

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/7282/P	Tessa Nayagam	Top Flat 79 Bartholomew Road Kentish Town London	08/02/2016 13:30:37	OBJ	There is absolutely no need or requirement for another coffee shop on Kentish Town High Street. There are 12 that I can think of many of these independent shops that will be impacted by the opening of another coffee shop. The space should be utilised for something that the area and residents actually need and that adds to the village and diverse feel of the area. Starbucks have mentioned the opening of the store will benefit commuters. I am a commuter and I have never felt that there wasn't anywhere for me to get my morning coffee on either side of the road. There are plenty of options already.
2015/7282/P	Kate Barker	51 Raglan Street	05/02/2016 17:55:47	COMMEM AIL	I understand that this is an application for Starbucks. Kentish Town is developing a reputation for independent shops, coffee shops and restaurants. We already have Pret and Costa on the High Street. I feel another chain coffee shop threatens what has become a quirky and unique high street enjoyed by visitors and residents alike.
2015/7282/P	John Nayagam	Bartholomew Rd	07/02/2016 20:10:55	COMMNT	Dear Sir/Madam, The grounds for this application make no practical sense whilst being strategically misguided in the opinion of this local resident. Practically speaking a simple count of coffee shops on the high street, both franchise and bijou, would belie any assertion that another coffee shop is required or would benefit the high street in any way. Strategically speaking I see little community benefit of enabling yet another large chain to find a foothold on the high street to the detriment of members of the community who will not be able to compete with the chains tax model. Furthermore I would hope my council would avoid assigning resource to changing the use of a property as opposed to rendering business rates more affordable for businesses who may benefit the community. I reject this proposal and am disappointed that the council planning entity did not reject it on my behalf and that of our community. In speaking with people at kids clubs, sports activities, restaurants and pubs during the week I asked for opinions on whether this was a good idea. Not one individual thought it was a good idea, with most thinking it was a terrible idea and hoped it was rejected. Assuming that not many people actually log on to the planning application website I think you can assume that sentiment runs broader than the breadth of formal responses. To reiterate and clearly state - I hope this application is rejected. Regards, John Nayagam
2015/7282/P	Kate Barker	51 Raglan Street	05/02/2016 17:55:32	COMMEM AIL	I understand that this is an application for Starbucks. Kentish Town is developing a reputation for independent shops, coffee shops and restaurants. We already have Pret and Costa on the High Street. I feel another chain coffee shop threatens what has become a quirky and unique high street enjoyed by visitors and residents alike.
2015/7282/P	Kate Barker	51 Raglan Street	05/02/2016 17:55:26	COMMEM AIL	

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2015/7282/P	Elisabeth Harris	1 Torriano Cottages london nw5 2ta	10/02/2016 13:01:53	COMMEMP ER	I would like to register an objection to this application. I do not believe that there is any commercial need for yet another chain of coffee shops to open in Kentish Town. We already have plenty of places where you can buy decent coffee. Kentish Town will lose its character if we end up having nothing but coffee shops and estate agents on the High St.
2015/7282/P	Jean Dollimore	23 Torriano Cottages London NW5 2TA	10/02/2016 17:01:02	OBJ	I strongly object to having Starbucks (yet another chain coffee shop) in Kentish Town. We need to encourage small local enterprises and to aim for diversity in the High Street.
2015/7282/P	Vicky Gray	32 Ryland Road Ground Floor Floor London NW53EH	05/02/2016 19:15:49	OBJ	As a young person in Kentish Town, I would love to see more start-up and independent businesses being given a chance to take on a premises on our high street. In addition, another coffee shop is not needed by the residents of Kentish Town, and I would like to see a wider range of shops which better meets the community's needs.
2015/7282/P	Tom Coulter	37 Willes Road	06/02/2016 06:34:42	OBJ	<p>This planning application should be refused as (a) it runs counter to Camden's policy on maintaining retail premises on Kentish Town Road to a coffee shop, and (b) it contains misleading information.</p> <p>For example, para 7.51 (page 45) of the Planning and Economic Statement states: "The application site is located in close proximity to Kentish Town Underground and Railway Station. At present, in the vicinity of this important transport node, the only dedicated national multiple coffee shops are the Costa Coffee at 307-309 Kentish Town Road (slightly further away from the underground/train station) and the Pret A Manger at 341 Kentish Town High Road. These are the only such facilities in the immediate vicinity of the Underground and Railway Station. Given the volume of pedestrian traffic which goes through the station on a regular basis, it is considered that there is a significant demand for such coffee shop provision in the Kentish Town Major Town Centre to address this need. The application proposal will therefore meet this need."</p> <p>This is demonstrably untrue and deliberately ignores several independent coffee shops and facilities in this vicinity, for example Bean About Town, Tolly, Flapjacks, and Cafe Renoir. The Camden's Daughter public house also offers freshly brewed coffee and donuts.</p> <p>There is already more than adequate provision for obtaining and consuming coffee and similar beverages in this vicinity.</p>
2015/7282/P	Dilip Lakhani	38 Alma Street	07/02/2016 11:03:05	COMMNT	Strongly disagree with this application. Starbucks is wrong to say that people will come from out of the area just to visit its shop. There are already excellent and sufficient coffee shops in the area to draw in clients. These shops also pay their lawfully and morally correct amount of taxes which support the local areas and people. This application does nothing to support the area apart from making a few honest traders fight for the same size of market share against a large chain which has the benefits of economies of scale and excellent legal tax advice. I also feel angry about the slow reduction in independant traders on my high street where I do all my regular shopping. STARBUCK\$ if you ask me. A completely cynical company.

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2015/7282/P	Howard Loxton	21 Alma St NW53DJ	06/02/2016 14:10:47	COMMNT	Contrary to what the applicant's claim that they will be responding to a local need for coffee shops there are already plenty - at least 6 in the near neighbourhood including one in the premises next door! A change of use would further reduce the retail premises on this shopping street which would not only have strong local opposition but be contrary to Camden's own planning guidance
2015/7282/P	maureen semple-piggot	126 leighton rd kentish town nw5 2rg	10/02/2016 13:58:52	COMMEMP ER	Kentish Town does not need another chain coffee shop. The character of the High Street is important & the Council should be encouraging independent shops. I oppose this application
2015/7282/P	David Dickinson	Leighton Rd London NW5	10/02/2016 13:56:34	SUPPEMPE R	Anything that helps bring some life and trade to the road should be welcomed. The existing "character" is that of dilapidated and empty shops.
2015/7282/P	Celia Grace	17 Lady Margaret road NW5 2NG NW5 2NG NW5 2NG	09/02/2016 06:43:45	OBJ	We do not need another coffee shop in Kentish Town - far too many already. We particularly do not need a chain which will damage those independent coffee shops we do have.
2015/7282/P	V Legrove	5D Hampshire Street London	08/02/2016 14:03:15	COMMNT	Kentish Town doesn't need another big chain like Starbucks, for those that like chains we have Costa and Pretty both within a stones throw of the station. Starbucks would not be providing a service/opportunity to the community that is missing. Recent rents have increased dramatically on the high street and are driving small independent businesses away, letting Starbucks or any other multinational in here via a change of use to an existing building will allow this to continue. There are at least three cafe/coffee shops in the close vicinity to the station plus the coffee stall on the corner. There is not a dearth of coffee shops in this area. There is no need for a change of use to allow another coffee shop. Please do not approve this application.
2015/7282/P	Jessica Jacobs	7 Gordon House Road London NW5 1LN NW5 1LN NW5 1LN	07/02/2016 15:56:01	OBJCOMP AP	There are far too many coffee shops, particularly in this section of the high street - so there is no justification for change of use from retail. If change of use is granted the community will lose another retail unit and all they will gain is another useless place to spend far too much on a hot drink to a company that doesn't pay hardly any tax.
2015/7282/P	Paul Barker	20 Leverton Street NW51JL	10/02/2016 16:30:25	COMMEMP AIL	This Starbucks application should be rejected. Kentish Town Road already has plenty of coffee outlets. Though there are existing "chain" stores and eateries on the street, there is still some sort of balance and every effort should be made not to drive away individually owned and run premises. There is no need for a Starbucks here. Say No on grounds of variety.

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2015/7282/P	Margherita	Spencer Rise	09/02/2016 10:57:05	INT	I oppose another chain coming to Kenish Town. The high street is known for its independent shops and characterful look, and Starbucks would turn it into just another street in London. We already have Costa and Pret, there is no need fir Starbucks. Their coffee is crap anyway!
2015/7282/P	Kate Barker	51 Raglan Street	05/02/2016 17:55:22	COMMEM AIL	I understand that this is an application for Starbucks. Kentish Town is developing a reputation for independent shops, coffee shops and restaurants. We already have Pret and Costa on the High Street. I feel another chain coffee shop threatens what has become a quirky and unique high street enjoyed by visitors and residents alike.
2015/7282/P	Jessica Jacobs	7 Gordon House Road London NW5 1LN NW5 1LN NW5 1LN	07/02/2016 15:55:39	OBJCOMP AP	There are far too many coffee shops, particularly in this section of the high street - so there is no justification for change of use from retail. If change of use is granted the community will lose another retail unit and all they will gain is another useless place to spend far too much on a hot drink to a company that doesn't pay hardly any tax.
2015/7282/P	Sarah Monk	57 Willes Road London NW5 3DN	05/02/2016 23:12:09	COMMNT	My family have lived in Kentish Town for more than fifteen years and I adore the area, the high street and the varied community that lives here. I urgently want to maintain the vibrant mix of retail on the high street. I am particularly proud of the individual and family run businesses here - however one thing we definitely do not need more of is coffee shops. Please consider maintaining this outlet as a retail outlet and not allow yet another coffee shop in Kentish Town. We have an ever growing community here - as warehouses are converted to housing - and it would be nice if we had some more shops offering the variety that our community needs - clothing, shoes, health or beauty related outlets, specialist shops and services of all types would bring so much more to our area than another coffee shop - we have plenty and would like the ones we have to flourish - not have additional pressure from another one. Thank you
2015/7282/P	Nick White	Flat 23 Merchon House Anson Road London N7 0RG	07/02/2016 22:27:03	COMMNT	I am appalled at the idea of yet another chain coffee shop arriving on Kentish Town to put the final nail in the coffin of our independent cafes. The fact that Starbucks only mention Pret a Manger and Costa in their comments reveals their dismissive attitude of local independent shops.

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2015/7282/P	Don Hibbs	46 Willes Road Kentish Town NW5 3DL	06/02/2016 10:56:30	OBJJEMPER	I strongly object to this planning application. There are already by my count more than ten establishments serving coffee/snacks in a small radius from the Kentish Town underground station. There are also far to many empty shops in the High Street. To give up retail space in a dying High street in favour of yet another such establishment is overkill, if not sheer lunacy. For a proposal to change from retail space to be granted would be in direct contravention of the Council's own policy of maintaining 75% retail space. It would also make one wonder exactly who would benefit from the proposal? It would certainly not be the High Street. This application for change of use must be refused.
2015/7282/P	Belinda Low	20. Willes Road NW 5 3DS	08/02/2016 18:50:55	APP	Kentish Town High street has many independent coffee shops, which are part of the character of the high street. We have already got a Costa Coffee on the High street a few doors up from the proposed new coffee shop. We as a community pride ourselves with maintaining a varied High Stree. We are already experiencing more Estate agents than are required . We have to protect small businesses on our High Street. When a survey was carried out in the street it was found that what people liked was a shop that could give then a shopping experience like a shoe shop which we don't have. One knows the death of a high street when Starbucks moves in . Help to preserve our high street and stop this ever increasing spread of the American owned High Stree chain. Many thanks for you consideration.
2015/7282/P	Belinda Low	20. Willes Road NW 5 3DS	08/02/2016 18:50:34	APP	
2015/7282/P	G.R. Hawting	13 Holmes Rd. London NW5 3AA NW5 3AA NW5 3AA	08/02/2016 10:59:02	INT	KT does not need another coffee shop. We already have several, including the chains Pret a Manger and Costa, as well as numerous independent cafes. Although cafes (as opposed to fast food outlets) are not the major contributor, they do add to the litter problem: as a resident of Holmes Rd. I am constantly having to clear out rubbish, including coffee take-away cups, from my front garden and pavement. The disappearance of another retail outlet will also impact negatively on KT High St.
2015/7282/P	Lucinda Paxman	27 Alma Street NW5 3DH	08/02/2016 10:58:50	OBJ	I have heard through my local residents association that this application relates to a plan to build a Starbucks on Kentish Town High Street. I would strongly recommend the council reject this application on the basis that it is a) not in keeping with the character of the area (independently owned shops) and b) poses a risk to the existing coffee shops on the high street which adequately service the demand yet face loss of business and potential closure should Starbucks be granted permission to open on the high street. I know a number of fellow residents feel similarly and very much want to preserve the high street as a vibrant and varied retail area that is not dominated by characterless chains. I would urge you to take our opinions on this matter in mind while reviewing this application.
2015/7282/P	rob small	bergholt mews nw1 0bq	07/02/2016 22:22:58	COMMNT	I think there are more than enough coffee shops in Camden to keep everybody happy. I think the addition of an expensive Starbucks, could be the start of destroying the unique nature of Kentish Town Road. It is good to try and preserve the high street as a virtually chain-free environment.

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2015/7282/P	Dee Searle	63 Willes Road London NW5 3DN	09/02/2016 17:36:39	COMMNT	<p>I am a Kentish Town resident and I wish to object 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:</p> <p>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".)</p> <p>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:</p> <p>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.</p> <p>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.</p> <p>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</p>

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					<p>“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.</p> <p>I am 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.</p>
2015/7282/P	George Coulouris	23 Torriano Cottages Torriano Avenue	10/02/2016 14:50:56	OBJ	I oppose this application on the grounds that it will reduce the diversity of shopping options in the high street. Coffee is the one thing that is available to excess there including the Starbucks clone, Costa Coffee.
2015/7282/P	Helen Brisbane	32 TORRIANO COTTAGES	10/02/2016 14:55:23	OBJ	The High street in Kentish town neither needs another coffee shop nor another high street chain. I object vociferously to the potential loss of an independent shop and the substitution by a chain store that adds nothing to the dynamics or usefulness of the high street which should be for retail as well as eating.
2015/7282/P	Janet Taylor	7 Torriano Cottages NW5 2TA NW5 2TA NW5 2TA	10/02/2016 13:25:29	COMMNT	This application should be rejected completely. Kentish Town already has a surfeit of coffee shops and fast food outlets. We would like to see the opening of more small independent businesses.
2015/7282/P	Dr Rose Walker	96A Savernake Road London NW3 2JR	08/02/2016 08:44:56	OBJ	I wish to object to this application. There are already a number of coffee shops near the tube. This would not be a useful addition. Many other retail areas are under represented.