

From: Laetitia Cooke [REDACTED]
Sent: 24 March 2019 10:08
To: Planning [REDACTED]
Subject: Planning Application 2019/0910/P

David Peres Da Costa
Planning Services
London Borough of Camden
5 Pancras Square, London N1C 4AG
[REDACTED]

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

Dear Mr Peres Da Costa

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.

From a personal perspective, the new building will have a significant effect on the outlook from the back of our home at 11 Leverton Street. The bedroom on the third floor of our house looks directly 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.

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.

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.

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.

More generally, we strongly believe that the new building will not be in keeping with the style and feel of the area. It is seven-story building and will dwarf the buildings surrounding it. The next door building - 379 Kentish Town Road - is five stories tall, and that is already taller than many of the neighbouring buildings. Landmark buildings such as The Assembly House and The Bull & Gate will be dwarfed and diminished by the new development. On the face of the planning documents, the building appears significantly larger than, and of an entirely different character to, the surrounding buildings.

It is difficult to see, from our perspective, how the design of the proposed building is at all in keeping with the character of surrounding architecture. Our view is that it is not an attractive building and is in danger of being an eyesore, particularly because of its disproportionate height.

We ask you to refuse this planning application at least until it is considered more sensitively. The current plans are not in keeping with the local area and, from a personal perspective, risk impacting our right to privacy.

Kind regards

Laetitia Cooke and Robert Dacre

