

Parnjit Singh

From: Adam Greenhalgh
Sent: 24 February 2022 10:08
To: Planning Planning
Subject: FW: PLANNING APPLICATION 2022/0034/P

Dear Admin/Tech Team

[REDACTED]

[REDACTED]

Many thanks

Adam Greenhalgh
Planning Officer

Telephone: 020 7974 6341



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

From: Richard Cotton (Cllr) [REDACTED]
Sent: 17 February 2022 15:08

[REDACTED]

Subject: PLANNING APPLICATION 2022/0034/P

Dear Adam,

I am writing about Planning Application 2022/0034/P at 141-145 Kentish Town Road, London, NW1 8PB, which is in my ward where it borders Kentish Town ward – hence I am copying in the Kentish Town ward councillors. I will add my comments to the website at the weekend but please record this as my objection and note that I reserve the right to speak at the Planning Committee on this application.

The application is for the demolition of an existing single storey light industrial/warehouse. Construction of a new three storey building comprising commercial space on the ground floor and four self-contained flats on the first and second floor. The first photograph below is an aerial view of the site. The second photograph shows the current access to the property – a locked alleyway in between 139 Kentish Town Road, which is private flats and the former Kentish Town South tube station, which now houses a yoga studio and other businesses. That tube station is supposed to serve as an access point for permanent way works and as an emergency egress point for passenger services (trains on the High Barnet branch continue to run beneath it). As you can see from the photograph, this access would be wholly unsatisfactory for substantial building works. The third photograph shows the locked footpath at 5 Castle Road, NW1 8PT which gives access to a private residence and could not be used for construction access and the final photograph is taken from Castle Place – the wall separating the premises in question from

Camden's properties in Castle Place is owned by LB of Camden. (I thank Derek Jarman of Castlehaven Community Association for the photographs).

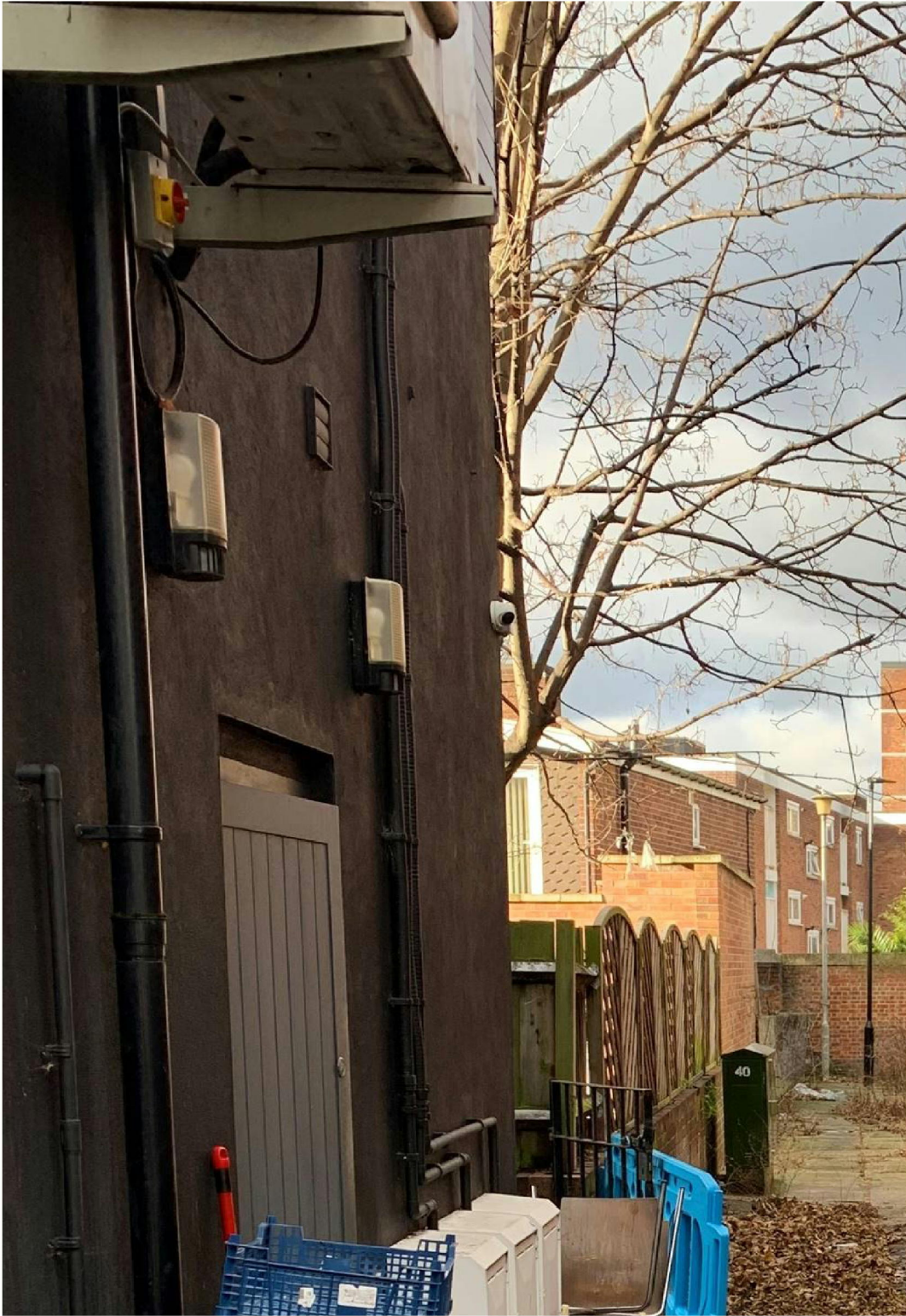
Thus, the site is hemmed in by the former tube station, a private residence at 5 Castle Road and council houses/parking spaces in Castle Place. It is impossible to see how work could be effected without simultaneously re-developing the adjoining Tube station. It amazes me that this station building has not been listed given that it is such a fine example of Leslie Green's work but irrespective of the heritage status of the station, local residents are naturally worried that this current application cannot work without a redevelopment of the whole site including the tube station and that would be unacceptable. Even if the work could somehow be carried out within the existing streetscape, the existing application seeks to replace a single storey building with a three storey building, which would make it higher than its neighbours and that, in turn would have a deleterious effect on the quality of light for residents at 139 Kentish Town Road, 5 Castle Road and 1-8 Castle Place.

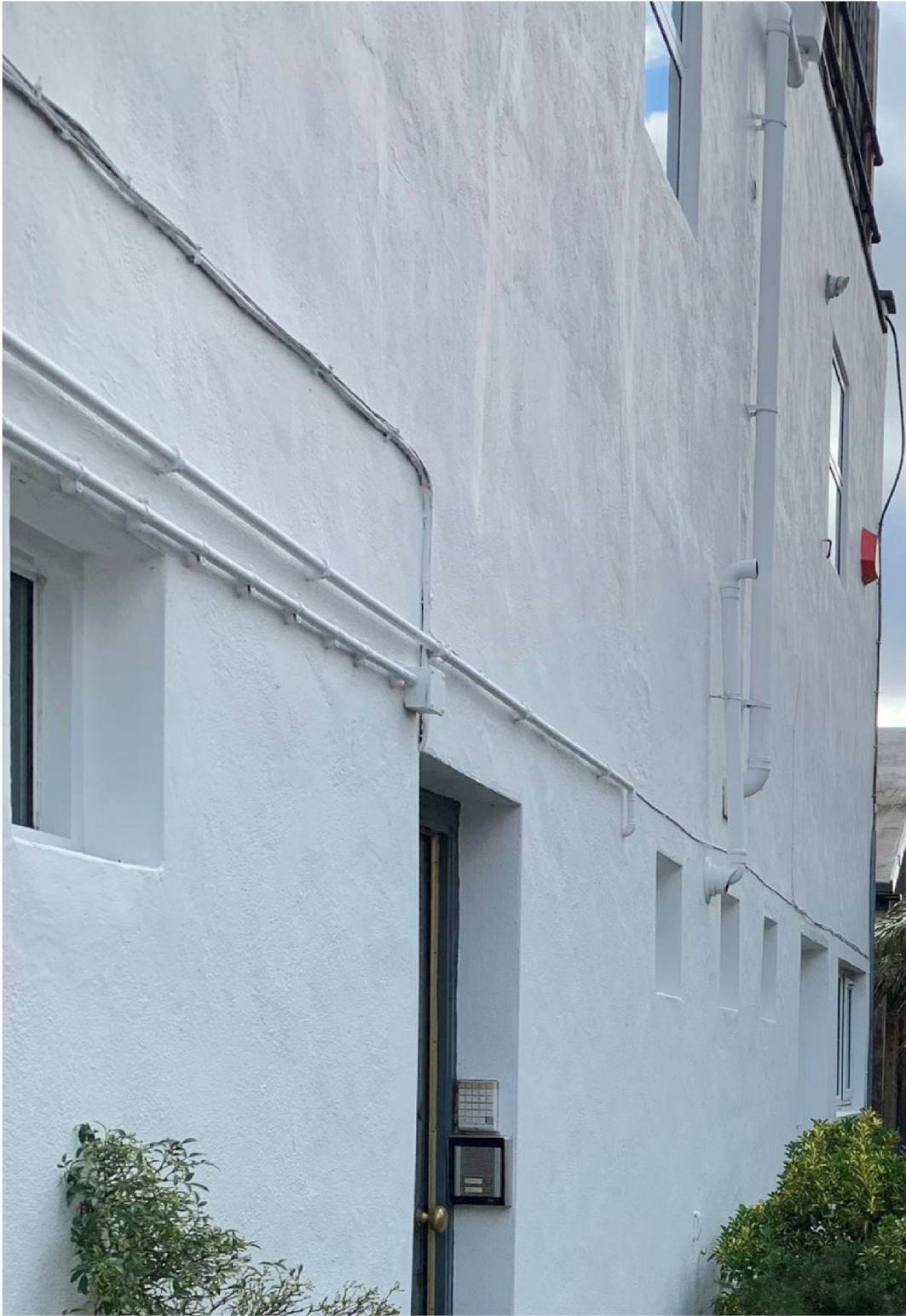
I share the concerns of local residents that this application should be rejected.

Kind regards,

Richard
(Cllr) Richard Cotton
Camden Town with Primrose Hill Ward
Tel: [REDACTED]







(Cllr) Richard Cotton
Councillor for Camden Town
with Primrose Hill Ward
Tel: 07467 338857