



Dear Kate,

I am writing on behalf of Mr and Mrs Lobo, owners of The Wine Cellar (Portuguese cafe) at 193 Kentish Town Road. The Wine Cellar strongly disapproves and disagrees to this planning application from the Starbucks coffee chain for change of use of ground floor from a retail space to a coffee shop.

Year after year it is evident that the ratio of retail spaces to mixed use (ie. coffee shops and similar) in Kentish Town has become highly unbalanced.

On Kentish Town Road alone, apart from us exist: Bean About Town, Pret A Manger, Tolli Patisserie, Flapjacks, Greggs, Costa, Cafe Renoir, Phoenicia, Meadows Cafe, Town Cafe & Bar, Doppio Coffee, Pedro's Cafe, Kent Cafe, Anima e Cuore, Arancini Factory Cafe, Two Doors Down. All these selling coffee, hot drinks, sandwiches and cakes, this without taking into account plenty of other restaurants and places to sit and relax in.

Locally, workers, customers and tenants who have moved out the area have constantly pointed out to us how there isn't much on offer apart from coffee shops, charity shops, estate agents and betting shops, and what's evidently becoming a homogenised expensive area. It is quite depressing to see empty and boarded-up spaces waiting for such long time to then be leased to large global corporate enterprises that are so out of touch with the Kentish Town demographic.

Kentish Town is desperate for fresh, up and coming retail spaces – Ted Baker's intervention at Blustons was a creative example how a lease to like-minded retailers could be encouraged. Why not help diversify and keep our local community's life retaining and facilitating A1 Retail spaces to independent business in such ways?

Surely numbers can speak for themselves and we would have hoped some policies would have been in place for the Council to resist such issue? Can this application not be revisited and reviewed by the Development Committee?

We really do hope you take note of our concern with your potential approval, the impact it has on the diversity of our local community and would be very grateful if you could acknowledge receipt of our email and keep us all informed about the progress of this application.

With kind regards,  
Vladimir



Dear Ms Phillips

As a Kentish Town ward Councillor I am writing to object to this planning application from Treats Foods (Starbucks). I wholeheartedly support the objections set out by Caroline Hill, Chair of Kentish Town Road Action, in her very thorough letter to you from which I quote below:

'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](http://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 Tolly 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.’

I am also 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, I request that this application be heard by the Development Committee in open session.

Regards

**Councillor Jenny Headlam-Wells**  
Labour Councillor for Kentish Town Ward  
Chair of Children, Schools and Families Scrutiny Committee

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