

From: Caroline Hill [REDACTED]
Sent: 24 July 2022 08:35
To: Planning Planning; Sofie Fieldsend
Subject: 300 Kentish Town Road, NW5 2TG Planning application ref:
2022/2374/P
Attachments: [300 KT Rd KTRA 22.07.22.doc](#)

[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.

Dear Sophie Fieldsend

I am attaching a letter of objection from Kentish Town Road Action to the Planning application 2022/2374/P.

Please acknowledge receipt.

Many thanks

Caroline Hill

[REDACTED]

24. 07. 22

KENTISH TOWN ROAD ACTION (KTRA)

To: Sofie Fieldsend
Planning Services
London Borough of Camden
5 Pancras Square
London N1C 4AG

re: 300 Kentish Town Road, NW5 2TG
Planning application ref: 2022/2374/P

Dear Sofie Fieldsend

KTRA is objecting to this planning application for erection of two storey rear/side extension at 1st-2nd floor and partial change of use from office to residential at ground floor. The reasons are given below:

1. The proposed development is too tall and will be clearly visible from Kentish Town Road. It would be out of scale and massing in the small lane of Leverton Place, in which it is situated (despite the postal address). The proposed building is an inappropriate development on this small site, which lies within the Kentish Town Conservation Area.
2. KTRA objects to the proposed partial loss of office space to residential use. This is a useful small working space (Office usage E) which has been well-used until quite recently. Please see the new Article 4 Direction, copied below. Please note the final date for comments on this application (8 August) is several days after 29 July, when this Article 4 will have come into force.

"Camden Council is using its planning powers to protect commercial, business and service premises (within planning use Class E) in the borough.

Permitted development rights allow certain types of building work or changes of use without the need for planning permission. An Article 4 Direction allows a local planning authority to withdraw certain permitted development rights, so that planning permission is required.

Class MA of the general permitted development order, introduced in August 2021, allows the change of use of commercial, business, and service premises (which includes office and light industrial, as well as retail and other town centre uses) to change to residential without the need for planning permission.

The Council has made Article 4 Directions to withdraw the Class MA permitted development right to change from Use Class E (Commercial, Business, and Service) to Use Class C3 (dwellinghouses) for parts of the borough where there exists strong justification (land as shown edged red on the plans attached to the directions - available for download [here](#)). These have now been confirmed and will come into force on 29 July 2022."

KTRA is asking you to refuse this application in its entirety.

If officers recommend approval of this application, we are asking for it to go before the Development Committee.

Please acknowledge receipt of this email.

Yours Sincerely

Caroline Hill, Chair Kentish Town Road Action

