

## Laura Dorbeck

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**From:** Kentish Town Neighbourhood Forum KTNF  
<KTNFStatutoryConsultee@hotmail.com>  
**Sent:** 11 December 2022 12:59  
**To:** Laura Dorbeck  
**Subject:** Re: Consultee letter for PlanningApplication Application: 2022/5281/P

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Dear Laura,

Please excuse the slight delay, we had problems accessing the planning site for a few days. Our representation is as follows:

As a neighbour of the West Kentish Town Estate, Kentish Town Neighbourhood Forum (KTNF) has serious concerns regarding the overall density of the proposed redevelopment of the estate, which will treble the number of housing units in an already relatively heavily populated area. This density is likely to have an impact on the KTNF area in the following ways:

- 1) The ambition of adding a large number of new homes to an already constrained site is resulting in both tall and massive buildings, such as the residential tower block on Weedington Road and the 10- and 11-storey buildings on Athlone Street. These will be visible from a significant portion of Kentish Town and will overshadow existing 2 and 3-storey houses in the Inkerman Area.
- 2) The loss of green space and light along Grafton Road where new 6, 7 and 8-storey blocks will be built directly next to the pavement. The green space is important for general wellbeing and will directly affect residents of Kentish Town who use this route to walk to Queen's Crescent Market and Hampstead Heath.
- 3) The pressure on existing services in the wider Kentish Town area, such as GP surgeries and public transport, from the huge increase in the local population.

The Kentish Town Neighbourhood plan identifies the need for more genuinely affordable family housing. This need applies equally to West Kentish Town. The overall increase of just 13 new council flats indicates that this need will not be met and will therefore not ease pressure on Kentish Town itself. While the inclusion of 40% affordable units is to be welcomed, a greater proportion of these should be at social rent. The resulting 60% of market rent and private sale homes will not address the existing local shortfall for families.

In order to realise the potential of the rebuild and to make this into a successful regeneration project, the Council needs to rework this proposal in more detail. KTNF would like to see assessments on public transport, school and medical facilities, and would like to see analysis of the impact on the neighbouring areas regarding noise and traffic impact during the lengthy construction period (currently envisaged to last 8 years), and for the future needs of the new residents, such as additional traffic caused by deliveries and visitors, and other infrastructure services (rubbish collection, etc.) for the additional residents.

Kind regards,

Kentish Town Neighbourhood Forum

Sent from [Outlook](#)

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**From:** Laura Dorbeck <Laura.Dorbeck@camden.gov.uk>  
**Sent:** 02 December 2022 16:10  
**To:** 'ktnfstatutoryconsultee@hotmail.com' <ktnfstatutoryconsultee@hotmail.com>  
**Subject:** Consultee letter for PlanningApplication Application: 2022/5281/P

Please find attached Consultee letter for PlanningApplication application 2022/5281/P

Y609364

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