

Dr Elizabeth Hill



David Peres Da Costa
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Dear Mr Da Costa

re: Application 2020/5913/P 3-6 Spring Place NW5 3BA

I am writing to object to the above application, especially regarding change of use from industrial (Class B2) to flexible industrial (Class B8) – storage or distribution. I object to storage and distribution because:

1. This area is already heavily congested and there will be queues of vehicles, doubtless both large transporter lorries as well as very many small local distribution trucks, entering and leaving the narrow already congested Holmes Road at all times of day and night for the distribution centre – for which this site is wholly unsuited.
2. This will pose a danger as well as increased pollution for pedestrians, motor cycles and cycles on the narrow Holmes Road. During non-lockdown times this road is used day and night by throngs of students from the large Unite student accommodation blocks on it. It is also used by parents, teachers and children from St Patrick's Catholic Primary School and Nursery and the French School, College Francais Bilingue de Londres, ALL of which are located on Holmes Road.
3. The Holmes Road/ Spring Place junction is an especially dangerous spot for pedestrians, cycles and vehicles being a heavily used cut through from Grafton Road to Kentish Town Road (see photo 1). Cars and cycles etc move very fast and without stopping across the junction. If a continual stream of trucks and vans from Spring Place under pressure to move fast through it on their way to deliver, is added to the existing traffic volume a greatly increased safety hazard for children and adults will result with potential disaster.
4. Traffic on Holmes Road will already increase markedly once the council's sensible plan to stop the rat run along the parallel Anglers Lane is implemented by closing the junction of Anglers Lane and Kentish Town Road.
5. Increased traffic associated with a distribution centre on the polluted Kentish Town Road will hold up traffic on it, especially buses, and cause even greater queues of traffic waiting to turn into narrow Holmes Road and contribute to ever greater pollution – which Camden Council is currently taking many expensive steps to reduce. The junction

of Holmes Road with Kentish Town Road is already jammed at many times of the day.
Surely Regis Road is a far more sensible location if such a distribution centre is essential.

6. Spring Place/ Gillies Street (see photos 2 to 4) as well as the adjoining streets are at present largely or exclusively residential. Allowing a deluge of large trucks/ transporters at all times of day and night into this heavily built up spot would be exceedingly antisocial to residents due to the noise and pollution that will result. This application offers absolutely no benefits for residents whatsoever – only dangers.
7. Spring Place adjoins the Inkerman Conservation Area – wholly inappropriate for a major industrial distribution centre.

I ask you to reject this application.

Please confirm receipt of my letter and keep me informed of your decision.

PLEASE TREAT MY PERSONAL DETAILS AS CONFIDENTIAL AND IN LINE WITH GDPR.

Yours sincerely,

Elizabeth Hill







