

Dear Jonathan,

I refer to this planning application. I have been seeking committee views on this and it has taken longer than usual. Here are the comments from Kentish Town Neighbourhood Forum.

We wish to object to this application to build an extra floor onto the existing 7 storey (ground floor plus 6 storeys) building. The extension will take the final building to 8 storeys.

The grounds for the objection is that the final 8 storey building, if the extension is allowed, fails under Policy D3 of the Kentish Town Neighbourhood Plan as follows;

- a) Proposals must be based on a comprehensive understanding of the site and its context
- b) Proposals must be well integrated into their surroundings and reinforce and enhance local character....

The proposed 8th floor will result in an increase in the way the building will come dominate the local area. It will increase its visual dominance from large parts of the Inkerman Conservation area. For example, if you stand at the junction of Raglan Street and Anglers Lane, the building already dominates the sight line and it has only reached the construction of the 6th floor. The proposal to construct an 8 storey building in this location fails both D3 (a) and (b) above.

If you refer to the Design and Access statement on pages 15 and 19 and look at the drawings of what is proposed, in our view the 8th floor extension has tipped the balance of the building. Previously under the existing consented scheme, the 7th floor is subservient to the rest of the building. The extra floor proposed increases the prominence of the 7th floor. And the proposed new 8th floor increases the height prominence of the building overall. This massing at the upper two levels creates an overall imbalance to the building and to the context of the surrounding area contrary to Policy D3 in the Neighbourhood Plan.

We hope that you will refuse the application.

On a non planning point, it seems to us to be astonishing that a building of 8 storey was not applied for in the first place. Common sense suggests that the building must have been designed from the outset to accommodate 8 storeys - you can't just add an extra storey unless it was integrated into the original

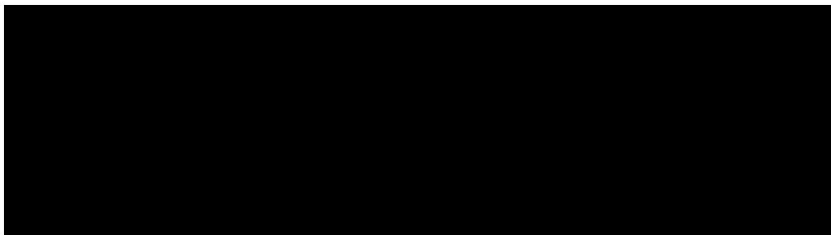
design. If such an application had been submitted there is a chance the entirety of the scheme may have failed in gaining planning consent. The incremental creep in height and massing which will arise as a result of the addition of an additional 8th floor should be considered in the context of the entire 8 storey building, and not just in the context of the addition of a single extra storey.

Kind regards



Kentish Town Neighbourhood Forum

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