



Dear David,

Thank you for your reply and the attached consultation letter.

We have reviewed the new information provided by Segro. These are our further comments, in addition to the comments we have made previously.

KTNF response to updated information for Planning application (2020/5913/P)

Having considered the updated information for this application, the Kentish Town Neighbourhood Forum remains unconvinced that the Spring Place site is suitable for B8 storage or distribution use

We appreciate the Council's assurance that our previous objections have been noted, however, we would like to reinforce the following concerns in the light of the additional information

- Concentrated early morning HGV movements, 7 days per week, within this predominantly residential area which would also impact on a key part of Camden's Strategic Cycle Network
- Segro present a subjective interpretation of the Kentish Town Planning Framework, incorrectly conflating Spring Place with policies around Regis Road and Murphy's Yard, to justify the impact of anticipated vehicle movements on the wider road network
- Segro continue to reference insufficiently substantiated vehicle movement figures for the Addison Lee repair garage, as a precedent, which the local community refute. We understand that the figures are quoted third hand from a previous recent planning application.

The Kentish Town Neighbourhood Forum does not support the proposed change of use at 3-6 Spring Place and remain convinced that a suitable occupier could be found within the existing use classes as Kentish Town continues to evolve.

If you could add these further comments to our previous submission, we would be most grateful.

Kind regards

Paul Seviour
For and on behalf of Kentish Town Neighbourhood Forum.

Sent from [Mail](#) for Windows

From: [David Peres Da Costa](#)
Sent: 18 August 2021 08:37
To: '[Kentish Town Neighbourhood Forum KTNF](#)'
Subject: RE: Consultee letter for PlanningApplication Application: 2020/5913/P 3 to 6 Spring Place

Dear Paul,

Thank you for your email and for alerting me that you did not receive a consultation letter. Please see attached formal consultation letter. You have 21 days in which to provide a response.

This is not a new planning application. The applicant submitted updated information for the application submitted 21/12/2020 (2020/5913/P) which included proposed alterations to the front elevation (Spring Place). Therefore the Council was required to reconsult.

Given that this is a reconsultation, the objections that have already been received would still be relevant and all the issues raised previously have been noted.

Let me know if you need any further information or clarification.

Kind regards

David

From: Kentish Town Neighbourhood Forum KTNF <KTNFStatutoryConsultee@hotmail.com>
Sent: 17 August 2021 21:10
To: David Peres Da Costa <David.PeresDaCosta@Camden.gov.uk>
Subject: FW: Consultee letter for PlanningApplication Application: 2020/5913/P 3 to 6 Spring Place
Importance: High

[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.

Hello David,

It has been brought to my attention that a new consultation is underway in relation to this site. We were completely unaware.

As a Statutory Consultee, I would normally be expected to be alerted to a new consultation to allow Kentish Town Neighbourhood Forum to consider the application. We may not be able to meet the deadline of 6th September.

Can you confirm that we can make comments after this date?

What is the status of this? Is it a new planning application or a variation of the original, which as you know, attracted the largest number of objections to any planning application seen in Kentish Town, probably in living memory?

What is the status of the objections of the original planning application? Are they now irrelevant in the context of this revised planning application?

I look forward to hearing from you.

Kind regards

Paul Seviour
Kentish Town Neighbourhood Forum

Details Page for Planning Application - 2020/5913/P

Site Address 3-6 Spring Place London NW5 3BA

Documents for this application

[View drawings, comments and other documents for this application](#)

Application Progress Summary

- *Please note that if the Comments Until date shown is before the Application Registered date this is because either:*
 - *we are not required to consult on the application (you can check this in our [Statement of Community Involvement](#)); or*
 - *the formal consultation period has not yet started by the application being advertised in the local newspaper or site notice(s) being put up at the application site.*
- Application Registered 15-01-2021
- **Comments Until 06-09-2021** [Add Comments Here](#)
- Date of Committee
- Decision
- Appeal Lodged
- Appeal Decision

Application Details

- Application Number 2020/5913/P
- Site Address 3-6 Spring Place London NW5 3BA
- Application Type Full Planning Permission
- Development Type Commercial Change of Use, Commercial Minor Alterations
- Proposal Change of use from industrial (Class B2) to flexible industrial (Class B2)/ storage or distribution (Class B8)/ light industrial (Class E), refurbishment of existing building including replacement roof, installation of PV panels; installation of wood cladding to parts of Grafton Road and Spring Place elevation;

installation of living wall and alteration to entrance on Grafton Road elevation; and widening and reconfiguration of loading doors onto Spring Place. [RECONSULTATION REVISED DESCRIPTION](#)

- Current Status REGISTERED
- Applicant/o Company name
- Agent/teni Projects
- Wards Gospel Oak, Kentish Town
- Location Co ordinates Easting 528574 Northing 184989
- OS Mapsheet
- Appeal Submitted? No
- Appeal Decision
- Case Officer / Tel David Peres Da Costa 5262
- Division Planning Solutions Team
- Planning Officer David Peres Da Costa
- Determination Level Delegated
- Existing Land Use B2 General Industry
- Proposed Land Use B8 Warehousing, Commercial, business & service uses

Location Map.

Sent from [Mail](#) for Windows

From: [Kentish Town Neighbourhood Forum KTNF](#)
Sent: 16 July 2021 10:40
To: [David Peres Da Costa](#)
Subject: RE: Consultee letter for Planning Application Application: 2020/5913/P

Dear David,

OK, many thanks for getting back to me and for this update.

Kind regards

Paul Seviour

Sent from [Mail](#) for Windows 10

From: [David Peres Da Costa](#)
Sent: 16 July 2021 10:37
To: '[Kentish Town Neighbourhood Forum KTNF](#)'
Subject: RE: Consultee letter for Planning Application Application: 2020/5913/P

Dear Paul,

Thank you for your email. Officers are still in the process of assessing the application and there remain significant concerns. The Council expects to make a decision in the coming weeks.

Kind regards

David

David Peres da Costa
Senior Planning Officer
Regeneration and planning

Supporting Communities

Tel.: 020 7974 5262

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From: Kentish Town Neighbourhood Forum KTNF <KTNFStatutoryConsultee@hotmail.com>

Sent: 15 July 2021 19:21

To: David Peres Da Costa <David.PeresDaCosta@Camden.gov.uk>

Subject: FW: Consultee letter for PlanningApplication Application: 2020/5913/P

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David,

I trust you are well. Could you update us please about the state of play of this application? Is it on hold? Or is further work taking place in the background?

Kind regards

Paul

For and on behalf of Kentish Town Neighbourhood Forum

Sent from [Mail](#) for Windows 10

From: [Kentish Town Neighbourhood Forum KTNF](#)

Sent: 11 February 2021 18:56

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

Subject: RE: Consultee letter for PlanningApplication Application: 2020/5913/P

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
To: ktnfstatoryconsultee@hotmail.com
Subject: Consultee letter for PlanningApplication Application: 2020/5913/P

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

Y559480

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