

From: Kentish Town Neighbourhood Forum KTNF [REDACTED]
Sent: 06 November 2019 12:43
To: Lawlor, Josh [REDACTED]
Subject: Re: Consultee letter for PlanningApplication Application: 2019/5037/P

Thank you for sending this application for our comment which are as follows:

The future (and not just current) viability of A1 retail units on Kentish Town Road is very important. We would want to be assured that the change of use to residential of the space on the rear ground floor would not affect the future use as an A1 unit. It may be true that the current A1 user Cafe Nero doesn't require the space. But what of the future and a different type of retailer? Would the loss of part of the ground floor make this unit less attractive to retailers in the future? If it would make it less attractive, we would not support a change of use for for this part of the scheme.

We welcome the creation of new residential units, but all 1 bedroom units? Is there a demand or shortage of residential units of 2 bedrooms or more in Kentish Town?

The external and internal design of the buildings are very important and we very much support the sentiments made by Mr G Whittingham in his letter of 20 December 2018 (2018/4203/PRE) to the applicant following the pre application meetings and discussions. Policy D3 Design, in the Kentish Town Neighbourhood Plan, seeks to ensure that development is the best quality and design, makes a positive contribution to the area and respects the host and adjoining buildings. We would ask that this application is determined by reference to Mr Whittingham's comments and the policy set out in D3 of the Neighbourhood Plan.

We hope these are comments are useful.

Paul Seviour
Kentish Town Neighbourhood Forum