

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/0910/P	Laelia Cooke	24/03/2019 10:05:02	OBJ	<p>We write to object to the redevelopment of the existing car wash and the erection of a part-six and part-seven storey building plus basement on Kentish Town Road.</p> <p>From a personal perspective, the new building will have a significant effect on the outlook from the back of our home [REDACTED] looks [REDACTED] towards the space currently occupied by the car wash. As the car wash is a low building, we enjoy open views overlooking the existing Victorian rooftops of the Kentish Town Road. The planning statement mentions the "sense of openness" and the "longer views to Hampstead Heath and significant sky views". The new development will greatly affect our enjoyment of those views.</p> <p>The proposed new development would alter significantly the outlook of our third floor bedroom. We will look directly towards the new building and believe that it will be possible to see inside the flats (and that they will be able to see into our bedroom). The large glass-fronted bedroom on the seventh floor will have a direct view into our home and will affect our privacy.</p> <p>We see from the proposed plans that the new building will feature lots of big windows and glass - presumably so its residents can have the pleasure of looking towards the Victorian terraces of Leverton Street! The importance of Leverton Street as a part of Kentish Town's character is specifically mentioned in the planning documents: our view is the new development threatens the character of Leverton Street.</p> <p>The open views described above that can currently be enjoyed around the junction between Highgate Road and Kentish Town Road would also be blocked in large part by the new development (albeit not for residents of the new building). Part of the charm of that junction, which contains a number of new and well-liked cafes and shops, is its sense of openness.</p> <p>More generally, we strongly believe that the new building will not be in keeping with the style an</p>

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2019/0910P	Julia Lodge	24/03/2019 20:39:54	OBJ	<p>I strongly object to this planning application being approved.</p> <p>The proposed building is inappropriate for this key site, the hub of Kentish Town, both in design, height and size. It is totally out of keeping with the historical buildings opposite and around it. It would dwarf the adjacent building, which is already by far the highest in the terrace, and the Bull and Gate. From all points north of the crossroads it would be an oppressive large high rectangular wall (plus higher additions on the roof), blocking out light, particularly in the latter part of the day, and a large area of open sky. Both light and sky, in an urban environment like Kentish Town, are much valued, and contribute to quality of life, particularly as most of Kentish Town Road is narrow with high sided buildings.</p> <p>At the Kentish Town Planning Framework (KTPF) consultation I was assured by a planning officer that the views towards the heath were recognised as being precious to residents and would be conserved in any development. I understood this to mean the open vista towards the heath, which would be a key factor in opening up a green gateway to the heath. (not just a distant tunnel vision of the heath as seemed to be interpreted by the developers at the consultation).</p> <p>This vista would be obscured totally from all points north of the crossroads by this building, from Kentish Town Road, Leverton Place, and towards Fortess Road. The view towards Kentish Town Road from the beginning of Highgate Road and Fortess Road, at least as far as Falkland Road, would also be totally lost. It is not only the view from the Underground station which should be considered.</p> <p>The air pollution at the crossroads, especially on the south side, is already at very high levels, proven to be a danger to health (this is also identified in the KTPF). This building, essentially a high wide wall, would, I believe, increase the trapping of polluted air in the street, and prevent the incoming mitigating air from th</p>

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