

**KENTISH TOWN ROAD ACTION (KTRA)**

26. 06. 18

To: Samir Benmbarek  
Planning Services  
London Borough of Camden  
5 Pancras Square, London N1C 4AG  


re: Application 2018/2371/P  
308 Kentish Town Road NW5 2TH

Dear Samir Benmbarek

I am writing on behalf of Kentish Town Road Action, a group that seeks to improve Kentish Town Road in all its aspects. KTRA objects to this planning application for change of use of ground floor unit from A1 (retail) to A3 (café / restaurant). 308 Kentish Town Road is in a Core frontage, and the ground for our objection is "impact on existing shopping provision". This is a permitted objection that requires prior approval procedure.

In the Proposed Development section the applicant states "There is a variety of retail units in the immediate surrounds such Restaurants, Estate agents, Laundry, Bars. The aim is the new restaurant will sit comfortably within the retail context and make a positive contribution to the area."

It is clear that the applicant misunderstands the definition of A1 Retail. None of the units mentioned are A1 Retail, apart from "Laundry".

The Retail percentage in the frontage including no.308 (the frontage stands within the two side streets of Falkland Road and Leverton Place) is this: there are 16 premises – 10 are A1 Retail; 6 are other. Therefore A1 premises are 62.5% of the total. If no.308 changes to A3, the total percentage of A1 Retail will fall to 56%. This would be an unhealthy low level of Retail in this Core frontage and will threaten the vibrancy, sustainability and amenity of the frontage, and the immediate shopping area.

The advent of Amici restaurant would threaten the existence of Delicious by Franco restaurant, just five doors away at 320 Kentish Town Road. Delicious by Franco, a small independent Italian restaurant with almost the same menu as Amici, has been a stalwart of Kentish Town Road for over five years, and would be very much missed by local residents.

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  
