

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/3007/P	Cllr Meric Apak	07/08/2019 21:33:20	COMMNT	Application 2019/3007/P 167-169 Kentish Town Road NW1 8PD

I wish to object as ward councillor to this application on the following policy grounds.

Kentish Town Road is an established Town Centre in our document "TownCentres CPG - March 2019". This policy document devotes the whole of Section 2 providing guidance for Retail uses. Here it sets out the negative and harmful impact of A5 Hot Food Takeaway premises on the neighbouring premises, the wider vicinity and residents. This in particular lists concerns to do with how hot food takeaways have an impact on antisocial behaviour, contributes to fumes, air pollution and noise from extraction ducts, contribution of increased litter to the area, and so on.

Sections 4.49 to 4.57 provides guidance specifically for Kentish Town and sets out how planning policy is designed to protect A1 retail premises

In particular:

1. Section 4.49 states that the retail offer in Kentish Town is more limited in comparison to food outlets and could be improved. This application would compound the problem highlighted here.
2. Sections 4.51 and 4.52 sets out the methodology for protecting the retail function and character of the area. I have had sight of the objection submitted by Kentish Town Road Action and I believe their objection demonstrates how this guidance would be breached if the application were to be approved.
3. Section 4.53 sets out the Council's use of TC2 and TC4 Local Plan Policy in seeking to prevent concentrations of uses that would harm the attractiveness to shoppers. Guidance therefore discourages applications where proposals would result in
 - a. More than two consecutive premises within the primary frontages being in non-retail use, and,
 - b. More than three consecutive premises with secondary frontages being in non-retail use.
4. Section 4.55 articulates how the Council supports the growth of retail in Kentish Town. Converting this precious A1 retail space to A5 hot food take away, either in whole or partially goes contrary to this guidance.
5. Section 4.57 refers to the Kentish Town Neighbourhood Plan in relation to this, and how this will be used in determining an application. Kentish Town Road Action have referred to this plan extensively and I will not repeat their objections here again other than to say I agree with the points made.

I hope this is helpful

Kind regards
Meric

Ward Councillor for Kentish Town