

I strongly object to this planning application being approved.

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.

At the KentishTown 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).

This vista (including amazing sunsets) 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.

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 the heath. It would therefore be detrimental to the health and well being of the community. Also the designs on display at the consultation were deceptive in that they showed the possible cantilevered extension of the pavement, which may well not happen.

The Kentish Town plan describes opening up the connection to buildings to the right, off Highgate Road, such as the new Greenwood centre, and creating important green open spaces. This building would reduce connectedness from the streets with this area and the proposed new open spaces. The plan also states any new development should not compete with the retail units on Kentish Town Road, and recognises the importance of the rich historical character of the area.

I feel this would be irreversibly damaged by this building, and the quality of life of those who live and work in the area.