

**KENTISH TOWN ROAD ACTION (KTRA)**

10. 08. 17

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

Planning Application 2017/4155/P  
141-145 Kentish Town Road NW1 8PB

Dear Hugh Miller

Kentish Town Road Action objects to this application for the erection of a roof extension to provide of 3 self-contained flats (1x1bed and 2x 2beds); and erection of associated bin and bike storage in Castle Place at ground floor level.

This is a proposal for a very ugly and inappropriate mansard roof stuck on top of the 1907 former South Kentish Town Underground station. The design of the mansard roof is extremely crude and bears no relation to the classic Edwardian station architecture of the east and south façades. The original façades have architectural significance. This cannot be said of the proposed mansard roof that, if approved, will detract from the original façades.

The adopted Kentish Town Neighbourhood Plan's Policy D3: Design Principles states: "Applications for the redevelopment of existing buildings (including demolition and refurbishment) will be supported where they meet the following criteria:

- a) Proposals must be based on a comprehensive understanding of the site and its context.
- b) Proposals must be well integrated with their surroundings and reinforce and enhance local character, in line with paragraph 64 of the NPPF.
- c) Proposals should identify and extrapolate key aspects of character, or design cues from the surrounding area. Appropriate design cues include grain, building form (shape), scale, height and massing, alignment, modulation, architectural detailing, materials, public realm and boundary treatments."

This application in no way recognises points a) b) and c) and cannot be supported by Kentish Town Road Action:

- The proposal shows no understanding of the site and its context.
- The proposal is not well integrated with the surroundings and does not reinforce or enhance local character.
- The design of the proposed roof extension is in no way appropriate to the shape and architectural detailing of the original Edwardian façade. Details of windows and external materials have not been shown on the plans.

The proposed addition of three very small flats will not in any way help with the housing shortage, Three apartments fall well below affordable housing requirements and therefore would be very expensive and far out of the reach of those who need housing most.

For all the reasons above, we are asking that this application be refused in its entirety.

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

