

KENTISH TOWN ROAD ACTION (KTRA)

16. 06. 19

To: Elaine Quigley
Planning Services
London Borough of Camden
5 Pancras Square, London N1C 4AG
planning@camden.gov.uk

re: Application 2019/1427/P. 193 Kentish Town Road NW5 2JU

Dear Elaine Quigley

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 basement and ground floors from cafe (Use Class A1 retail) to a mixed use cafe/bar (Use Class A3/A4). The reasons for our objection are as follows:

1. 193 Kentish Town Road is situated in a Core frontage on Kentish Town. The grounds for our objection are that the proposal is contrary to Appendix 4 in Camden's 2017 Local Plan, where a minimum proportion of A1 shops in each individual Core frontage is specified as 75%. If this application for change of use succeeds, this Core frontage would drop to 50% A1 Retail.

2. The retail percentage in the frontage is as follows:

189 Olivers's Estate Agent A2; 191 Kall Kwik A1; 193 Wine Cellar A1; 195 Property Maintenance A1; 197 vacant ex NHS D1; 203-199 Tesco Express A1; 205 vacant ex charity shop A1; 209-207 Owl Bookshop A1; 211 Ladbrokes Sui Generis; 213 Charity Shop A1; 223-217 Lidl's A1; 225 Chestertons A2; 229-227 Nando's A3.

This makes the percentage of A1 at present – 57%. If the Wine Cellar were to be granted change of use, the percentage of A1 in this frontage would fall to 50%.

3. The frontage is not dominated by A1 uses – it is already as low as 57%. If this change of use were permitted, there would be an over-concentration of non-retail uses in the frontage.

4. The proposed usage of the premises as a bar is concerning. Kentish Town Road is well supplied with drinking establishments. The basement layout shows only 14 seats and a large area for standing by the bar. This indicates that a lot of drinking will be done out of sight until closing time (not specified yet) when residents in Kentish Town Road will suffer the consequences.

If this change of use were permitted it would threaten the viability and vitality of this frontage, and of Kentish Town Centre as a whole. High Streets fail in their usefulness when too many drinking establishments take over from retail shops, and there is already a preponderance of non-retail premises in the high street.

KTRA is asking you to refuse this application for the reasons given above.

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

