This is patently untrue. 50% of A1 Retail is the percentage recommended by Camden in Secondary Frontages. With this low percentage of Retail, Secondary Frontages in Kentish Town are failing – see Policy SW2 in the submitted Kentish Town Neighbourhood Plan (www.ktnf.org). The vitality and viability of the Core Frontage of Kentish Town Road is threatened by this application.

c. that Kentish Town must have a Starbucks because a Starbucks coffee shop is needed to increase the vitality, viability and vibrancy of the centre. It will be "conveniently located" and will have "an excellent level of accessibility [to public transport]" and that shoppers need it to take a break from shopping and it will "prolong

shopper stay within retail frontages". It is claimed that "Starbucks is a compatible use to existing shops and services in Kentish Town Road." In reply to these specious arguments we reply that Kentish Town centre already has plenty of coffee shops – quite enough for shoppers to relax in. Just next door to 325 is Tolti at 327, an independent coffee, tea and patisserie shop. Opposite under the canopy is the Bean About Town stall. Nearby at 341 is Pret A Manger. A few doors away at 315 is Flapjacks, a Council-owned coffee and tea shop. Nearby at 307 is Costa Coffee, and almost opposite at 244 is Café Renoir, an independent coffee, tea and food shop. That is six coffee shops for people to "take a break from shopping" within a few metres of 325. They are all "conveniently located" and have "an excellent level of accessibility [to public transport]". There is absolutely no need for a chain coffee shop to be set up in the middle of them. Starbucks is certainly not "a compatible use to existing shops and services in Kentish Town". In fact Starbucks would endanger the viability of existing independent coffee shops, and we are sure that the company knows that.

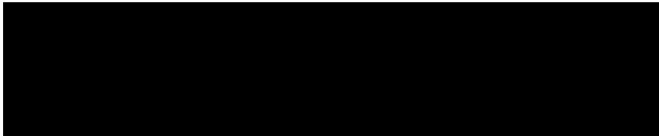
We have read the list of only 14 Appeals granted in favour of Starbucks in the whole of the UK and we noted that only one Appeal has been won in central London. We wonder how many Appeals have been lost. Strangely these are not mentioned.

We are asking for this application to be turned down in its entirety for the reasons given above and to protect the retail function and the vitality and viability of the Kentish Town Centre. Should you recommend approval, we are asking for this application to be heard by the Development Committee.

Please acknowledge receipt of this letter and keep me informed about the progress of this application.

Yours Sincerely

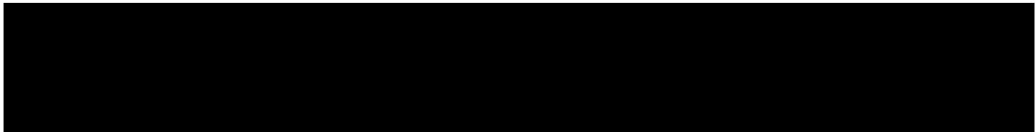
Caroline Hill
Chair Kentish Town Road Action
13 Leverton Street NW5 2PH



Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 20462226

Planning Application Details

Year	2015
Number	7282
Letter	P
Planning application address	325 Kentish Town Road London
Title	Dr.
Your First Name	Judith
Initial	
Last Name	Cook
Organisation	Resident of Kentish Town
Comment Type	Object
Postcode	NW5 2LL
Address line 1	32 Bartholomew Villas
Address line 2	
Address line 3	London
Postcode	NW5 2LL



Your comments on the planning application

Impact of change of use/ new uses building from Retail Class A1 to coffee shop Mixed use Class A1/ Class A3

I object to this change of use on the basis that Kentish Town already has adequate sources of coffee in the high street: a coffee kiosk, Costa, Pret a Manger, Doppio, with Cafe Renoir, Phoenicia, and many other cafe's serving coffee. In addition Sainsbury now serves Costa coffee.

The high street has recently lost several retail shops to estate agents. Kentish Town's diversity of shops and

Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 20462226

Planning Application Details

number of individual retailers is already reduced and needs protecting rather than adding further coffee shops.

If you wish to upload a file containing your comments then use the link below

No files attached

About this form

Issued by Camden Council
Customer feedback and enquiries
Camden Town Hall
Judd Street
London WC1H 9JE

Form reference 20462226

**Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 20463587**

Planning Application Details

Year	2015
Number	7282
Letter	P
Planning application address	325 Kentish Town High Street
Title	Ms.
Your First Name	JULIETTA
Initial	
Last Name	COCHRANE
Organisation	
Comment Type	Object
Postcode	NW5 4DY
Address line 1	96 Queens Crescent
Address line 2	INGESTRE ROAD

[REDACTED]

Postcode	NW5 4DY
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[REDACTED]

Your comments on the planning application

I am horrified by the application by Starbucks to come to Kentish Town High Street. We already have a wide array of unique and long standing coffee shops most of which are owner occupied. We don't need any more ... by granting a change of use and license to trade you are effectively reducing the market share of these existing shops drastically. Starbucks' predatory operating systems are well known and its likely that they will open more shops to decimate the competition even if this means running at a loss themselves for several years which as a multinational

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Planning Application Details

company they can afford to do ... Kentish Town needs a variety of shops to reflect the neighbourhood's needs not more coffee shops. Operations such as Starbucks will push up the rents even further. Moreover Starbucks aren't paying tax in this country and have an appalling reputation for the way they treat their workers overseas especially in Ethiopia. The council should definitely reject this application and preserve the quality shops that already exist in the High Street.

If you wish to upload a file containing your comments then use the link below

No files attached

About this form

Issued by	Camden Council Customer feedback and enquiries Camden Town Hall Judd Street London WC1H 9JE
Form reference	20463587

Dawson (development), Barry

From: Inkerman Area Residents Association <inkermanara@hotmail.com>
Sent: 03 February 2016 21:11
To: Planning
Subject: Application 2015/7282/P 325 Kentish Town Road NW5 2TJ

Kate Phillips
Planning Services
London Borough of Camden
5 St Pancras Square
London N1C 4AG

planning@camden.gov.uk

Dear Kate Phillips

re: **Application 2015/7282/P 325 Kentish Town Road NW5 2TJ**

As you may know, we represent residents living in the area just to the south of Holmes Road, very close to the site of this application from Treats Foods/Starbucks for a change of use. Through meetings and emails (to about 200 households) we have established that there is strong local opposition to any reduction of retail in our high street. We very much welcome and support Camden's Planning Guidance which states that the authority will generally resist proposals that would result in fewer than 75% of premises in core frontages being in retail use.

For this reason alone we would ask you to refuse this application.

We also note that there are already 6 coffee shops very close to 325 Kentish Town Road. One of them is actually next door. We find the applicant's assertion that they will be meeting unmet need bewildering. We feel that to grant this change of use would actually detract from the viability and vibrancy of the area by reducing the variety and interest that retail provides.

We hope that this application will be turned down in line with Camden's own guidance, and to protect the viability of Kentish Town Road as a shopping street.

If you should you recommend approval, we are asking for this application to be heard by the Development Committee.

Please acknowledge receipt of this letter and keep us informed about the progress of this application.

Yours sincerely

Debby Hyams
Chair, Inkerman Area Residents Association
31 Alma Street NW5 3DH

planning@camden.gov.uk
re: Application 2015/7282/P
325 Kentish Town Road NW5 2TJ

Dear Kate Phillips

We are writing to object to this planning application from Treats Foods (Starbucks) for change of use of ground floor from retail to a coffee shop A1/Class A3).

We have lived in Kentish Town for more than 20 years and we do most of our shopping in the high street. If Kentish Town is to remain a community it needs to have a mix of coffee shops – of which we have a plethora – and retail. There are six coffee shops within a few metres of No 325 and more a mere stroll away.

If this application were approved the percentage of A1 retail would drop from 62 per cent to 54 per cent. This very low percentage of retail would be completely contrary to Camden's policy DP12 (which states that "the Council will not grant planning permission for development that it considers would cause harm to the character, amenity, function, vitality and viability of the centre"), and CPG5 3.46 (which states that "the Council will generally resist proposals that would result in less than 75 per cent of the premises in Core Frontages being in retail use".)

We cannot understand why Camden would actively allow the decrease of retail premises in an area that has already seen greedy landlords drive out locally-owned shopkeepers and allow a multi-nationally owned coffee shops to replace them.


We are asking for this application to be turned down in its entirety to protect the retail function and the vitality and viability of the Kentish Town centre. Should you recommend approval, we are asking for this application to be heard by the Development Committee.

Please acknowledge receipt of this letter and keep us informed about the progress of this application.

Yours sincerely,

Frances Rafferty & Graham Noble
Flat 4, 48 Leverton Street, London NW5 2PG

[REDACTED]



Regarding Starbuck's application to site a coffee shop in Kentish Town Road.....this is a really short-sighted application.

We already have 6 coffee shops in our Main Street and the audacity to place it alongside our well-established wonderful Tolly which is run by such a lovely family seems the height of insensitivity ! They have already been damaged by Costa a couple of doors away having to reduce their hours considerably. The food they offer is fresh, original and doesn't come in packets. We have lost many of our local original businesses along here and are very worried that the High Street will only have chains in situ.

Please refuse this application - enough is enough. We are already suffering from too many estate agents and bookies' offices.

Let's keep Kentish Town with its original charm and local feeling.

Sincerely, Sylvia and Ed McGinnis

Sent from my iPhone



I would like to convey my opposition to another coffee shop in Kentish Town. We already have half a dozen places to buy a variety of coffees on the same road including another chain. I would support almost any other business that brought quality and individuality to NW5. Starbucks does not represent forward thinking in any way

Pete Mantle

Sent from Samsung Mobile on O2