

KENTISH TOWN ROAD ACTION (KTRA)

19. 11. 17

To: Ben Farrant
Planning Services
London Borough of Camden
5 Pancras Square
London N1C 4AG
planning@camden.gov.uk

Planning Application 2017/5895/P
180 Kentish Town Road NW5 2AE

Dear Ben Farrant

Kentish Town Road Action objects to this application for change of use of ground floor and basement from Use Class A4 (Drinking Establishment) to flexible Use Class A1 / A2 / D2 (Retail / Financial and Professional Services / Assembly and Leisure).

We are strongly against the proposal for Use Class A2 to be permitted for this property. A2 would allow an estate agency to take over. In the Core Frontages of Kentish Town Road there are seven estate agencies, in the Secondary Frontages there are three estate agencies. This makes 10 in all. More than that would be very unhealthy for Kentish Town Road.

We regret that A3 (restaurant) usage has not been achieved, as this change of use was agreed. We are asking for Use Class A3 to be added to the flexible use list, and for A2 to be deleted. The applicant states that he has tried to encourage A3 restaurants to take over, and he mentions a few but, if the property is advertised as flexible use including A3, a restaurant may come forward. Kentish Town Road has become a popular dining venue.

In the applicant's Planning Statement there is an error. Para 6.38 states that the frontage upon which the site falls offers 75% A1, and this would rise to 88% if A1 becomes established on the subject site. This is incorrect. On the frontage there are five A1 shops: Earth (202), Boots ((196), Phoenicia (192), Co-op Funeral Care (184), and Rima's (182). There are three non-A1 premises: Foreign Money Exchange A2 (198), Domino's A5 (194) and the vacant pub A4 (180). The frontage is currently 62.5% A1 – way below 75%. Should A2 / D2 / A3 become established on the subject site, this very low percentage would remain the same. If A1 becomes established at no. 180, the percentage would rise to 75%.

For all the reasons above, we are asking that this application be refused as it stands.

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

