

**Kelly Street Residents Association**

25 Kelly Street, London NW1 8PG

26 August 2019

Patrick Marfleet  
Planning Solutions Team  
London Borough of Camden  
5 Pancras Square  
London N1C 4AG

Dear Patrick Marfleet,

**167-169 Kentish Town Road NW1 8PD; ref. 2019/3007/P**

I am writing on behalf of Kelly Street Residents Association (KSRA) to object to the application by Kentish Town Supermarket, 167-169 Kentish Town Road, for change of use from retail (Class A1) to take away use (Class A5), with associated external alterations.

We are sorry to be objecting to this application, since a number of Kelly St residents know Abdul Hakim and he has been friendly and helpful to us. Although we would prefer to support Abdul, and we wish him well, we have some serious concerns about this application.

Firstly, we are very concerned about the implications of change of use from retail to hot food take away. Residents do not want fewer retail units in Kentish Town Road. The Kentish Town Neighbourhood Plan, which has statutory status as part of Camden's planning policy, stipulates that the percentage of A1 retail premises in secondary shopping frontages should not be less than 60%, and applications which would result in the percentage falling below 60% should be resisted. If this application for change of use for no. 167 from A1 to A5 were granted, the retail percentage in this frontage in Kentish Town would fall to below 60%. We believe the application should be refused for this reason alone.

Secondly, Kelly Street residents do not want yet another take-away outlet near Kelly Street. These premises are located in a highly residential area. We have for some time suffered considerable problems and disturbance from the number of take-aways nearby. Residents in Kelly Street, particularly at the Kentish Town Rd end of the street, have for months been disturbed by nuisance and problems caused by the take-away shops nearby. People park in Kelly St to eat their take-aways, and have often been seen throwing their rubbish out on to our road. Rubbish also gets blown down the street by the wind, from take-aways in Kentish Town Road. We have complained about this to Cllr Meric Apak and Mark Hunt (Camden Environment Services), and the frequency of street sweeping in Kelly Street has been improved, but this has not solved the problem. Residents have been disturbed also by noise, especially late in the evenings, when people stand in the street eating their take-aways, often after drinking alcohol, and throw rubbish and cans into the street and our front garden areas. Residents have also been disturbed by people vomiting and urinating at the front of their houses, and by the noise from shouting, occasional fighting, and slamming car doors. We are very worried that the granting of this application will increase all these problems, causing even worse disturbance to residents.

We are also concerned that the rear extract duct may cause noise disturbance at the backs of those houses in Kelly Street nearest the premises, especially nos. 6 to 14.

A very similar application was submitted by Kentish Town Supermarket in 2017, and rejected by the Council. Local residents made similar representations then to those which have been submitted for this application. We very much support the points made in the representations concerning this application, especially those by Cllr Meric Apak and by Caroline Hill for KentishTown Road Action. We do not see any substantial difference between this application and the application which was refused in 2017, and we object to this application for the same reasons. We ask for the application to be refused..

Yours sincerely,

Rosemary Lewin  
Chair, KSRA



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