

KENTISH TOWN ROAD ACTION (KTRA)

07. 03 19

To: David Peres Da Costa
Planning Services
London Borough of Camden
5 Pancras Square, London N1C 4AG
planning@camden.gov.uk

re: Application 2019/0910/P. 369-377 Kentish Town Road London NW5 2TJ

Dear David Peres Da Costa

Kentish Town Road Action objects to this planning application for the erection of part six and part seven storey building plus basement to provide 14 flats (10 x 2-bed units and 4 x 1-bed) (Class C3) at 1st floor and above (with terraces at 5th floor rear and 6th floor level (north elevation).

KTRA considers this proposal, for a seven storey development, is far too high for the site, and a case of over-development which will dominate the surrounding area. The Kentish Town Neighbourhood Plan states on p.49: "The design of the new building will respect and be sensitive to the height of existing buildings in their vicinity and setting." The proposed building can hardly be said to respect and be sensitive to buildings in the vicinity. The building next door, 379 Kentish Town Road, is five stories high and that is quite high enough.

A "Landmark Building" doesn't have to be seven storeys high. The Bull and Gate at 389 Kentish Town Road is a Landmark building and is three storeys high. The ex-Pizza Express building at 187 Kentish Town Road is five storeys high. That is certainly a Landmark building, as it marks the entry into Kentish Town Road from the south. A Landmark building should be beautifully designed and in keeping with it's surroundings. This cannot be said of this proposal.

This proposal would be a stand-alone building, not part of the future Regis Road development that will be entirely composed of new buildings. The highest buildings in the Regis Road development will be at the back of the site and will not impinge on heights or architecture in the "older" part of Kentish Town.

If and when a building is constructed on this corner there must be a tightly defined and well-enforced construction management plan in place. Deliveries to the site will need to be timed carefully, so as not to cause terrible northbound congestion.

We are asking you to refuse this planning application as it stands.

Please acknowledge receipt of this letter and keep me informed about the progress of this application. Please also ensure that it is put up on the council's website as soon as possible.

Yours Sincerely

Caroline Hill
Chair Kentish Town Road Action

