

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/5372/P	Roger Winfield Kentish Town Neighbourhood Forum	Kentish Town Neighbourhood Forum 24 Patshull Road London NW5 2JY	04/11/2016 00:21:40	INT	<p>KTNF Comments on Planning Application 2016/5372/P Highgate Centre and A&A Self Storage 19-37 Highgate Road and 19 Greenwood Place, London NW5</p> <p>We, the Kentish Town Neighbourhood Forum, (KTNF), wish to comment on the Planning Application for Planning Permission to provide two buildings containing a 2 storey basement (Building 1: 7 storeys and Building 2: 6 storeys) with 4,312m² of self-storage (B8); 1,803m² of office (B1a) and 60 self-contained residential flats (C3) including 52 market units (16x1 bed, 29x2 bed, 7x3 bed) and 8 social rented units (8x1 bed) and associated works.</p> <p>We are pleased to note that in compliance with the Kentish Town Neighbourhood Plan (the Plan) the scheme provides for increased employment space and more housing. However, we do have objections as follows:</p> <ol style="list-style-type: none"> 1. The residential element will not assist the vision of the Plan for a “diverse but balanced population... in a mix of housing ranging from private to affordable (p.12 of the Plan). 2. The scheme does not sufficiently increase “the availability of affordable housing” (p.12). 3. Only 13% of the residential element in the scheme is social rented/affordable, substantially below the policies of Camden and the Mayor of London for 50-60%. 4. The residential element in the scheme is substantially higher than in an earlier application, 42 units, without any increase in the number of social rented/affordable units. 5. The design of the scheme does not comply with the Plan’s design policies (D3). 6. The height, shape and massing of the proposed buildings do not contain the ‘appropriate design cues’ (D3). The buildings are more than one floor higher than the neighbouring Maple Building and overall the mass of the scheme is too great for the site. 7. The building line is further forward than in the past adding to the massing issue. 8. The view of the church next door is obstructed by the scheme. 9. KTNF would have liked to have been consulted further by the applicant on some design issues before the application was lodged, having raised the point in a meeting with the developer in April 2016. 10. Assurance is required that there will be no mechanical plant, lift overruns, plant rooms, or other obstructions at roof level. <p>KTNF have no objection in principle to the redevelopment of this site, but have the reservations stated above.</p> <p>Kentish Town Neighbourhood Forum. 4th November 2016.</p>
2016/5372/P	Academy Music Group	Regent Arcade House 19-25 Argyll Street London W1F 7TS	03/11/2016 13:58:30	OBJLETTE R	Please see objection letter sent to planning@camden.gov.uk on 03.11.16 at 13.37 (original letter following by post).