

Planning Application for 141-145 Kentish Town Road London NW18PB
Application number 2022/0034/P

I write on behalf of Castlehaven Community Association to formally object to the above planning application

Our reasons are as follows;

The application is for the demolition of a single story light industrial/warehouse. Construction of a 3 storey building comprising commercial use on the ground floor with four self contained flats on the other floors

The distance between the proposed development and Numbers 3 and 5 Castle Road (flats 1-8) is less than a metre and will thus block any light into numbers 3 and 5 Castle Road.

Also 147 Kentish Town Road (flats 1-8) the entrance to these flats is in Castle Road so would be effected by the proposed development the same as Numbers 3 and 5 Castle Road.

We consider the development to be too bulky and too high and will be seen from Kentish Town Road and will detract from the visual splendour of the now closed Kentish Town South Tube Station.

Access to the site is heavily restricted. Access from Castle Road to the proposed development is via a public footpath, that has public 2 public light standards blocking access to any vehicles. The public footpath is the only access to the numbers 3 and 5 Castle Road (flats 1-8) and tenants and visitors need access at all times.

Access to the site from Kentish Town Road is also via a public footpath. The footpath has an emergency exit from the former Kentish Town South Tube station. This is still used as an access point for people carrying out maintenance work on the Barnet branch of the Northern Line, which is beneath the proposed development site. It can also be used as an emergency access for passengers on a Tube Train should it need to be evacuated in an emergency. Thus the footpath needs to be kept clear at all times in it is needed as an emergency exit from the Northern Line. It is also the emergency exit for 139 Kentish Town Road which is a restaurant on the ground floor.

The only other access is via Castle Place, which is under the ownership of the London Borough of Camden's Housing Department and is a private road, which needs to be kept clear in case of emergencies.

We cannot see anywhere the site office facilities will be located or storage for the construction materials and how they will be brought to the proposed site via 2 small public footpaths.

We would wish this application to be heard by the Planning Committee and we would want to be present to hear the debate on the application.

Derek Jarman
Deputy Chair
Castlehaven Community Association
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