

Henriques, Roberta

From: Peres Da Costa, David
Sent: 22 February 2021 08:22
To: Planning
Subject: RE: Consultee letter for PlanningApplication Application: 2020/5913/P

Hi Planning,

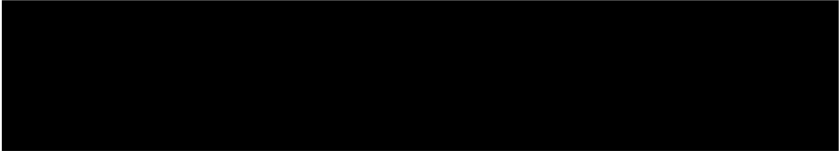
I asked for the comments in the email chain below to be added to the website. The Kentish Town Neighbourhood Forum are anxious that their comments have not appeared on the website yet. Is this in hand?

Thanks

David

David Peres da Costa
Senior Planning Officer
Regeneration and planning
Supporting Communities


Visit camden.gov.uk for the latest council information and news


Can this be logged as an objection on M3 and added to HPE RM

Thanks

David Peres da Costa
Senior Planning Officer

Tel.: 
Visit camden.gov.uk for the latest council information and news

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

David,

Thank you for sending this planning application to Kentish Town Neighbourhood Forum.

KTNF response to Planning application (2020/5913/P)

The Kentish Town Neighbourhood Forum appreciates the extent to which SEGRO has engaged with us on their proposals. However, we remain unconvinced that the Spring Place site is suitable for B8 storage or distribution use

In particular we object to the proposed change of use from industrial (B2) to flexible industrial (B2) / storage or distribution (B8) as the surrounding area is predominantly residential, and also includes 3 schools, a nursery and student housing.

We have raised concerns around the proposed change of use with SEGRO including the impact of a potentially significant increase in vehicle movements on surrounding residential streets and the potential for intrusive noise at proposed early morning and late evening HGV delivery times, 7 days per week. SEGRO have not been able to address these concerns.

SEGRO has also misrepresented the Kentish Town Planning Framework, suggesting that the Framework's reference to 'special servicing arrangements' and 'freight consolidation' justifies the Spring Place proposals. This is not the case. We have raised this with SEGRO and we understand that they will clarify this with the council. Furthermore, in relation to any future development of the Veolia site which is opposite the application site, Policy SSP6 of the Kentish Town Neighbourhood Plan specifically refers to 'Retention of existing employment space by creating new work space for the creative sector to complement the creative businesses in nearby Spring Place' - ie not B8 - storage or distribution.

We would like to record our concerns regarding the figures purported to be from the previous Addison Lee use. SEGRO acknowledge that they are relying on second-hand evidence within the Vectos transport report. The figures for the previous Addison Lee use are taken from Brockton Capital's planning application. We cannot accept the reported Addison Lee vehicle movements as the premises were used solely for servicing of car taxis and small delivery vans, which we expect would have taken hours, not minutes, to complete for each vehicle.

The SEGRO / Vectos transport report suggests a route for larger heavy goods vehicles (HGVs) via Grafton Road and Queen's Crescent. The Kentish Town Planning Framework (map on page 74) illustrates all of Grafton Road as part of the 'London Cycle Network'. Camden's Cycle Action Plan, within of the Transport Strategy, describes Grafton Road as part of Camden's Strategic Cycle Network and it is shown as a proposed cycle 'quietway' making this road unsuitable for heavy goods vehicles. The evolving 'Public Realm Vision for Queen's Crescent' would suggest that Queen's Crescent may not provide an appropriate vehicle route. The proposed change of use would also only add to early morning queues and congestion on Kentish Town Road whilst the clear intention of the Kentish Town Neighbourhood Plan and the Camden Climate Action Plan is to reduce and consolidate traffic.

For the reasons stated above The Kentish Town Neighbourhood Forum is not in a position to give its support to the proposed change of use at 3-6 Spring Place.

Kind regards

For and on behalf of Kentish Town Neighbourhood Forum.

Sent from [Mail](#) for Windows 10

From: [Peres Da Costa, David](#)

Sent: 15 January 2021 12:51



Please find attached Consultee letter for PlanningApplication application 2020/5913/P

Y559480

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice here<<http://www.camden.gov.uk/privacystatement>> which tells you how we store and process the data we hold about you and residents.