

## **KENTISH TOWN ROAD ACTION (KTRA)**

16. 05.17

To: Charlotte Meynell  
Planning Services  
London Borough of Camden  
5 Pancras Square  
London N1C 4AG  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

re: Application 2017/1054/P  
167-169 Kentish Town Road NW1 8PD

Dear Charlotte Meynell

I am writing on behalf of Kentish Town Road Action. KTRA objects to this planning application for works of conversion for change of use from retail (Class A1) to hot food take away (Class A5), including installation of new shopfront, external rear extract duct and one new rear door to No. 167.

We object to this application for the following reasons:

1. Please refer to the adopted Kentish Town Neighbourhood Plan Policy SW2 (p.18). "Change of use proposals that result in less than 60% of the premises being in A1 Retail usage in Secondary Shopping Frontages will be resisted."

If this application were to be approved and 167 would become A5, this frontage would fall below 60% A1 – it would become 50% A1; well below the 60% Retail required in the adopted Kentish Town Neighbourhood Plan Policy SW2. Therefore the application should be resisted.

2. In the Planning Statement, the Applicant states: "The proposal is in accordance with Policy SW1 of the Kentish Town Neighbourhood Plan". This appears to be incorrect – SW1 is a more general policy. SW2 must be the Policy reference intended.

In Policy SW2 it is stated that applicants should submit, with their planning application:

"a) an up to date marketing report; and

b) contemporary financial viability assessment that there is no reasonable prospect that A1 use is viable.

Where a marketing report and financial viability assessment have been submitted to the local planning authority, applicants should fund a "peer" review of both the marketing report and viability assessment, if requested by the local authority."

Please note that NONE of these reports/assessments are attached to the application. If they are received at a later date, we ask Camden to request that the applicant provides a "peer" review, as above.

The applicant states, in the Planning Statement, that "the current property is not getting enough footfall to survive as a food store shop" but again there are no marketing reports or assessments to back up this statement.

If fruit and vegetable sales don't make enough profit, some other type of A1 retail should be tried out for No.167. That would obviate the necessity of a change of use application. There is no evidence from the Planning Statement that this has even been considered.

We are asking for this application to be turned down in its entirety for the reasons given above.

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  
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mobile [REDACTED]  
email: [REDACTED]