

KENTISH TOWN ROAD ACTION (KTRA)

28. 03. 19

To: John Diver
Planning Services, London Borough of Camden
5 Pancras Square, London N1C 4AG

re: Application 2019/1239/P
387 Kentish Town Road NW5 2TJ

Dear John Diver

I am writing on behalf of Kentish Town Road Action, a group that seeks to improve Kentish Town Road in all its aspects. KTRA objects to this planning application for change of use of the ground floor unit from retail (Class A1) to form a 2 bed 4 person dwelling (Class C3) together with building operations including replacement of shopfront.

The grounds for our objection is "impact on existing shopping provision". This is a permitted objection that requires prior approval procedure in a GPDO application.

387 Kentish Town Road is in a Secondary frontage. There are seven premises in the frontage including the Car Wash at 369-377, and the Bull & Gate at 389. In the adopted Kentish Town Neighbourhood Plan Policy SW2: Protection of Secondary Frontages, the policy states – KTNF will resist change of use proposals that result in less than 60% of the premises being in A1 Retail Usage in Secondary Shopping Frontages. This is academic with regard to this application because the percentage of A1 Retail in this frontage is at present 29%, which would fall to 14% A1 Retail if this application were granted. If the frontage is assessed to be from 387 to 379 (five premises) the percentage of retail is at present 40%, falling to 20% A1 Retail if this application were granted. For list of premises and Usage Classes see note 1 below.

Policy SW2 of the Neighbourhood Plan also states that applicants should submit with their application:

- a) an up to date marketing report; and
- b) Contemporary financial viability assessment that there is no reasonable prospect that A1 retail use is viable.

Neither report has been submitted. Hair Today has only been closed for a few months. The shop is in a good position for footfall, being next door to the Bull & Gate and not far from Kentish Town tube station. There is every prospect that A1 Retail use is viable.

KTRA is asking you to refuse this application on the grounds of "impact on existing shopping provision".

Please acknowledge receipt of this letter and keep me informed about the progress of this application.

Yours Sincerely

Caroline Hill
Chair Kentish Town Road Action



¹ Kentish Town Road: 369-377 Car Wash (Sui Generis); 379 Express Food & Wine (A1); 381 Kentish Delight (Take Away A5); 383 Mem's Café (A3); 385 Kentish Town Fish & Chips (Take Away A5); 387 Hair Today (A1); 389 Bull & Gate (pub A4).