



**KENTISH TOWN
NEIGHBOURHOOD
FORUM**

Consultation Statement

Introduction and years 2011 – 2012



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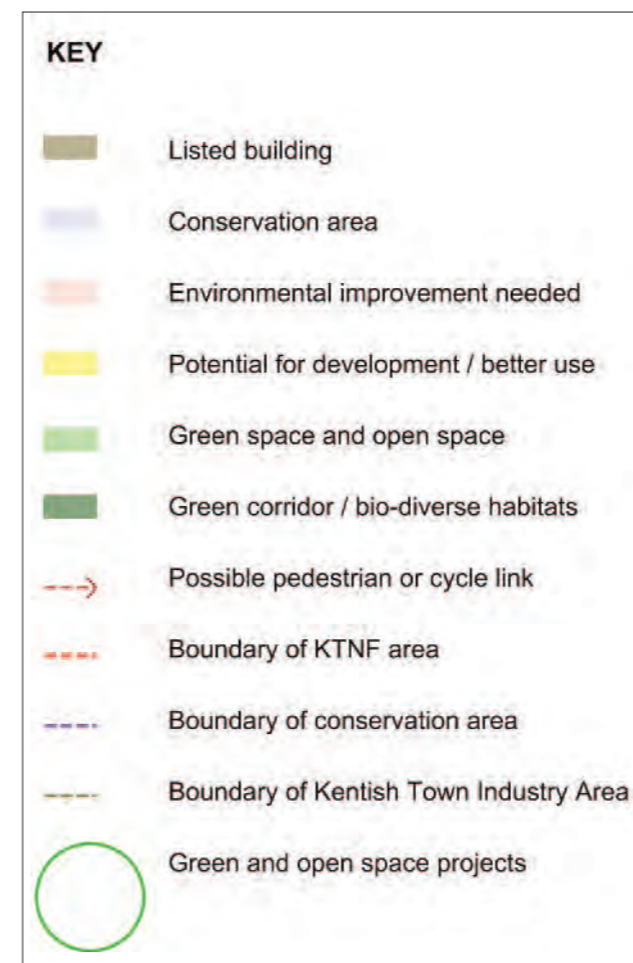
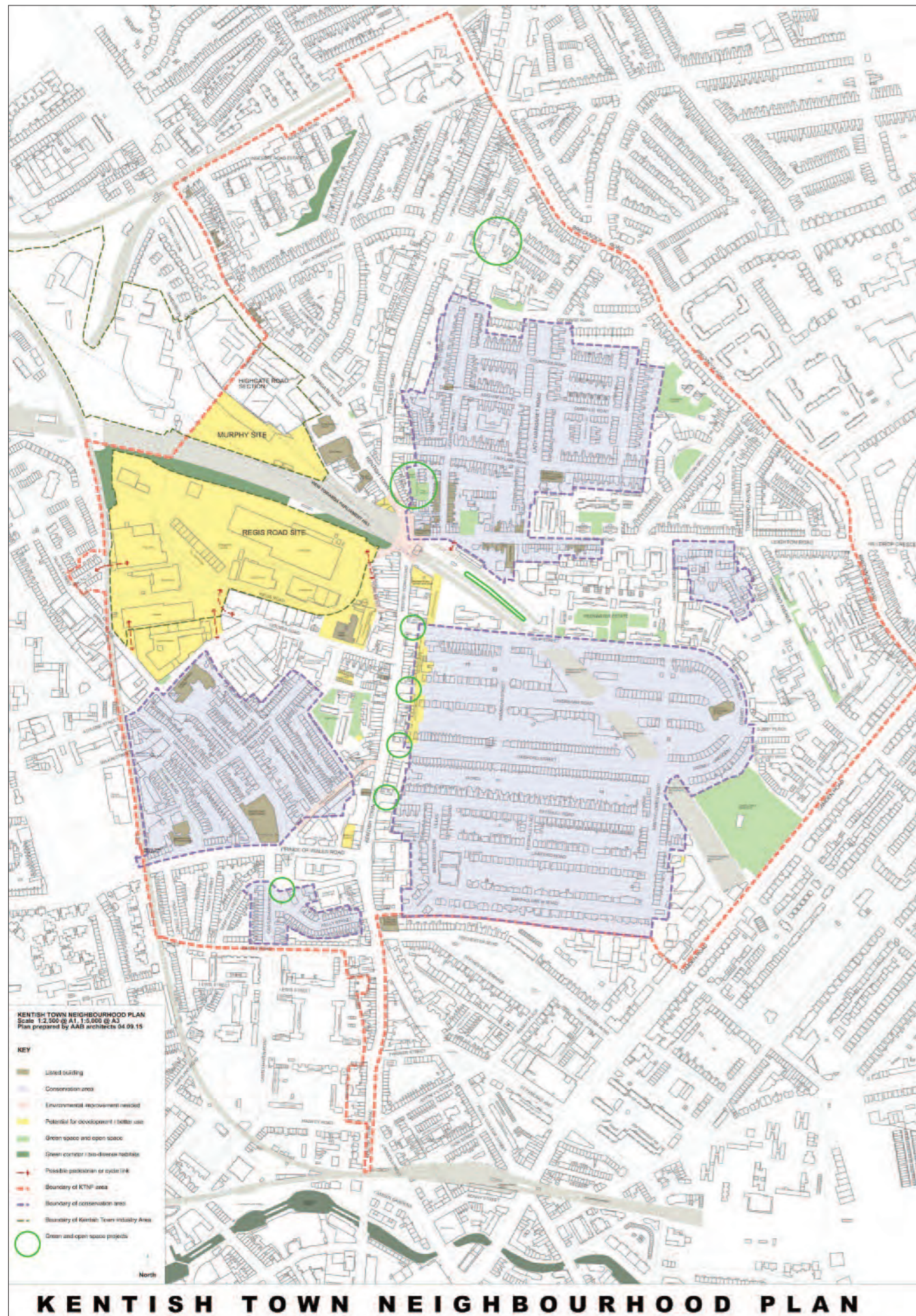
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▲ Enlarged Map Key

Map Credits: Alice Brown, Aaron Davies

Photographic Credits: Hilary Barnes, Paul Braithwaite, Alice Brown, Isky Gordon, Celia Goreham, Caroline Hill, The Prince's Foundation, Ed Pritchard

Plan Design and Layout: Caroline Hill

Rooms for meetings: Thank you to the following for making rooms available for KTNF to meet and work: The Pineapple pub, the Grafton pub, The Abbey pub, St Luke's church, St Benet and All Saints church, Kentish Town Health Centre and Kentish Town Community Centre.

Cover photographs 2011 – 2012

Above: KTNF Street engagements June / July 2012

Below: North Kentish Town Walkabouts October 2012

Cover photographs 2013 – 2015:

Above: KTNF Neighbourhood Plan Exhibition and Public Meeting December 2014

Below: KTNF engagement with children at Eleanor Plamer Primary School August 2014

THE KENTISH TOWN NEIGHBOURHOOD DEVELOPMENT PLAN
CONSULTATION STATEMENT

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning (General) Regulations 2012. Section 15(1) of Part 5 of the Regulations sets out where a qualifying body submits a plan proposal to the local planning authority, it must include:

- a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;
 - b) a consultation statement;
 - c) the proposed neighbourhood development plan;
 - d) a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B [Basic Conditions] to the 1990 Act.
- In Section 15(2) of Part 5 of the Regulations, "consultation statement" means a document that:
- a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - b) explains how they were consulted;
 - c) summarises the main issues and concerns raised by the persons consulted;
 - d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

Level of consultation

Far more consultation has been undertaken than the legislation requires, and this is set out in detail in this Consultation Statement.

The aims of the Kentish Town Neighbourhood Plan consultation process were:

- i. to 'front-load' consultation, so that the Plan was informed by the views of local people and other stakeholders from the start of the neighbourhood planning process;
- ii. to ensure that consultation events took place at critical points in the process where decisions needed to be taken;
- iii. to engage as wide a range of people as possible, using a variety of events and communication techniques;
- iv. to ensure that results of consultation were fed back to local people and available to read (via the KTNF website and in hard copy in Kentish Town Library, Kentish Town Community Centre and the Somali Youth Centre Kentish Town) as soon as possible after the consultation events.

Consultation was undertaken by Kentish Town Neighbourhood Forum, with The Prince's Foundation and with Creative Citizens from the Helen Hamlyn Foundation Royal College of Art.

Consultation was undertaken by Kentish Town Neighbourhood Forum with the local community, stakeholders and nearby neighbourhood forums.

Consultation events took place at the following stages in the neighbourhood planning process:

- Initial public meeting and consultation at the very start of the process 06.04.2011;
- Second public meeting and consultation to look at the Localism Bill, and initial approaches 20.10.2011;
- The first Kentish Town Neighbourhood Forum AGM and public meeting on 19.01.2012;
- Consultation between KTNF and emerging Dartmouth Park Neighbourhood Forum (DPNF) regarding neighbourhood boundaries began 27.01.2012. An MoU between KTNF and DPNF was signed 27.08.2013;
- Weekend of walkabouts organised by KTNF throughout the KTNF Area 21/22.04.2012;
- Special General Meeting to discuss the enlargement of the Area 23.04.2012;
- KTNF stall at Alma Street Fair 27.05.2012;
- Week of street engagements in Kentish Town 27.06.2012 – 03.07.2012;
- Three-day community planning event organised by KTNF with The Prince's Foundation and attended by stakeholders and local community 03/04/05.07.2012;
- Weekend of walkabouts in north Kentish Town 6/7.10.2012;
- Meeting at Murphy's Yard, with Paul Brosnahan and John Stack, Directors of Murphy Group. Members of DPNF also present, 08.10.2012;
- Letter to KTNF from Paul Brosnahan 23.10.2012
- Camden's statutory six week consultation on KTNF's Forum and Area application began 08.11.2012
- Consultation between KTNF and emerging North Camden Town Neighbourhood Forum (NCTNF) began 13.11.2012;
- Street engagements in Kentish Town 18/19.01.2013;
- Workshop and public meeting with AGM organised by KTNF with The Prince's Foundation, attended by stakeholders and local community 31.01.2013;
- Creative Citizens with KTNF and local community – Asset-Mapping NP Workshop 21.02.2013;
- MoU between KTNF and NCTNF signed 27.03.2013. Revised boundary agreed;
- KTNF and Area officially designated 10.04.2013;
- Creative Citizens with KTNF and community – Ideas evening 23.04.2013;
- Six Working Parties set up to work on policy areas. Local community, stakeholders and KTNF committee involved. June 2013 – January 2014;
- KTNF stall at Alma Street Fair 23.06.2013;
- Creative Citizens with KTNF and local community – Ideas Meeting 05.09.2013;
- Neighbourhood Planning Workshop for KTNF advisors and committee 19.10.2013;
- Neighbourhood Plan exhibition and public meeting organised by KTNF 07.12.2013;

- AGM and public meeting 23.01.2014;
- From March 2014 the Creative Citizens with KTNF's Online Interactive Neighbourhood Plan was live on the KTNF website and the beer mats were distributed in May;
- Meeting with Paul Brosnahan, Director of Murphy Group, and Shane McCarthy, Estate Manager at Asphaltic Developments Ltd, Regis Road, 01.06.2014.
- Workshop with Creative Citizens, KTNF and community 03.07.2014;
- KTNF engagement with children at Eleanor Palmer Primary School August 2014;
- Meeting at Murphy's Yard, with Paul Brosnahan, Director of Murphy Group. Members of DPNF also present, 06.09.2014;
- AGM and public meeting 29.01.2015;

- Meeting with Paul Brosnahan, Director of Murphy Group and J.P. Murphy, Solicitor and members of the KTNF committee 16.02.2015;
- The Statutory Consultation stage in accordance with Regulation 14, from 16.03.2015 to 27.04.2015;
- Consultation meeting attended by Chairs and Deputy Chairs of KTNF and DPNF regarding the industry area and view policies, 27.07.2015;
- Meeting with Paul Brosnahan Director of Murphy Group and members of the KTNF committee 20.10.15.

This Consultation Statement provides an overview of each of the above stages of consultation. Full details are provided in the reports that support the Consultation Statement in the Appendices.

INITIAL PUBLIC MEETING AND CONSULTATION 6 APRIL 2011
Cleanbreak Theatre, 2 Patshull Road

The first decision the community in Kentish Town had to make was whether it wanted and needed a Neighbourhood Plan. A meeting was called by Kentish Town Road Action to find out more about the Localism Bill and what would be involved in putting together a Plan.

Esther Kurland of Urban Design London was invited

to speak to the meeting about the Localism agenda. 32 people attended – representatives of nine local groups plus individuals from four wards: Kentish Town, Cantelowes, Camden with Primrose Hill and Highgate ward.

A list of attendees and the Minutes of the meeting can be seen in *Appendix 1*.

SECOND PUBLIC MEETING AND CONSULTATION 20 OCTOBER 2011
Kentish Town Community Centre, Greenwood Place



◀ First proposed boundary of the KTNF Plan Area presented to a Public Meeting on 20 October 2011

At the second public meeting in October 2011, Caroline Hill presented an outline of the Localism Bill and the National Planning Policy Framework. Among the items discussed were the options for different styles of Constitution and ideas for a Kentish Town Neighbourhood Plan:

- Green spaces
- Trees
- Protecting front gardens from use as car parking
- Playgrounds
- Local listing
- Business issues
- Presumption against basement development
- Education and schools

- Height of buildings – limits
- Transport
- Sports amenities
- Fascia on shops
- Existing buildings - protection
- High Street including mix of uses and 75% retail
- Independent shops
- Health centres
- Youth centres
- Empty sites

22 people attended the meeting – representatives of six local groups, two Camden councillors, and individuals.

The Minutes of the meeting, including a list of attendees and Action Points, can be seen in Appendix 2.

KENTISH TOWN NEIGHBOURHOOD FORUM ANNUAL GENERAL MEETING 19 JANUARY 2012

Kentish Town Community Centre, Greenwood Place

At the first KTNF AGM in January 2012 the Kentish Town Neighbourhood Forum (KTNF) was formed. A Committee was elected, a group of voluntary local Advisors was set up and a Constitution was approved.

52 people attended – representatives of 11 local groups, two business representatives, one church leader, five Camden councillors, and individuals.

Hari Phillips, Vice Chair of Bermondsey Neighbourhood Forum, gave a presentation. Hari had a great deal of experience of setting up a vanguard Neighbourhood Forum over the past year.

15 members of The Kentish Town Neighbourhood Forum Committee were elected:

- | | |
|----------------------|---------------------|
| 1. Tom Allen | 14. John Nicholson |
| 2. Diana Baynes | 15. Paul Seviour |
| 3. Hilary Barnes | |
| 4. Christopher Cross | Voluntary Advisors: |
| 5. Tony Dunne | Beattie Blakemore |
| 6. Isky Gordon | Alice Brown |
| 7. Celia Goreham | Raoul Bunschoten |
| 8. John Grayson | Richard Burton |
| 9. Caroline Hill | Clare Healy |
| 10. Derek Jarman | Alan Morris |
| 11. David Johnson | David Prout |
| 12. Rev. Jon March | Will Upton |
| 13. Wendy Munro | David Watkinson |



◀ Second proposed boundary of the KTNF Plan Area presented to the KTNF AGM on 19 January 2012

Additionally it was agreed that the local Councillors representing the current three Council wards that fell wholly or partly within the boundary of KTNF, Camden Town & Primrose Hill, Canteloves and Kentish Town, would act in an advisory capacity, as appropriate and subject to any conflict of interest (for

example those Councillors on the Planning Committee).

The Minutes of the meeting, including a list of attendees, Action Points, the draft Constitution and draft Statement of General Policies and Objectives can be seen in Appendix 3.

KENTISH TOWN NEIGHBOURHOOD FORUM

Issue 1

This is your chance to see Kentish Town developing in the way you want.

Kentish Town Neighbourhood Forum, "the Forum", is run by you – people who live or work in Kentish Town. Anyone in the Kentish Town Forum Area is automatically a member of the Forum. See the map below for the Area of the Forum, within the red borders.

In our Neighbourhood Forum we have more control and say over planning decisions that affect housing, shops and most other types of planning decisions. We can influence where we want development and what sort of development we want. We can ask for buildings or sites to be protected from development that is harmful to the Area. We can propose ideas to help the High Street to flourish and we will aim to encourage businesses in our Area.

There will be walkabouts all round the Area so that everyone will have the chance to think up ideas for the Neighbourhood. We'll have a website for people to post up their suggestions. We will post notices in Kentish Town Library to keep people up-to-date.

Kentish Town has so much to offer but we think it could be even better. We are thinking of holding a Kentish Town Day when events would happen in different places all over the Area, or perhaps a Kentish Town Festival! We want many more ideas from you too.

We're asking you to join in by signing up and giving us an email address so that we can send you details of all events and meetings that we are planning. We are talking to residents associations, tenants associations, businesses, schools, doctors, churches, local councillors, environmental groups, elder people and the community centre.

To join in, please email your name and postal address to the Kentish Town Neighbourhood Forum Committee; secretaryatknf@yahoo.co.uk If you don't have email, just ask a friend to email for you, or phone 020 7485 7043

February 2012

▲ First KTNF information leaflet February 2012, emailed to to all signed-up Forum members and posted on website

ONGOING CONSULTATION BETWEEN KTNF AND DARTMOUTH PARK NF FROM 27 JANUARY 2012

Consultations between KTNF and the emerging Dartmouth Park NF began on 27 January 2012. The first discussions were regarding Neighbourhood boundaries and involved David Cronin with Patrick Lefevre from Dartmouth Park CAAC and Caroline Hill from KTNF.

Later consultations continued between changing committee chairs Peter French, Ben Castell, Ellen

Gates, Kay Hughes and to date Ellen Gates again. Consultations are ongoing.

On 8 October 2012 and 6 September 2014 KTNF met with DPNF at Murphy's Yard to discuss Industrial Area matters with Paul Brosnahan and other Murphy directors.

An MoU was signed between KTNF and DPNF on 27 August 2013. This can be seen in *Appendix 4*.

WEEKEND OF WALKABOUTS IN KENTISH TOWN 21 AND 22 APRIL 2012



◀ Walkabout areas map 21/22 April 2012

KTNF organized a weekend of walkabouts covering the entire Neighbourhood Forum Area (as it was then) on 21 and 22 April 2012. The aim was to get to know our neighbourhood, our neighbours and businesses, and to hear how people would like to see their area develop.

The KTNF Area was divided into four, and the walk in each area was repeated twice on each day of the weekend. The timings of walks were 10-12 in the mornings and 2-4 in the afternoons. The idea was that anyone and everyone in the Area could go on all four walks during the weekend and that, as a result of these walks and the input from participants, KTNF would develop ideas for our Neighbourhood Plan.

There was a leader for all the walks and each group of four leaders went on trial walks beforehand. Leaders were committee members, advisors and local people.

The weekend was a success with 70 people taking part. The sun shone even though the weather forecast had been dreadful. We took down details of possible development areas, infill sites, heritage buildings, open spaces, playgrounds and shopping streets.

For details of the walking guidance criteria and the Walkabout records, see *Appendix 5*.

KENTISH TOWN NEIGHBOURHOOD FORUM
A WEEKEND OF KENTISH TOWN WALKABOUTS
 Saturday April 21 & Sunday April 22
 Organised by local people for people who live or work in Kentish Town
 Get to know your neighbourhood better and help to work out a Neighbourhood Plan for Kentish Town
 Come along and join the walks around Kentish Town from 10 am – 4 pm each day. It's free and fun.
 You can walk up to 4 different routes throughout the weekend. Each walk will take 2 hours – 10-12 am each morning, 2-4 pm each afternoon. You will have a leader to guide you.
 To book free places on the walks contact Kentish Town Neighbourhood Forum Committee email chdesign@btinternet.com or phone 020 7485 2577



▲ Kentish Town Neighbourhood Forum Walkabouts April 2012 poster / leaflet, and photographs of groups of walkers



SPECIAL GENERAL MEETING 23 APRIL 2012
 Kentish Town Community Centre, Busby Place

The Special General Meeting was held primarily to discuss the inclusion of north Kentish Town into the KTNF Area and thereby the enlargement of the Area. 56 people attended the meeting. Representatives of 12 local groups, one councillor and one police representative were present.

A vote was held and 26 current members of KTNF voted in favour of the inclusion of north Kentish Town; there were no votes against and no abstentions.

Mary Cane of north Kentish Town was co-opted onto the committee.

The SGM voted in favour of the amended Constitution.

Two members of the Prince's Foundation made a presentation. Previously the KTNF committee had approached the Foundation to ask for help with facilitating community engagements and with progressing the KTNF Neighbourhood Plan. The meeting voted in favour of accepting the Prince's Foundation proposal.

For the Minutes of the meeting, including a list of attendees and Action Points, see *Appendix 6*.



◀ Third proposed boundary of the KTNF Plan Area approved by majority vote at the KTNF Special General Meeting on 23 April 2012

KTNF STALL AT ALMA STREET FAIR
 27 MAY 2012

KTNF had a stand at the annual at the very successful Alma Street Fair attended by hundreds of local people.

We decorated the stall with screen-printed balloons and bunting.

On the stall we displayed KTNF information leaflets and signing up sheets. Our stall publicised the Neighbourhood Plan and gathered comments from people about how they would like to see Kentish Town develop. We also signed up 32 new members.



◀▲ Members of the Forum preparing the KTNF stand at the Alma Street Fair 2012; the board with ideas; screen-printed balloons

A WEEK OF STREET ENGAGEMENTS 27 JUNE - 3 JULY 2012
All over Kentish Town

Over seven days in June and July, 23 local people, including committee members, members of the Forum and a ward councillor, spent three to six hours a day in the week and eight hours a day at the weekend asking hundreds of local people, in the street, playgrounds, pubs, churches, the industry area and shops, how they would like to see Kentish Town develop.

We were facilitated by an enthusiastic Forum Advisor, experienced in street engagement, who produced a huge blackboard onto which passers-by attached their aspirations for Kentish Town. Our screen-printed balloons decorated the stand and encouraged people to stop and talk to us.

We had placed an advertisement in the Camden New Journal and during the street engagements we handed out "business cards", advertising the two days of public planning workshops at the Planning Event that followed.

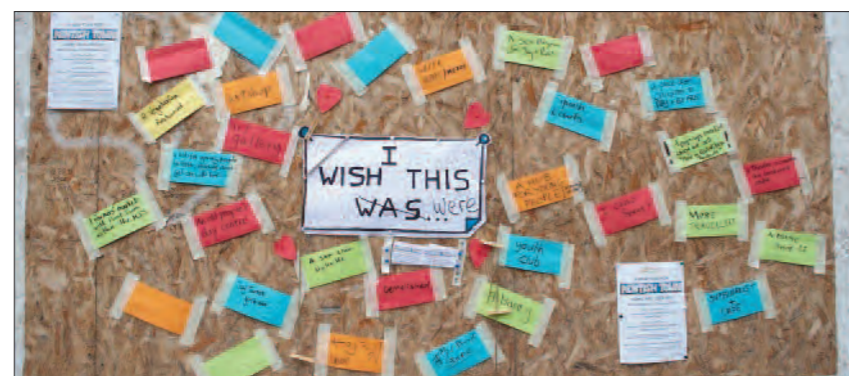
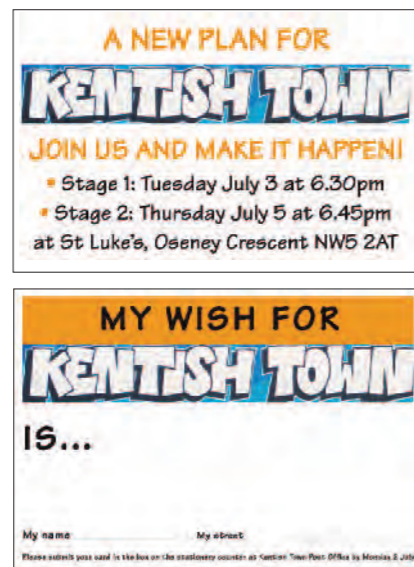
We handed out "My Wish for Kentish Town" cards and asked people to write on them and post them into a box in the Post Office.

When we went into shops we took smaller blackboards. Shop keepers wrote down their ideas

and we photographed the boards. We took similar boards into playgrounds and asked parents what they wanted to see in Kentish Town.

- A set of central themes that matter to people emerged during the engagement week. They are as follows (in no particular order):
- Town Square / meeting place
 - Improve the High Street as a place to shop and gather
 - Maintain and improve the diversity of its shops and facilities
 - Improve access to and provision of high quality green space
 - Work to improve the environment and provide spaces for creative / artistic pursuits, activities and social interaction
 - Improve facilities for residents of all ages and provide places where all can mix
 - Enhance travel experience around Kentish Town for pedestrians and cyclists.

On the last day we assembled all our photographs and the aspirations and wishes of the community and we put an exhibition together to show at the Planning Event starting that evening.



▲ Clockwise: the advertisement printed in the Camden New Journal; the business card; the wish card; one of the blackboards covered with comments written by the community; comments left on the wall of an empty building including a grammatical correction graffiti.



▲ Street engagements with the community and ideas from a shopkeeper (sort out cyclists going through red lights; more loading bays / time for businesses; more non-food shops e.g. clothing) and a parent in a playground (more community centres; more social housing).

THREE-DAY COMMUNITY PLANNING EVENT ORGANISED BY KTNF WITH THE PRINCE'S FOUNDATION 3 – 5 JULY 2012

Attended by stakeholders and the local community
St Luke's, Oseney Crescent, Kentish Town

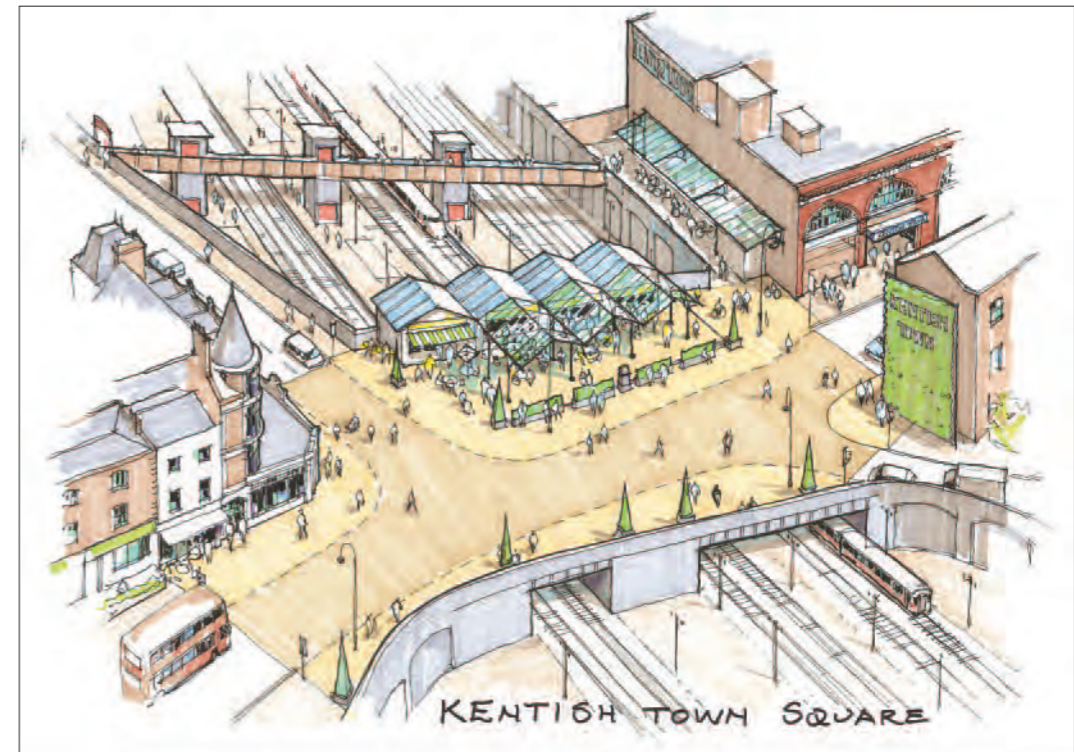
From 3 to 5 July we ran a series of community planning events in conjunction with the Prince's Foundation. We held two public sessions and one stakeholder workshop at St Luke's in Oseney Crescent.

The first public session on 3 July was attended by over 80 people. Around the Church we had displayed the results of the week-long engagement we had undertaken around Kentish Town Road. This included the wish cards and the sticky notes with ideas from people about what would most improve Kentish Town and what they would like to see in Kentish Town. During the evening people were asked to identify the places they most liked and least liked in Kentish Town on a large map and the three things/areas most in need of improvement in Kentish Town.

On 4 July we held a Stakeholder Day attended by around 50 people including Camden Council Officers, local Councillors, owners of businesses in Kentish Town, landowners, Transition Kentish Town, the Somali Youth Development Resource Centre, the Safer Neighbourhoods Police Team and representatives from London Underground and Transport for London. In groups we looked at identifying key issues and priorities in areas such as transport, community services/facilities, green/public



▲ Poster for the Kentish Town Community Planning Event



▲ Internal Design Workshop – A sketch of a concept for Kentish Town Square



▲ Stakeholder Day – working out strategies for housing and community facilities



▲ First Public Session – adding an idea to the Wish Cards

spaces, planning, housing and historic buildings and economic development.

During the day of 5 July planners from the Prince's Foundation and representatives from the KTNF Committee worked to summarise all the work undertaken and put it together into a presentation highlighting some possible proposals to take forward.

The second public session on the evening of 5 July, attended by over 60 people, focused on

presenting the outputs of all the engagement based on the priority areas identified by everyone who had attended the events.

For the Programme of Events see Appendix 7. Later, the Prince's Foundation collated all the information and feedback and produced a report for KTNF. The report can be seen on the KTNF website: <http://ktnf.org/princes-foundation-report-kentish-town-makes-plans/>

WEEKEND OF WALKABOUTS IN NORTH KENTISH TOWN
6 – 7 OCTOBER 2012

Mary Cane, Karen Dorn, Gill Green, Gill Jacobs and Belinda and Mark Wakefield led on sections of the walk. Below is a summary of Mary Cane's description of the walk:

"Over fifty walkers joined the Kentish Town Neighbourhood Forum's North Kentish Town Walkabout in delightful autumn sunshine on October 6th and 7th. For one walker's view of the walk go to <http://www.andrewwhitehead.net/1/post/2012/10/north-kentish-town-walkabout.html>.

It was a pleasure to welcome so many interested Kentish Towners – perhaps curious after the Kentish Towner Blog described the area as "bucolic".

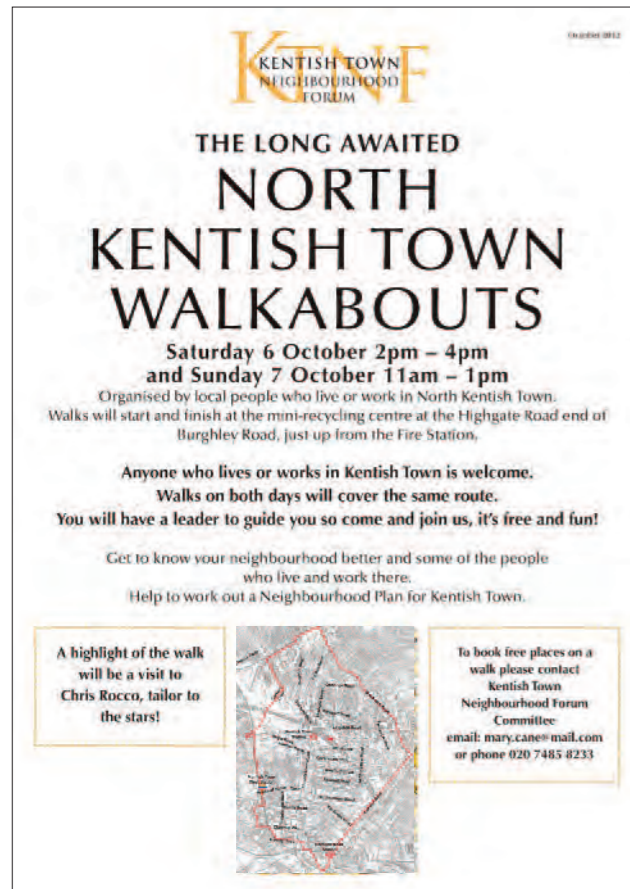
Thanks especially to Mark and Belinda Wakefield, Karen Dorn, Gill Green, Gill Jacobs and tailor to the stars, Chris Ruocco, who turned out especially for walkers even on Sunday when his shop was shut,

and to KTNF committee members for their support.

On our walks we saw development sites in several areas: at the lower end of College Lane backing onto gardens in Evangelist Road; on the empty triangular site on the lower end of Lady Somerset Road; the site of the former Railway Club between College Lane and Little Green Street. For more information about this site go to <http://www.littlegreenstreet.com/>

The Ingestre Road Estate has been subject to a few proposals by the London Borough of Camden over the years including turning underused garages into light industrial units and, more recently under the Council's Community Investment Programme, redevelopment of the elderly people's home and the community centre. All these proposals have been rejected totally by the Tenants and Residents Association.

Ingestre Road leads to a railway footbridge much



◀ ▶ Poster / leaflet advertising the North Kentish Town Walkabouts October 2012, and photographs of the Kentish Town community taking part in the the walks

used by Dartmouth Park residents heading for Tufnell Park Station, La Swap students, and North Kentish Towners walking to the Heath. The bridge is in a lamentable state of repair.

Another planning issue in this part of Kentish Town is redevelopment of industrial or light industrial premises where there is a presumption by developers to build high density flats or houses in difficult to access spaces close to existing dwellings.

Of special concern to residents is that these developments overlook gardens and existing houses. The development of back gardens in corner properties converted into flats has been resisted in some places and not in others. The loss of amenity and overdevelopment where this has occurred means that we should be asking Camden for clearer policy on this.

The refurbishment of the shops in Fortress Road



has led to a more flourishing shopping street – including a well stocked greengrocers long needed in the area, a friendly stationers and a fabulous ice

cream shop in addition to our Somali bakers. Everyone objected to the wasted boarded up ground floor of the flats on the Tally Ho site.”

KTNF MEETING ON MURPHY SITE 8.10.2012 attended by Paul Brosnahan and John Stack, Directors of Murphy Group and members of KTNF and Dartmouth Park Neighbourhood Forum

KTNF organised a meeting with diectors of the Murphy group on 8 October 2012 to discuss the possible future development of the Murphy Site. We invited members of Dartmouth Park Neighbourhood

Forum to the meeting and several attended. As a result of this meeting, Paul Brosnahan director of Murphy's Group,sent KTNF a letter on 23 October 2012 (see Appendix 8).

CAMDEN'S STATUTORY SIX WEEK CONSULTATION ON KTNF'S FORUM AND AREA APPLICATION FROM 8.11.2012

As a result of the consultation (see Appendix 9), the emerging North Camden Town Neighbourhood Forum (NCTNF) and a local ward councillor objected to the proposed 100m dog-leg projection south along the Kentish Town Road carriageway. It was thought to be not a logical part of the Kentish Town footprint and should be left to the prerogative of Hawley

Wharf and / or Camden Town, with the boundary at Hawley Road.

Consultation between KTNF and NCTNF began on 13 November 2012. Later on there were further objections to KTNF's proposed Area from NCTNF and ward councillors. Discussions continued into the New Year and beyond.



**KENTISH TOWN
NEIGHBOURHOOD
FORUM**

Consultation Statement

Years 2013 – 2015



MAKING DAY 12.01.13
STREET ENGAGEMENTS IN THE KTNF AREA 18 / 19.01.2013

On 12 January 2013 members of the KTNF committee, a KTNF advisor and members of the wider KTNF group gathered in the Grafton pub to make materials for the street engagements.

A few days later we spent two days talking to shopkeepers in Kentish Town because we realised

that outside the main shopping area more engagement was needed. We asked them for their "Three best ideas to improve the area".

On 18 January 2013 we covered the shopping area of Brecknock Road. We were not daunted by the snow and we spoke to shopkeepers who were,



◀ Making Day



◀ Making Day



▲ Fortess Road south:
1. More trees along Fortess Road;
2. More parking bays; 3. More cashpoints



▲ Fortess Road south:
1. Fighting Crime; 2. Create jobs; 3. Youth clubs, Community centre

in the main, strongly in favour of support from KTNF.

During the morning of 19 January 2013 we covered the southern end of Fortess Road and the northern end of Kentish Town Road, and again met and spoke to many shopkeepers, informing them about the Plan and listening to their ideas.

In the afternoon of 19 January we covered the southern end of Kentish Town Road and again shopkeepers were very keen to talk with us and express their ideas some of which were useful in the development of the Plan.



▲ Kentish Town Road north: 1. Cycle Lanes; 2. Parking free for residents; 3. Ban betting shops from residential areas



▲ Kentish Town Road north: 1. Cleaning the street; 2. Crime; 3. Help for small businesses



▲ Kentish Town Road north: 1. More street bins with ashtrays; 2. More bicycle parking in Kentish Town Road; 3. More police on foot



▲ The intrepid KTNF team with Post Office Brecknock Road ideas: 1. People's manners should be improved; 2. Parking



▲ Kentish Town Road north: 1. More security / policing; 2. Better food shops and caribbean food in KT Road; 3. Parking for clients



▲ Kentish Town Road north: 1. More parking in KT Road; 2. Improve 'look' of bottom end of KT Road – spend money; 3. More open shop fronts

WORKSHOP AND PUBLIC MEETING WITH ANNUAL GENERAL MEETING
ORGANISED BY KTNF WITH THE PRINCE'S FOUNDATION
AT ST. LUKE'S, OSENEY CRESCENT 31.01.2013
attended by stakeholders and local community

KTNF had, over the recent months, carried out further work focused on drafting planning policies, proposals and community actions to be included in the Neighbourhood Plan. This event was aimed at refining, adding to and prioritising those policies, proposals and actions.

During our street engagements we handed out 'business cards' advertising the event, we put up posters and we emailed invitations to our 300 signed up KTNF members and to key stakeholders.

In order for us to open up the discussion to a wider audience, KTNF and The Prince's Foundation facilitated a morning workshop followed by lunch for key stakeholders from the locality and further afield, a public session in the afternoon of 31 January followed by an evening session for everybody. The latter included Kentish Town Neighbourhood Forum's AGM and a presentation by the Prince's Foundation followed by a further interactive session. These events provided an opportunity for the wider community to engage in the plan development process and give their views on the emerging policies and proposals.

33 Stakeholders accepted the invitation (For the list of stakeholders and agenda see Appendix 10). There were 120 attendees throughout the day and 62 people attended the AGM.

Two new committee members were elected: Hilary Barnes and Lindsey Purchall. Committee members who stood again and we re-elected were: Mary Cane, Celia Goreham, Henry Herzberg, Caroline Hill (Chair), Derek Jarman, David Jockelson, Jon March, Wendy Munro, John Nicholson (Secretary), Paul Seviour, Tom Tabori.

At the next committee meeting the following officers were elected by the committee unanimously:
Chair: Caroline Hill, proposed by David Johnson, seconded by Wendy Munro
Vice-Chair: Henry Herzberg, proposed by Caroline Hill, seconded by Hilary Barnes
Treasurer: Paul Seviour, proposed by Caroline Hill, seconded by Wendy Munro
Secretary: John Nicholson, proposed by Wendy Munro, seconded by David Jockelson
(Neerja Vashista was co-opted onto the committee 25.04.2013).

▲ Poster for the KTNF Neighbourhood Planning event and AGM

▲ ▼ Front and back 'business card' for the KTNF Neighbourhood Planning event



▲ Left and right, group workshop sessions for stakeholders
◀ Theme-based boards for the public session



▼ Kentish Town Neighbourhood Forum AGM



**ASSET-MAPPING NEIGHBOURHOOD PLAN WORKSHOP
CREATIVE CITIZENS WITH KTNF AND LOCAL COMMUNITY
21.02.13 at 7pm – the Grafton 20 Prince of Wales Road NW5 3LG
Transferred to Kentish Town Baths Meeting Room**

Creative Citizens was a research project funded by the Arts and Humanities Research Council (AHRC) and the Engineering and Physical Sciences Research Council (EPSRC) under the Connected Communities and the Digital Economy programmes respectively. The project ran from June 2012 to November 2014.

The research question was:
How does creative citizenship generate value for communities within a changing media landscape and how can this pursuit of value be intensified, propagated and sustained?

The role of the RCA Helen Hamlyn Centre for Design

The RCA Helen Hamlyn Centre for Design was working with the Open University to explore the potential for new media to engage more people in community-led projects and generate value and creative engagement. Social media and web tools could offer new opportunities for community-led projects, e.g., reaching an audience that is more representative of the community. Currently there is little research to show whether these technologies actually help.

The RCA and the OU each worked with 2-3 community-led design projects as Community Partners to co-design and test new ideas for media that could bring more value to their projects. These were seen as ways to improve communication, collaboration or creativity.

The role of Kentish Town Neighbourhood Forum as Community Partner

Creative Citizens worked with KTNF over the period of a year beginning January 2013 and finishing February 2014. Their work with community partners (Kentish Town Neighbourhood Forum being one) aimed to answer the following research questions:

- 1) How can media generate creative engagement in community-led design in a way which raises the potential of creative citizenship?
- 2) What is the value (community assets) generated from the use of new media in community-led design and how can we capture it?
- 3) How can physical and digital media be used to assist the development and sustainability of peer-to-peer community led design support networks?

Asset Mapping – mapping the project's assets e.g. networks and resources
Asset mapping is a way of visually representing an individual's or a community's assets and it was used at the beginning and end of the year as a way of understanding what value has been generated by the use of new media in the project. Assets can be anything from people, spaces, community services, to cultural organisations. Various methods were used to capture these assets depending on what KTNF thought would work best for the Kentish Town Neighbourhood Forum community. These included individual interviews, on-line questionnaires and group workshops.

The asset map was an important starting point for the next stage, where co-design activities were organised to develop ideas for physical and digital media communications that were to be implemented.

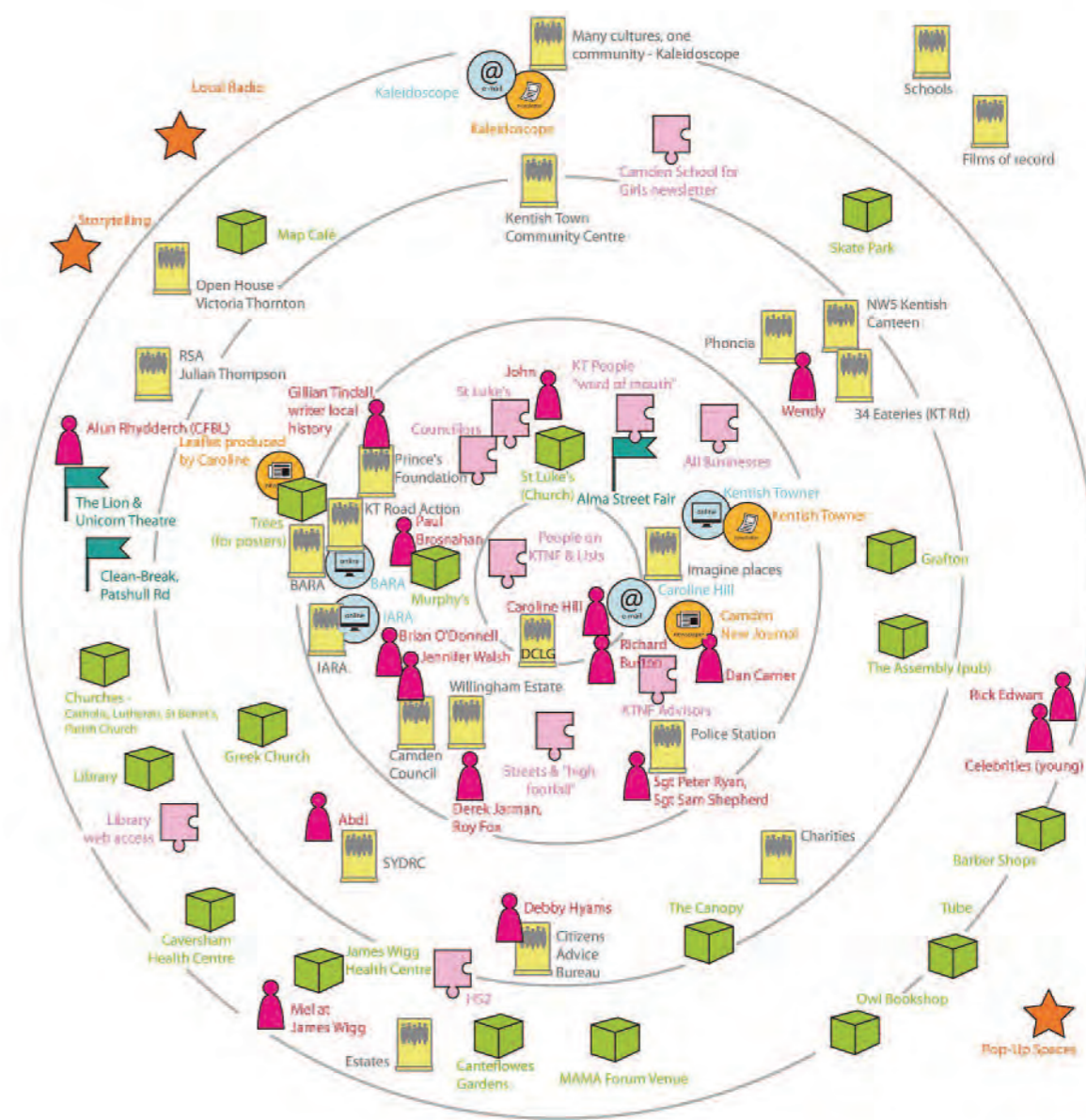
Invitation to Asset Mapping Workshop 21 February

KTNF invited a selected group of about 20 people to a two hour asset mapping workshop with Creative Citizens/Royal College of Art on 21 February. The people we invited all had specific skills, knowledge and / or useful contacts:

- Celia Goreham – helps to run local Conservation Area Advisory Committee
- Tom Allen – member of Transition Kentish Town
- Sgt Peter Ryan – Neighbourhood Police Sergeant
- Alan Morris – architect
- Wendy Sinclair – owner of local restaurant
- Angela Koch – professional facilitator for process management advice and in-house training
- Caroline Hill – book designer and chair of Kentish Town Neighbourhood Forum and KTRA
- Alun Rhydderch – Collège Français Bilingue de Londres Trustee
- Hilary Barnes – knowledgeable about estates and youth groups
- Richard Burton – architect
- Cathy Crawford – Chair of Trustees Kentish Town Community Centre plus 16 year old user of service plus a member of KTCC staff.
- Abdi Kadir Ahmed – Senior Youth Worker, Somali Youth Development Resource Centre plus young users (possibly two) of the Centre
- Wendy Munro – represents Elders in KT
- Jon March – Vicar of St Luke's, KT
- Mary Clemmy – international literary agent

Current Assets

During the workshop the group thought of 79 current assets, which fell into the following categories:



▲ One of the asset mapping exercises carried out by the Kentish Town community at the Creative Citizens Workshop on 21 February 2013

MoU BETWEEN KTNF AND NORTH CAMDEN NEIGHBOURHOOD FORUM
Signed 27.03.2013 and revised boundary agreed.

KENTISH TOWN NEIGHBOURHOOD AREA AND KENTISH TOWN
NEIGHBOURHOOD FORUM OFFICIALLY DESIGNATED
at an L. B. Camden Cabinet Meeting on 10.04.2013

On 27 March 2013 an MoU was signed between KTNF and North Camden Neighbourhood Forum to agree "the short-term issue of boundary overlap". For a copy of the MoU see Appendix 11. To date NCTNF's boundary has not been applied for or designated.

Following the signing of the MoU, on 10 April 2012, Kentish Town Neighbourhood Area and Kentish Town Neighbourhood Forum were officially designated at an L. B. Camden Cabinet Meeting. For details of the designations see Appendix 12.

IDEAS EVENING
CREATIVE CITIZENS WITH KTNF AND COMMUNITY
Kentish Town Health Centre 23.04.2013

Creative Citizens and KTNF ran an Ideas Evening for around 20 people on 23 April 2013 from 7.00 – 8:30pm at the Kentish Town Health Centre, 2 Bartholomew Road. There were short activities planned, food and drink, a raffle prize and a chance to meet other Kentish Towners.

The evening was for people who were familiar with Kentish Town Neighbourhood Forum and, more importantly, for those who knew very little about it.

Each attendee from Kentish Town Neighbourhood Forum Committee brought one or two guests who were not familiar with KTNF or the Neighbourhood Plan. We invited people new to KTNF because we wanted to know more about their experiences of living in Kentish Town – what they like about their area; what they want to change or keep the same; when and where they find out about local news.

During the evening mini challenges were set to see how KTNF could appeal to different people in Kentish Town. We were also brainstormed for ideas about how to engage new people using online media.

One exercise was a 'speed-dating activity' in which half the attendees moved round and half stayed sitting to discuss ideas in a short space of time. This time-pressured exercise encouraged 'blue sky' ideas. Lots of different views arose, sometimes conflicting and it was not boring or repetitive.

Following the Ideas Evening, there were a number of meetings and email discussions involving members of the KTNF committee and Creative Citizens. What emerged was a list of eight ideas for digital tools that could be developed to engage

people in Kentish Town. The aim of this was to focus in on the ideas / topics that were liked best, and to rule others out. The next stage was to be concept development before Creative Citizens got on with the business of making things.

THE LIST OF IDEAS:

1. Beer Mats Game
2. Street Champions
3. Online Neighbourhood Plan
4. Local Online Forum
5. Kentish Town Street Viewer
6. Kentish Town City Dashboard
7. Social Media Community-Pro "How to" Guides
8. Treasure Hunt

These ideas, some of which are illustrated on the next two pages, were discussed by the KTNF committee. We came down in favour of Beer Mats – but stand alone ones Street Champions

Online Neighbourhood Plan, combined with Kentish Town Street Viewer
Treasure Hunt, possibly combined with the referendum.

Beer Mats Game

The Beer Mats Game is a way to arouse people's curiosity about KTNF and increase the number of people who are aware of the project.

The idea is to distribute a number of different beer mats in Kentish Town pubs. Each beer mat is part of a pair. Each pair when put together reveals a task, story or message that would otherwise be incomprehensible.

The content of the mat pairs will tell the customer something about KTNF and the project, or unusual facts and trivia about the neighbourhood, including the message to join the Forum, via email, text or online.

By splitting messages into halves, we are hoping to grab people's attention and increase the likelihood of them acting on the message. In the spirit of collaboration and participation, customers may even have to ask other people for the other half, encouraging interaction.

There are already a large number of personalised and game-based beer mats, and pubs provide a relaxed and easy environment to play, interact and find out about the Forum in a non-intrusive way.

BEER MATS GAME

Kentish Town Crossword

Kentish Town Postcards

Text to know

Complete the message

Find out!

DID YOU KNOW?

Street Champions

Street Champions is a way to attract, organise and encourage KTNF members to spread the word about the forum and neighbourhood plan.

Members would be invited via email to become street champions. They could sign up on the Street Champions website, which would show a map of all the streets within KTNF's boundary. Streets that have a champion are shown in one colour and available streets in another. The user selects the street(s) that they wish to represent.

The website would give suggestions for how to reach their street's residents. Street champions might speak to residents, leaflet each house, display a poster in their window or on trees or lampposts. The website provides leaflets and posters to print at home, or to order from KTNF.

The aim of Street Champions is to ask residents to sign-up to KTNF by giving their name, email and street, either by hand (to the street champion), or online. A leaderboard would show which street has the most members, and who is the greatest street champion of all!

Once established, the Street Champions network could be called on to spread the word about KTNF meetings and consultations, for street events or during the campaign period for the referendum.

▲ Beer Mats game and Street Champions – ideas developed by Creative Citizens for KTNF

Online Neighbourhood Plan


This interactive website within ktnf.org would allow visitors to read the KTNF neighbourhood plan policies and specific site allocations.

Other neighbourhood plans have been published online as pdfs in draft and final form. Benefits of an additional interactive version are:

- share content sooner, whilst policies are still being drafted
- allow people to go straight to the policy areas that interest them
- appear less overwhelming
- allow comments, to encourage engagement and debate
- get feedback on points of uncertainty through polls/questionnaires
- show specific site allocations through an online map
- provide links to evidence, e.g. external docs, consultation material

The online neighbourhood plan can be an engagement tool for KTNF to gather feedback at appropriate points in the process. Web analytics would show if KTNF are reaching a new, larger audience, and provide useful evidence of consultation when the plan is submitted.

The sections would mimic the plan document, so that the same content could be used for both. A simple interface would allow the KTNF committee to upload and update this content themselves when needed.

KENTISH TOWN NEIGHBOURHOOD FORUM **CC CREATIVE CITIZENS**

Treasure Hunt




The Treasure Hunt is a way for residents to receive discounts or free gifts from businesses such as BOMA garden centre whilst finding out about KTNF.

The idea is to hide special offer info around Kentish Town, for example on paper tags tied around trees. The tag, with a KTNF logo, would have a password to obtain the special offer. The password could be entered into the KTNF.org website (where they might read about the forum) or texted to a number. The person would then be sent back the offer code, along with a text about KTNF and how to sign up.

Offers could be discounts on purchases or free gifts, such as seeds at the garden centre. Each purchase could be accompanied by an invite to sign up to KTNF or a copy of the newsletter.

This hidden treasure idea could appeal to different groups depending on the offers. It could be run as a challenge with more offers unlocked if more clues are found, or tied in with street events, such as a litter clean-up or street fair.

The aim is to use the appeal of local business offers to engage people and create an opportunity to mention KTNF without needing to be everywhere all the time.

KENTISH TOWN NEIGHBOURHOOD FORUM **CC CREATIVE CITIZENS**

▲ Online Neighbourhood Forum and Treasure Hunt – ideas developed by Creative Citizens for KTNF

KENTISH TOWN NEIGHBOURHOOD FORUM NEWSLETTER JUNE-JULY 2013

ALERT!
187 Kentish Town Road
Pizza Express has gone and the building is boarded up. We're keeping a close eye on what the developers will do next.

SPREADING THE WORD
In conjunction with the Helen Hamlyn Centre for Design at the Royal College of Art we are engaged in a Creative Citizens project to look at how we consult and engage with people who live or work in our Area and how we can improve the way we communicate and spread the word about the work of KTNF and the Neighbourhood Plan.

Property News
Referendum expected to go ahead next year after Neighbourhood Forum wins recognition

Residents will vote on vision for future of Kentish Town



Legal Recognition and Designation of Kentish Town Neighbourhood Forum

As you may have seen recently in the Camden New Journal, Camden Council met on the evening of 10 April to consider a report asking it to approve the designation of Kentish

THE NEIGHBOURHOOD PLAN

The Forum committee is bringing together all of the results from the consultations we have carried out so far and is using this information to start drafting the Neighbourhood Plan.

We have set up working groups to do this work, covering:

- Planning & Design
- Housing
- Working & Shopping
- Getting Around
- Community, Social & Culture
- Environment, Green & Public Space

AGREEMENTS WITH ADJACENT NEIGHBOURHOOD FORUMS

KTNF HAS BEEN WORKING AND CONSULTING WITH OTHER GROUPS THAT ARE SETTING UP THEIR OWN NEIGHBOURHOOD FORUMS ON THE BOUNDARIES OF OUR AREA. THESE ARE THE EMERGING DARTMOUTH PARK NEIGHBOURHOOD FORUM ("DPNF") AND NORTH CAMDEN TOWN NEIGHBOURHOOD FORUM ("NCTNF"). WE HAVE SIGNED A MEMORANDUM OF UNDERSTANDING ("MOU") WITH NCTNF AND HAVE DRAWN UP AN MOU WITH DPNF. THESE MEMORANDUMS OF UNDERSTANDING SET OUT HOW WE WILL WORK TOGETHER FOR THE MUTUAL BENEFIT OF OUR AREAS.

Town Neighbourhood Forum ("KTNF") and its Area under the Localism Act 2011. With support from Camden Council officers Ed Watson and Jennifer Walsh the motion was passed unanimously by Cabinet. Councillor Phil Jones, one of our local Councillors, also spoke in support and very nicely paid tribute to the hard work of local residents.

In a nutshell, KTNF is now a legally designated Neighbourhood Forum and the Area within our boundary legally recognised (you can see the map by clicking on "About Us" and "Neighbourhood Forum Area" on the website at www.ktnf.org)


We would like to thank everyone who has worked so hard for this result. It is quite an achievement but now the really hard work begins with developing and writing the Neighbourhood Plan.

Once drafted (and following further consultation with residents, with Camden and consideration by an independent inspector) the Neighbourhood Plan will have to be approved by at least 50% of residents at a referendum. It will then become a legal document which means that all development in the Neighbourhood Forum Area will have to comply with the Neighbourhood Plan.

OTHER RECENT KTNF WORK

KTNF has been very busy since it was formed and we can report just some of the work we have been involved in:

- Street engagements in and around Kentish Town Road, Fortess Road and Brecknock Road as part of our ongoing consultation with people who live and work in Kentish Town.
- Working with Kentish Town Road Action to get a new bridge built from the Capital Connect train platforms to the canopy area on Kentish Town Road giving direct exit for passengers when the main entrance is closed at night. This will avoid the need to use Frideswide Place at the rear of the library.
- Challenging inappropriate development planning applications and putting forward alternative proposals for significant projects such as the proposed redevelopment of the Gloucester Arms site in Leighton Road.



▲ Some of the members of Kentish Town Neighbourhood Forum committee. From left: Hilary Barnes, Neerja Vasishtha, Wendy Munro, Caroline Hill, John Nicholson and Celia Goreham.

For any comments/feedback email: secretary@ktnf.org or secretaryktnf@yahoo.co.uk website: www.ktnf.org

KENTISH TOWN NEIGHBOURHOOD FORUM **CC CREATIVE CITIZENS**

▲ KTNF Newsletter sent out June 2013 to all signed-up Forum members and posted on the website. The newsletter was also displayed and handed out at the Alma Street Fair in June.

SIX WORKING PARTIES SET UP TO WORK ON DRAFT POLICY AREAS
June 2013 – January 2014

At the end of April 2013 the KTNF Committee met to discuss the setting up of six working parties to push forward the development of policies in the Neighbourhood Plan.

- Minimum room sizes
- Density
- Design/energy efficient
- Ownership

The following are the six working parties we decided on. As time went on definitions for each group were amended and refined:

1. Working & Shopping

- Including:
- Re-development of existing employment space
 - Appropriate mix of work space
 - Affordability of shops and premises
 - Change of use policies in retail areas outside the Town Centre

2. Planning & Design

- Including:
- Design policy
 - Heritage – what we want to preserve, character, listing
 - Conservation areas/boundaries – impact of development
 - Height of development of new buildings
 - Basements
 - Gardens

3. Housing

- Including:
- Type – HMOs, students, sheltered, disabled, keyworker
 - New build
 - Conversion policy
 - Affordable housing/percentages

4. Getting Around

- Including:
- Improvements linked to any new developments
 - Access issues

5. Green & Open Space

- Including:
- Protect and enhance existing green and public spaces
 - Trees/flower beds
 - Wildlife/biodiversity

6 Community, Social & Culture

- Including:
- Preserving and enhancing existing community, social and cultural facilities
 - Pubs protection
 - Improved signage

We decided to involve people in the wider community by emailing the larger signed-up Forum group (now numbering nearly 300) and the group of Forum Advisors, inviting them to join the working parties.

The working parties, consisting of between four and twelve people, began meeting in June 2013, and thereafter every one or two months for eight months. Members of the groups included local residents, local business people, KTNF committee members and Forum Advisors.

KTNF STALL AT ALMA STREET FAIR 23.06.2013

KTNF ran a stall at Alma Street Fair on 23 June 2013. The stall looked different this year. The weather forecast was quite threatening so it was necessary to buy a small marquee. We ordered a large Kentish Town Neighbourhood banner and we displayed photographs of possible Assets of

Community Value. On the stall we gave away the KTNF June newsletters and we talked to many people who expressed an interest in the Forum. We had forms for people to sign if they wanted to join up as signed-up members of the KTNF Forum. We were very pleased when 60 people joined the mailing list.



▲ KTNF's stall at Alma Street Fair 23 June 2013

NEIGHBOURHOOD PLANNING INTERNAL WORKSHOP
for KTNF advisors and committee at Kentish Town Community Centre 19.10.2013

To further develop the Neighbourhood Plan, KTNF ran a workshop on 19 October 2013. The workshop invitations were limited to KTNF committee members and Forum Advisors. We placed information tables around the room for the six working parties so that

we could all see what each working party had been working on in the preceding months. A spokesman from each group then led a discussion for each working party. Afterwards attendees moved around the room to discuss policies in more depth.



▲ Some of the attendees listening to a presentation at the 19 October 2013 internal workshop.



▲ KTNF committee members and advisors discussing policy details in groups at the workshop on 19 October 2013.

KTNF NEIGHBOURHOOD PLAN EXHIBITION AND PUBLIC MEETING
St Benet's Church, Lupton Street 07.12.2013

From September 2013 the KTNF Committee was planning for our big exhibition and public meeting in December. We designed and organised printing of 10,000 leaflets and posters. We sent out emails asking for help and 46 local people offered to deliver the leaflets to every home and business in the KT Forum Area. A team of people put up posters in shop windows and local houses. We were lent seven large stands to display our six draft policy areas. The seventh was for Creative Citizens to show their ideas.

The leafleting was a big undertaking but we were determined to do it because we wanted to spread the word about KTNF now, so no-one could say they had never heard about us. We started delivering leaflets 3-4 weeks before the the exhibition and public meeting.

On 7 December we set up from 10am-12noon. The exhibition opened at 1pm. At 4pm there would be a Q&A session.

130 people attended the event. 107 lived in the area; 36 worked in the area (some of these also lived

here). In addition there were eight children. As people came in they were asked to place stickers on a big map of the area – green for living in the area; red for working in the area (see overleaf).

Each draft policy stand was manned by members of the relevant working party. There were feedback sheets on each stand and working party members helped visitors by answering questions while they were filling in the feedback sheets.

Everybody was enormously interested and engaged in the event. We have tabulated all the feedback responses which can be seen in Appendix 13.

The Q&A session was a great success. A team of five replied to questions: Caroline Hill, John Nicholson, David Prout, Biljana Savic; Amy Tyler-Jones. A spot list of questions and answers was written by a KTNF Committee member. It can be seen in Appendix 13.

Following this event many of the draft policies presented to the meeting were amended, some altered considerably, and a few dropped.

◀ Front and back of A5 information leaflets delivered to every home and business in the Kentish Town Forum Area. The poster was the same as the front of the leaflets but A4 size.



▲ Living / working map of attendees at the KTNF Neighbourhood Plan Exhibition and Public Meeting 7 December 2013. Green for living in the area; red for working in the area.



▲ The Housing display board



▲ The Working & Shopping display board



▲ The Getting Around display board



▲ The Planning & Design stand



▲ Local people gather on 7 December to discuss the Neighbourhood Plan and to have something to eat and drink



▲ The Community, Social and Culture stand



▲ The Green & Open Spaces display board



▲ The Creative Citizens display board



▲ Attendees filling in feedback sheets



▲ Discussions about planning issues



▲ Considering the Online Neighbourhood Plan



▲ Attendees filling in feedback sheets



▲ Discussions about planning issues



▲ Attendees listen to and join in with the Question and Answer session on 7 December 2013

KTNF ANNUAL GENERAL MEETING AND PUBLIC MEETING 23.01.2014
Kentish Town Community Centre, 17 Busby Place

KTNF held its third Annual General Meeting on 23 January 2014 at Kentish Town Community Centre. About 60 people attended.

Caroline Hill gave a brief outline of the highlights of KTNF's year. This was followed by the election of the new committee

The floor voted in the new committee. Two members of the committee stood down: Mary Cane and Tom Tabori. All the other members of the present committee stood again and were re-elected: Hilary Barnes, Celia Goreham, Caroline Hill, Henry Herzberg, Derek Jarman, David Jockelson, Jon March, John Nicholson, Lindsey Purchase, Paul Seviour and Neerja Vashista. Two new members were elected: Liz Sheridan and Patrick Bankhead.

At the next committee meeting the following officers were elected by the committee unanimously:
Chair: Caroline Hill
Deputy Chair: Henry Herzberg
Treasurer: Paul Seviour
Secretary: John Nicholson

Our AGM speaker this year was Bill Price, a Director of WSP. The company is a global firm specializing in transport, property and environmental services. Bill is a structural engineer who was heavily involved with the design and construction of The Shard for the last 10 years. More recently he has been working with a range of developers and the transport bodies in London regarding overbuild opportunities. Bill had very generously agreed to give up his time to talk to us about decking (overbuilding, rafting) over railway lines. This followed a meeting between Bill and Caroline Hill at WSP in November 2013.

Bill gave us a very informative talk with slides showing examples of overbuilding on railway lines. He summarized by saying that overbuilding the railway lines from Gospel Oak to Camden Road may be difficult but not impossible. At the present time it would be very expensive but, as land values rise, it may become more viable. He advised that we should include a policy in our Plan outlining what we would like to see in a development so that if, in the future, a developer comes along with proposals, some guidelines would be laid out in our Plan. Bill

▲ The leaflet advertising KTNF's Annual General Meeting 2014 was emailed to all 300 signed up members of the Forum.

maintained that developers will be looking at this possibility in the not too distant future.

There followed a rather acrimonious Q&A with challenging remarks and questions from the floor. Bill handled these with equanimity.

At the next committee meeting, following Bill's technical explanation on the practicalities of decking over the Midland Railway cutting, it was agreed that the Neighbourhood Plan must include proposals for decking over, in order to avoid the future possibility that a developer may come forward with proposals to do this and there be no control set down to govern this eventuality.

CREATIVE CITIZENS' ONLINE INTERACTIVE NEIGHBOURHOOD PLAN:
Live on the KTNF website from 24.03.2014
BEERMATS DESIGN AND DISTRIBUTION APRIL 2014

As a result of the Creative Citizens Ideas Meetings and Workshops, and after meetings between Creative Citizens and KTNF working party representatives, the consensus was that the two ideas that would be worked on were the Online Neighbourhood Plan and Beermats.

From early 2014 the Online Interactive Neighbourhood Plan created by Creative Citizens and Stickyworld with KTNF was live on the KTNF website. The link to the Online Plan is: <http://ktnf.org/explore-online-version-neighbourhood-plan/>

All the comments that were made in 2014 have been tabulated and can be seen in Appendix 14. These comments have been very useful in the formation of the Neighbourhood Plan. There was a follow-up meeting with Creative Citizens on 03.07.15.

Creative Citizens worked out a plan for the Online Neighbourhood Plan after meetings with KTNF:

Proposed 4 'ROOMS' for KTNF (notes by Creative Citizens)

1. Ideas for site specific projects for Kentish Town
2. Design principles for Kentish Town
3. Ideas for how to improve facilities in Kentish Town
4. Neighbourhood Nodes: valued places in Kentish Town

1. Ideas for site specific projects for Kentish Town

What is this room for?

We have lots of ideas for site specific proposals that we would like to include in our neighbourhood plan.

Question: Do you use these places? Do you have ideas of how they could be improved? Click on the map to find out more about each one and leave your feedback.

1.1 Frideswide Place.

Question: Frideswide Place is behind Kentish Town station, just off Islip St. It is owned by the council and one day will be developed. What would you like to see here? Which of these other Mews would you prefer Frideswide Place to look like? What scale do you think the development should be? 2 storeys? 3 storeys? 5 storeys?

Images: Photograph(s) of how it is now, and photos of 'Camden Mews'

elsewhere as a comparison. SP2 (Design proposal)

1.2 Kentish Town Square

Question: What would you like to see in Kentish Town Square?

Images: Photo of the canopy area as it is now. Photo of sketch done by Prince's Foundation of what it might be. (Design proposal)

1.3. Protecting shops in Fortress Road and west side of Brecknock Road

Question: Do you use the shops on Fortress Road and west side of Brecknock Road? There is a risk that they could become non-retail, e.g. betting shops or estate agents. Do you think that the shops in Fortress Road and the west side of Brecknock Road needs help? And if so, how?

Image: Map of Fortress Road and west side of Brecknock Road where shops are currently. Probably with the areas highlighted using hotspot. (Shopping & Working proposal)

1.4. Camden Community Law Centre (2 Prince of Wales Road)

Question: This magnificent building has potential for lots of uses in the future (e.g. theatre). What would you like to see it become? What groups do you think could use it? Would you like to see additional use as: a. Housing? b. Offices? **Images:** Photos of the building at present, including close-up of turret. (Shopping & Working proposal)

1.5. Kentish Town Industrial Area

Intro: Our proposal for the future of the Regis Road site and Murphy site, if they are ever to be redeveloped, is mixed use development – housing and industry / business.

Questions:
i) Regis Road: Do you agree that the same amount of workshops and industrial use should be retained today at ground level with affordable housing above? ii) Murphy Site: Do you agree that this should be a mixed development incorporating residential and industrial use with a degree of landscaping? iii) What do you think about greater/better access from Arctic Road into the Regis Road site? If this was opened for cycling and pedestrians would you use it?

Images: Map of Regis Road Industrial Area (south of railway) and Murphy's Site (north of railway), with hotspot outlined. Alternatively, aerial photos of

the sites. Show adjacent area to west in Dartmouth Park NF, indicating that this is outside of KTNF area, but still affected by proposals. Highlight on the map Arctic street to Regis Road site and Holmes Road to Regis Road site and add photos (Shopping & Working proposal).

1.6. Greening of Kentish Town Thameslink Station platforms

Question: We are keen to encourage the greening of Kentish Town Station. Would you be happy to see the disused large planters on Kentish Town Station platforms re-established with planting (after the contaminated soil has been replaced)? Can you think of other areas that could benefit from similar planting?

Image / Map (TBC): Use the 'Green spaces' KTNF map showing the line of planters. We require a photo similar to the one of Kilburn Underground station platform re-planted by Transition Kensal to Kilburn: see http://ttkensaltokilburn.ning.com/photo/img-4056?xg_source=activity (Green & Open Spaces proposal).

1.7. Green Gateways on Kentish Town Road junctions

We have a proposal to enhance the junctions at Islip Street, Caversham Road, Gaisford Street and Patshull Road with additional trees, planting, seating and bicycle parking to provide breathing spaces for people shopping and working on Kentish Town Road. Space could be increased by closing one or two parking bays at each road end and providing business parking further along the roads.

Question: How would you use these green gateways? Is it worth closing one or two parking bays to create these new garden areas close to Kentish Town Road? Can you think of other areas that could benefit from a similar scheme?

Image: Gaisford Street rendering to illustrate a proposed green/open space (Green Spaces proposal).

1.8. Creating a community space in Lupton Street

Question: We are considering how the space by the school on Lupton Street might be enhanced by removing the bollards and adding green elements. What suggestions do you have for enhancing the road? Are there other roads/spaces in Kentish Town that could also benefit from a similar scheme?

Image: Photo of Lupton Street. (Green Spaces proposal).

1.9. Kelly Street

Question: Where Kelly Street meets Prince of Wales Road there is an existing public seat in an unusual circular form, with one mature and one new tree. We propose to enhance this space with raised beds and further seating and potentially closing some of the parking spaces to develop the area. Would you use this seating area? Would you support reducing the parking spaces to increase the size of the area?

Image: Kelly Street with circular bench (Green Spaces proposal).

1.10. Ingestre Road / Churchill Road Footbridge

It's inaccessible and unsafe at night etc. **Question:** Have you any ideas of how it could be made more accessible?

Image: Pictures of footbridge (Getting Around proposal).

1.11. Decking over the railway lines

from Gospel Oak over the Industrial Estate to Highgate Road and from Kentish Town Station to Camden Road – housing and green route

Question: What do you think of the idea of decking over these railway lines with housing and a green route above? **Images:** Photographs of current site, maps, with open invitation to comment (Design proposal).

2. Design principles for Kentish Town

What is this room for? The historic and architectural character of Kentish Town is much loved by local residents. But the Neighbourhood Forum also wants to encourage new development where appropriate. It is important that any development is accepted and welcomed by local people and is inclusive of the needs of local people. That acceptability will to a large extent be determined by the design of new development and extensions and modifications to existing buildings.

Question: How do you want Kentish Town to develop in the future and what do you think the priorities should be? Do you know any spaces that have potential for future development? Click on the picture to let us know your thoughts and feedback.

2.1. Favourite Building?

Question: Do you have a favourite building outside the Conservation Areas (purple areas on the map) that you'd like to see protected? Please mark it on the map and leave a comment about why it interests you.

Image: Map (Design proposal)

2.2. Small and infill sites

Question: This site is big enough for

a house or more than one house – do you know anywhere similar? Please mark it on the map and comment.

Images: Example of a derelict infill site and Jon's photo of the garage (SP5) (Design proposal)

2.3. Shop windows in Kentish Town

Question: Where do you think there are 'ugly' shopfronts, ones that you feel could be more attractive or shops obscured by advertisements so you can't see inside. Please mark them on the map and leave a comment on how you think these could be improved?

Images: photos of shop with its window obscured by advertisements so you can't see inside, show a few examples, Tesco paired with Blustons and others suggested. D1 (Design proposal).

2.4. Modern building design.

Question: Which of these two buildings do you prefer, the modern one or the more traditional one? KTNF would like to encourage modern design where appropriate and in particular where immediate neighbours support it. KTNF supports high quality modern design. Modern design will therefore be welcome where: a) the height and massing of the new development or extension is in keeping with the surrounding area; b) the design is of the highest architectural quality.

Images: Photographs of pair(s) of buildings showing 'modern' style and others. Kent Cafe opposite Isip Street School; above McDonalds opposite one of the others. (D2) (Design proposal).

2.5. Retaining offices.

Question: Government policy means that lots of offices are being converted into houses, and not being replaced. We think that Kentish Town needs a mix of offices of different sizes—providing employment for both local people and those from further afield. Do you want offices of a mix of sizes to be retained, and not all converted to housing in Kentish Town?

Image: Photograph of Linton House as example (offices at risk) (Shopping & Working proposal).

2.6. Priorities for housing.

There is a limited amount of land available in Kentish town. If any does come available, which type of housing do you think we should prioritise?

Affordable housing, elders accommodation, key workers, student or rented accommodation?

Image: Photo of fire station, section house police station. Add illustration above fire station. (Housing proposal)

3. Ideas for how to improve facilities in Kentish Town

What is this room for?

We want to improve Kentish Town for all sections of the community but particularly the young, the less well off and many older and disabled groups. We want to make it easier to get

around the area, increase accessibility to facilities and reduce pollution. Please take a look at the ideas we have here and leave your own comments or ideas. Thank you.

3.1 Bicycle scheme

Question: If the bicycle scheme were to be extended were would be a good place to put them? Please mark on the map places you think these should go.

1: Outside old Pizza Express, 187 Kentish Town Road. 2: Frideswide Place. 3: Prince of Wales Road Swimming Baths. 4: Kentish Town West Station **Image:** Picture of the bicycles and map (Getting around proposal)

3.2. Out of hours use of school facilities.

Question: Would you use school facilities out of hours if they were available to you (e.g. meeting spaces, sports facilities, playground)?

Image: Illustration of people in a meeting space, kids in a playground (Community & Culture proposal)

3.3. Public Toilets

Question: Do you think there should be accessible public toilets? Mark on the map where you think these could go.

Image: Map, anything else? (Community & Culture proposal)

4. Neighbourhood Nodes: valued places in Kentish Town

Landing page: Picture / illustration with the two following headings which will also act as links to the following sections.

4.1. Convenience stores

Question: What's your favourite local corner shop or convenience store? Why? Mark it on the map, and let us know it's name and address? Do you think these shops should be protected and, if so, why?

Images: Caroline's photos of corner shops as examples—maybe using camera icons on the map (Shopping & Working proposal) (SP9)

4.2 Outdoor social spaces

Question: What outdoor spaces do you (or your neighbours) use as impromptu meeting spaces? Why are these places important? What could make them better? Can you mark on the map the places where you regularly bump into neighbours and stop for a chat (or have noticed that others do)?

Image: picture of bench, photo of space with illustration of bench (Community & Culture proposal)

BEERMATS

The beermats were created by Abbie Vikress at the Royal College of Art, briefed by Creative Citizens. Abbie produced some wonderful designs and we settled on a set of beermats which really reflected the atmosphere of Kentish Town.

Abbie also designed a terrific poster which was

displayed in pubs and cafés.

The idea was that people would be encouraged to go onto the KTNF website and look at the Online Neighbourhood Plan.

The beermats were printed by Creative Citizens and then members of the KTNF Committee distributed them to local pubs and cafés.



▲ Four front and back designs for the KTNF beermats



▲ The KTNF beermats poster



▲ The KTNF beermats on a pub table



▲ The KTNF beermats poster in a pub window

MEETING WITH PAUL BROSNAHAN, Director of the Murphy Group AND SHANE McCARTHY Estate Manager at Asphaltic Developments Ltd, Regis Road 01.06.2014.

MEETING AT MURPHY'S YARD WITH PAUL BROSNAHAN Members of DPNF also present 06.09.2014

Meetings have taken place to discuss future plans for the Industry Area. On 1 June we met with Paul Brosnahan, Director of the Murphy Group, and Shane McCarthy who manages the Regis Road Estate. We discussed the possible opening up of the

Arctic Road entrance to the Regis Estate, the View Policy in the Neighbourhood Plan and the Police Station car park.

On 6 September members of KTNF and DPNF were taken on a tour of Murphy's Yard.

KTNF ENGAGEMENT WITH CHILDREN AT ELEANOR PALMER PRIMARY SCHOOL August 2014

In August 2014 two members of KTNF collaborated in a project with a Year 6 (10-11 year olds) class at Eleanor Palmer Primary School, led by their form teacher. The project was to design a lesson on how citizens can make a difference to their local area.

There was a second session when the class conducted a role play as Councillors and debated the relative priorities of six community ideas in the context of a limited budget.

The children also contributed a number of comments to the Online Neighbourhood Plan on the KTNF website, as can be seen in *Appendix 14*. The school reported that the students gained a great deal of enjoyment from the sessions and learned much about town planning issues, the design of shop fronts, and the provision of facilities in the local area.

KTNF would like to extend the collaboration to other schools in the area.



▲ Eleanor Palmer students discussing how citizens can make a difference in their local area.





KENTISH TOWN NEIGHBOURHOOD FORUM

NEWSLETTER DECEMBER 2014

KTNF AGM – ADVANCE NOTICE

The AGM will take place on **THURSDAY 29 JANUARY 2015, 7.30pm** in the large meeting room, Kentish Town Community Centre, Busby Place NW5 2SP.

There will be an election of a new committee. We are looking for a few new members and we would be very pleased if people would come forward to help us in the last push to publicise the Plan and to get it out to the community.

Come and hear about the Kentish Town Neighbourhood Development Plan and the Policies and Projects we have developed and included from suggestions you made during previous public consultations.

HOW WE ARE GETTING ON WITH THE KTNF NEIGHBOURHOOD DEVELOPMENT PLAN

We have been working hard all year on the Kentish Town Neighbourhood Development Plan. Only the **Policy** part of the Plan will be examined later by an Inspector and only the policies will be voted on, eventually, in a "Yes/No" Referendum. So we started with drawing up policies. This is difficult and quite specialist work and we have been helped by advisors from Planning Aid England and independent advisors whom we have employed with our grant money (see *Funding box overleaf*).

Initially our policies included lots of wonderful ideas, some of them a little unattainable. But the policies, once passed, will become part of Camden's planning strategy. For this reason our policies have to be viable and achievable within the lifetime of the Plan (15 years) and they must accord with the strategic policies set out in Camden's Local Plan, in the London Plan and in National Plans.

When our policies are closer to finalisation we will publicise them. The Draft Kentish Town Neighbourhood Development Plan will specifically consider policies in the following areas: Shopping & Working; Design; Housing; Getting Around; Green & Open Spaces; Community & Culture; Site Proposals.

Camden has assessed a basic Draft KTNF Plan and has confirmed that an Strategic Environmental Assessment (SEA) is required. Therefore we are employing URS Infrastructure and Development to carry out a SEA of the Kentish Town Neighbourhood Development Plan policies (see *box below for explanation of SEA*).

The second part of the Plan considers **Projects**. These are aspirations for the KTNF Area. They will not be examined by the Inspector, they will not be voted on in the Referendum and they will not become part of Camden's planning strategy. However, Camden will take note of them as they represent many of the wishes expressed by people in local engagements. Some of these projects may also become policies at a later date. The lifetime of this Plan is 15 years but it can be reviewed after 5 years, offering an opportunity to bring forward new policies should this be considered necessary.

KTNF VISION, OBJECTIVES AND PRIORITIES OF THE PLAN

The stated purpose of the Kentish Town Neighbourhood Development Plan is to "further the social, economic and environmental well-being of individuals, businesses and organisations living and working within the Forum Area. The Area has a strong character as one of London's old villages, with a diverse, young population, a reasonably thriving high street, and excellent links with the rest of London and proximity to major tourist attractions, parks and employment centres. The Plan seeks to reinforce these positive aspects of the Area and create a framework for continuing regeneration and growth of the Area over the next 15 years."

WHAT HAPPENS NEXT?

- 1 Strategic Environmental Assessment** (December 2014 – January 2015 approximately)
URS Infrastructure and Development will carry out a Strategic Environmental Assessment (see *SEA box overleaf*) of the Kentish Town Neighbourhood Development Plan policies and will produce a scoping report which will be sent to Natural England, the Environmental Agency and English Heritage for a 5 week consultation. KTNF will work with URS on the Plan and then URS will write up an SEA Environmental Report for Pre-Consultation. The SEA Environmental Report will go out for a six week public consultation at the same time as the Pre-Consultation on the Plan. It will be published on the website.
- 2 Six week Pre-Consultation** (February 2015 approximately)
Once the Plan is considered complete KTNF will be sending it out for public consultation and to Natural England, the Environmental Agency and English Heritage. We will put it up on the website and place hard copies in the library and community centres. We will leaflet the entire Area to alert people that the Plan is available. The community will be asked to send us comments on the whole Plan (both policies and projects) and these comments will be taken into consideration when finalising the Plan.
- 3 Independent Inspection**
The Plan will be finalised and sent to Camden. An independent inspector will be appointed and the Plan (policies only) will be examined. The inspector may ask for amendments or call for a public hearing/examination if there are more than a few amendments or queries.
- 4 Referendum** (June/July 2015 approximately)
Once the Plan has been approved by the inspector, Camden will post letters to alert everyone living and working in the KTNF Area, and to some streets on the margins of the Area, about the date and details of the "Yes/No" Referendum on the Plan (policies only).
- 5 Voting**
If more than 50% of those who vote say "Yes" then KTNF Plan policies will become part of Camden's planning strategy and all developers will have to take note of our policies.

WHAT IS A STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)?

A Strategic Environmental Assessment is required for plans and programmes that are determined likely to have significant environmental effects. A Strategic Environmental Assessment may be required, for example, where:

- the Neighbourhood Development Plan allocates sites for development
- the Neighbourhood Area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the Neighbourhood Development Plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of Camden's Local Plan.

One of the basic conditions for a Neighbourhood Development Plan, tested at examination by an independent examiner, is whether the plan is compatible with European Union obligations, which include the Strategic Environmental Assessment Directive.

Top: KTNF community public consultation 7 December 2013

FINDING OUT FROM LOCAL PEOPLE ABOUT WHAT YOU WANT IN YOUR AREA part 1

- In the last year we engaged with local schools and worked with students and teachers at Eleanor Palmer Primary School on what the children would like to see in the Neighbourhood Plan. They came up with lots of good ideas and added them to the Online Neighbourhood Plan.



Primary School on what the children would like to see in the Neighbourhood Plan. They came up with lots of good ideas and added them to the Online Neighbourhood Plan.



Above and left: Students at Eleanor Palmer Primary School working on ideas for the KTNF Neighbourhood Plan.

FUNDING

- In December 2011 KTNF bid for a Government Front Runner grant of £20,000. In March 2012 we heard we had been successful. We have now spent over half of the grant on publicity, hall bookings and public workshops. We will be spending the remainder on publicity, consultants and maps.
- In June 2013 we were successful in our bid for a grant of £6,839 from the Community Development Foundation. The grant has been spent on employing planning advisors to help with the Plan, in getting professional maps drawn up and in printing leaflets.
- In July 2013 we were successful in our bid for Direct Support from Locality. We have had more than £9,800 worth of support from Planning Aid England advisors who are still helping us.

FINDING OUT FROM LOCAL PEOPLE ABOUT WHAT YOU WANT IN YOUR AREA part 2

- During the last year we worked with RCA Creative Citizens who produced a KTNF Online Neighbourhood Plan. This was uploaded onto KTNF's website in early spring and we are receiving a large number of useful comments on the website: www.ktnf.org
- We worked with a designer from the RCA to produce 4 beermat designs to advertise the Online Neighbourhood Plan. The beer mats were distributed to pubs and cafés throughout the KTNF Area in May.

To join KTNF, comment and get a feedback email: secretary@ktnf.org
website: www.ktnf.org
Facebook: Kentish Town Neighbourhood Forum
twitter: @KentishTownNF



KTNF ANNUAL GENERAL MEETING AND PUBLIC MEETING
 Kentish Town Community Centre, 17 Busby Place 29.01.2015

KTNF held its fourth Annual General Meeting on 29 January 2015 at Kentish Town Community Centre. About 35 people attended.

Neerja Vashista and John Nicholson stood down from the Committee. The following members of the Committee stood for re-election: Patrick Bankhead, Hilary Barnes, Celia Goreham, Ian Grant, Henry Herzberg, Caroline Hill, Derek Jarman, David Jockelson, Wendy Munro, Lindsey Purchall, Paul Seviour, Liz Sheridan. They were proposed by Robert Livock and seconded by Debbie Hyams.

Two new Committee members put themselves forward for the Committee: Robert Livock (proposed by Paul Seviour and seconded by Liz Sheridan) and Roger Wingfield (proposed by Henry Herzberg and seconded by Jill Walt). Robert Livock and Roger Wingfield were duly elected onto the committee.

At the next committee meeting the following officers were re-elected by the committee unanimously:

Chair: Caroline Hill

Deputy Chair: Henry Herzberg

Treasurer: Paul Seviour

Secretary: Patrick Bankhead (who had been elected as Secretary by the committee on 1 May 2014 after John Nicholson had stood down).

A full presentation of the progress of the Neighbourhood Plan by Caroline Hill was followed by a Q&A session (CH: Caroline Hill; PS: Paul Seviour):

Q: Should the Plan include 20th Century Society as a group to be consulted?

A: *There would be a degree of protection already provided to significant 20th Century buildings via the Local List (CH). There will be an opportunity for other significant buildings, which have not thus far been identified, to be nominated via the consultation process (PS).*

Q: Should the Plan state support for retention of existing Conservation Areas?

A: *We will look into this*

Q: Sandall Road should not be referred to as a rat-run problem (but Anglers Lane should)?

A: *This policy has always trodden a 'fine line' but had received backing. It was agreed to omit Sandall Road from this policy (CH).*

Q: Where did the idea of rafting over the railway tracks come from?

A: *Idea came from Network Rail initiatives to unlock value from their land holdings (CH).*

Q: Where does Community Infrastructure Levy (CIL) money go?

A: *CIL is taking over from Section 106 Agreements as*

the principal 'development tax', and would amount to c.£500 / square meter of new development. 25% of the CIL money would be spent in the immediate local area if there is a Neighbourhood Plan in place (PS).

Q: How are infrastructure needs such as health and education buildings being determined as and when the population expands?

A: *There is no policy, which restricts development given the 100,000 extra people coming to London per year. The onus is on Camden / Local Authorities to provide services that match the population needs (CH).*

Q: What and where is the area of Secondary shopping frontage?

A: *The southern branch of the Secondary Frontage of Kentish Town Road runs south from Prince of Wales Road on the west side and from Bartholomew Road on the east side. The northern branch runs north from Regis Road on the west side and from 10 Fortress Road on the east side (CH).*

Q: How would the Plan protect against the recent 'rash' of new estate agents?

A: *KTNF can't protect against estate agents unless there is an application in a 75% retail area, and local groups can object to that, it's not necessary for the Forum to object (CH).*

Q: How would the Plan protect against applications such as Foxton's proposals for Auntie Annie's pub?

A: *Policy for protection of pubs could be used (PS).*

Q: How can the Plan provide more protection for area of Primary shopping frontage?

A: *The Primary or Core shopping frontage is already protected by Camden guidelines that say they will usually refuse applications where a frontage would fall below 75% retail (CH).*

Q: Can the Plan be re-worded to explain what has been left out of the Plan and why?

A: *Useful comments from David Goreham, who was asked to put these down as a memorandum.*

Q: Can the Plan include a definition of terms; acronyms; planning jargon?

A: *Yes (CH).*

Q: Have KTNF looked at other Neighbourhood Plans?

A: *Yes (CH).*

Q: What is the area of the Forum?

A: *PS explained this via the map.*

Q: Should 'permeability' of the industrial areas be included as a policy in its own right, and should the opening of Arctic Street gate entry into the industrial estate also be highlighted?

A: *Yes (CH).*

Q: In the event of any development in the industrial



▲ Presentation at Kentish Town Neighbourhood Forum's Annual General Meeting 29 January 2015

area, an additional Health Centre may be necessary, and the transport implications (extra traffic in Kentish Town) should also be mentioned?

A: *Yes (CH)*

Q: Will the Plan be a waste of time if the referendum fails?

A: *It is important that the community is encouraged by all present to participate in the referendum (PS).*

Q: How are people notified about Planning Applications – Spanish Nursery was not aware of

Little Green Street proposals?

A: *Councillor Jenny Headlam-Wells said she would look into this.*

Q: Can the Plan keep wording simple so that people reading it can understand the issues?

A: *Yes (PS).*

Q: Does the KTNF disappear after the referendum?

A: *The Forum will continue in some capacity to interpret policy and perhaps have a wider role, yet to be defined (CH).*

**MEETING WITH PAUL BROSNAHAN, Director of Murphy Group,
 J.P. MURPHY, Solicitor and members of the KTNF committee 16.02.2015.**

**MEETING WITH PAUL BROSNAHAN
 and members of the KTNF committee 20.10.15**

Talks continued throughout 2015 between Paul Brosnahan, Director of the Murphy Group, and the Kentish Town Neighbourhood Committee regarding possible future plans for the section of the Murphy

land relating to KTNF. Subjects for discussion included practicability of a linkage between Regis Road Site and Murphy Site, and KTNF's View Policy D1.

THE STATUTORY CONSULTATION STAGE IN ACCORDANCE WITH
REGULATION 14 from 16.03.2015 to 27.04.2015

The Statutory Consultation Stage, Reg 14, of the Kentish Town Neighbourhood Plan ran from 16 March to 27 April 2015. Four weeks before the start of the consultation every home and business in the entire neighbourhood area was leafleted; posters were put up; copies of the Plan were printed and placed in Kentish Town Library, Kentish Town Community Centre and in the Somali Youth Centre. A suggestion box was placed in each centre with the Plans, and suggestion leaflets for people to fill in. The Plan was published on the KTNF website. A Press release was sent to Camden New Journal and the Ham & High newspaper and an advertisement was placed in the Camden New Journal. Notification emails were sent to all statutory bodies and local organisations (for list, see Appendix 15).

94 comments were received during the consultation (for the full list of comments, see Appendix 15).



THE KENTISH TOWN DRAFT NEIGHBOURHOOD PLAN HAS ARRIVED!

- Do you care about what shops we have; the loss of pubs; the lack of affordable housing; no lifts at our railway stations?
- If you do, and you live or work in Kentish Town, NOW is YOUR chance to have your say. The draft Kentish Town Neighbourhood Plan is full of ideas from, and written by, local people. We are NOT Camden Council.

IT'S IMPORTANT THAT WE HEAR YOUR VIEWS – YOU CAN MAKE A REAL DIFFERENCE TO THE FUTURE OF KENTISH TOWN

See the complete draft Plan on the KTNF website www.ktnf.org
Look at hard copies of the Plan in Kentish Town Library (available at the information desk), in Kentish Town Community Centre in Busby Place and in the Somali Youth Development Resource Centre, 7 Dowdney Close, off Bartholomew Road.
A "Frequently Asked Questions and Answers" is available on the website.

You have from NOW until Monday 27 April to send in your comments, with your name and address: email: secretary@ktnf.org website: www.ktnf.org
Hand post: in the box by the information desk at Kentish Town Library, in the box in Kentish Town Community Centre and in the box in the Somali Youth Development Resource Centre.

Overleaf are some examples of what is in the draft Plan



- Help for small businesses to stay in Kentish Town; support for shopping areas; encouragement and assistance for shops to improve windows and signage.
- Mixed use development in the Industrial Area (Regis Road Estate and Murphy's Yard) – retaining or increasing the amount of industry and business and adding much needed housing, including affordable housing and housing for older people.
- Opening up the gate at Arctic Street to give east-west access routes for footpaths and cycle ways – linking the Regis Road Estate with Arctic Street, and Spring Place; footpaths and cycle ways provided to give north-south access routes linking the site with Holmes Road.
- A new "Town Square" centred around the canopy area next to Kentish Town Station.
- The listing of pubs in the KTNF Area as "Assets of Community Value".
- Protection of the view of Parliament Hill as seen from Kentish Town station; design standards for new buildings; identification of some unique local buildings and features to be listed as Buildings of Architectural Merit.
- Step-free access for Kentish Town railway and Underground station and Kentish Town West station; cycle routes; cycle racks in all new developments.
- Preservation and enhancement of green and open spaces including green spaces on Council estates; encouragement of areas of biodiverse wildlife habitat.
- Shared use with the community of school facilities during non-teaching periods.

In the summer there will be a yes/no referendum on the Plan for everybody who lives within the KTNF Area and is on the electoral roll.

The Kentish Town Neighbourhood Forum (KTNF) is a voluntary local group with no political or religious affiliations




THE KENTISH TOWN DRAFT NEIGHBOURHOOD PLAN HAS ARRIVED!

WE WANT TO HEAR YOUR VIEWS – YOU CAN MAKE A REAL DIFFERENCE TO THE FUTURE OF KENTISH TOWN

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- If you do, and you live or work in Kentish Town, NOW is YOUR chance to have your say. The draft Kentish Town Neighbourhood Plan is full of ideas from, and written by, local people, not Camden Council.
- The draft Plan can be seen NOW on the website: www.ktnf.org
- You can also see hard copies of the Plan and leave written comments NOW (and not later than Monday 27 April) at Kentish Town Library, or at Kentish Town Community Centre, Busby Place or at the Somali Youth Centre, Dowdney Close
- You have from NOW until Monday 27 April to send in your comments to: website www.ktnf.org or email secretary@ktnf.org

- The poster advertising the Statutory Consultation
- Front and back of the leaflet advertising the Statutory Consultation and delivered to every household and business in the KTNF Area.

► Notice placed in the Camden New Journal advertising the KTNF Statutory Consultation




DO YOU LIVE OR WORK IN KENTISH TOWN?

- Do you care about what shops we have; the loss of pubs; the lack of affordable housing; no lifts at our railway stations?
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- The draft Plan can be seen on the website: www.ktnf.org A "Frequently Asked Questions and Answers" is also available on the website.
- You have from NOW until Monday 27 April to send in your comments: website www.ktnf.org or email secretary@ktnf.org
- You can also see hard copies of the Plan and leave written comments NOW (and not later than Monday 27 April) at Kentish Town Library; at Kentish Town Community Centre, Busby Place or at the Somali Youth Centre, Dowdney Close.
- Later in the summer, people who live in the Kentish Town Plan Area will be able to cast a vote at a special referendum to say whether they want the Plan to be used to decide the way Kentish Town develops in the next fifteen years.

Kentish Town Neighbourhood Forum

► Press Release sent to The Ham & High and to the Camden New Journal



**PRESS RELEASE FROM KENTISH TOWN NEIGHBOURHOOD FORUM
Kentish Town Draft Neighbourhood Plan released on Monday 16 March 2015**

The draft Kentish Town Neighbourhood Plan was launched on Monday 16 March for a 6 week consultation with everyone who lives or works in The Kentish Town Forum Area. The consultation ends on Monday 27 April 2015.

From 16 March see the Kentish Town Draft Neighbourhood Plan on our website: www.ktnf.org
See p.4 of the Plan for the Area of Kentish Town Neighbourhood Forum

The draft Plan is the result of more than three years work carried out by local residents and businesses. This has included public meetings, street engagements, workshops, exhibitions and the leafleting of every household in the Area. The draft Plan is launched on Monday 16 March with an invitation to Kentish Towners to "Tell us what you think about the draft Kentish Town Neighbourhood Plan".

Caroline Hill, Chair of Kentish Town Neighbourhood Forum, says, "This is an historic moment. It is the first time that local people have been able to say how they would like to see Kentish Town developing in the future. The draft Plan has been drawn up by volunteers, using ideas put forward by local people and businesses."
"Over the next six weeks, we are inviting as many people as possible who live or work in the Kentish Town Area to read our plan and to let us know what they think."
You can leave comments about the draft Plan on the KTNF website: www.ktnf.org or by emailing secretary@ktnf.org. You can have a look at a hard copy of the Plan and leave written comments in Kentish Town Library; in Kentish Town Community Centre, Busby Place or in the Somali Youth Centre, Dowdney Close."

The draft Plan includes policies proposing:

- Pedestrian and cycle access through the Regis Road estate and opening up the link from Arctic Street;
- A new "Town Square" centred around the canopy area next to Kentish Town Station;
- Mixed use development in the Industrial Area (the Regis Road Estate and Murphy's Yard) to provide new housing, including much needed affordable housing, and employment and light industry;
- Step free access to the platforms at Kentish Town Railway Station, Kentish Town Underground and Kentish Town West Overground station;
- The shared use with the community of school facilities during non-teaching periods;
- Protection of the "View" to Parliament Hill from the canopy area next to Kentish Town Station;
- The listing of pubs in the KTNF Area as "Assets of Community Value";
- The preservation and enhancement of green and open spaces including green spaces on Council estates.

After the six week consultation is over, on 27 April, the Forum will draw up a revised plan taking public comments into account. The Plan will then go to an Independent Examiner and, if it complies with local and national planning policies, the Council will organise a referendum when everyone on the electoral register in the Area will be able to vote on whether they want the Plan policies to be adopted.

For further information contact:
Caroline Hill
email: chdesign@btinternet.com

CONSULTATION MEETING ATTENDED BY CHAIRS AND DEPUTY CHAIRS OF KTNF AND DPNF REGARDING THE INDUSTRY AREA AND VIEW POLICIES IN THE KTNP 27.07.2015

In July a meeting was held between the KTNF chair and deputy chair and the DPNF chair and deputy chair to discuss policies of mutual interest in the KTNP. It was agreed that the View Policy (D1) and the Industry Area Policies (SP2 and SP2a) were relevant to both parties. An agreement was reached

that the view of Parliament Hill was equally important to DPNF and that the community in Dartmouth Park was generally positive about mixed use development on the Murphy Site.

In October the chair of DPNF sent a letter to KTNF confirming the outcome of the meeting.

Dartmouth Park Neighbourhood Forum

Caroline Hill, Chair
Kentish Town Neighbourhood Forum

4 October 2015

Dear Caroline

Following our meeting on 27 July 2015 when you and I discussed the KTNF draft plan as it relates to the view of Parliament Hill from Kentish Town station and the Murphy site, the committee of the Dartmouth Park Neighbourhood Forum discussed those matters at a recent meeting.

As you know, the Dartmouth Park Neighbourhood Forum is not as advanced in the preparation of its plan as Kentish Town Neighbourhood Forum. We are not yet in a position to take a definitive position on the protection of the Parliament Hill view or the development of the Murphy site. However, there was general agreement by the committee that the view from Kentish Town station should be protected and that if the Murphy site is to be developed then a mixed use development would be appropriate. The committee therefore supports KTNF's Plan on these issues in principle. We reserve the right, however, to consider and comment on the detail of the KTNF Plan at the consultation stage..

We will look forward to being advised of any further developments in your plan that relate to these issues.

Regards

Ellen Gates
Chair
Dartmouth Park Neighbourhood Forum

**KENTISH TOWN
NEIGHBOURHOOD
FORUM**

Consultation Statement

APPENDICES 1– 7

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APPENDIX 1

**INITIAL PUBLIC MEETING AND CONSULTATION
6 APRIL 2011****Attendees**

Caroline Hill
55 Holmes Rd
Adam Leys
Alan Morris POWRA
Brian Evans
Conrad Ford
David Jockelson
David Prout
Elizabeth Woodeson
F.W. Thompson
Hil Barnes
Inkerman Area Residents Association
Jenny Wright
John Nicholson
John Woodcock
Jon Hall
Lesley Ross
Lindsey Purchall
Liz Hill
Lucrecia Gramer
Margaret Humphrey
Michael Port
Mary Port
Mike Newland
Pierson Lippard
Rae Fether
Robert Livock
Rod Harper
Rosemary Lewin
Sarah Galashan
Sarah Hoyle
Sylvia Lynch

**Minutes of a meeting on 6 April 2011 with Esther
Kurland of Urban Design London**

Esther explained that the issue was the neighbourhood planning elements of the Localism Bill. Eric Pickles launched the bill which will become an act in the autumn with a six-month lead-in period leading to a planning act next spring.

Eric Pickles is the Minister in the DCLG, the Department for Community and Local Government, previously known as the Department of the Environment

The bill is full of changes to other bills which makes it hard to follow or read.

One main purpose is to introduce neighbourhood planning which seems to have been driven by a somewhat romantic view of village parish councils and the personal experience of some people in government of these. The plan is to bring such a community model into cities as well.

She explained that in current UK planning it is "a plan led system" – ie if an application is in line with the local plan and national policy then it should be approved unless there are very good reasons.

She explained that there is a hierarchy of plans: the National Planning Framework, The London Plan, Camden's LDF, (Local Development Framework) and the idea is to introduce a new Neighbourhood Plan beneath that which would be under the control of a Neighbourhood Forum.

This Forum would have power to make Neighbourhood Development Orders which would grant outline planning permission.

Initially it was suggested that three individuals could get together and declare themselves to be a Neighbourhood Forum. They could be people who lived in the area or even who wanted to live in the area or possibly have business interests in the area. That has increased now to 20 people.

One rule is that there cannot be overlapping areas and that means that if a street wished to become a local forum and a larger area did, there would be a conflict.

The Forum then drafts a Neighbourhood Plan. There will then be a referendum which the council will have to hold and if there is a 50% approval rate of those who vote it will be adopted and will be part of the statutory planning. Planning applications would then have to follow it.

Any plan drawn up needs to fit into the hierarchy of policies mentioned above "General conformity"

There will be some control and there is to be an independent inspection of plans. It is not clear who it will be by.

She confirmed that the members of the Forum in need have no qualification.

Businesses can produce neighbourhood plans so Tesco's could effectively influence or take over local planning and remove restrictions on development. Or they could stand behind, sponsor or influence local groups to do so.

This is being seen as an opportunity for developers and the industry is looking very closely at this. There is nothing so far about any constitution or proper procedures. Nor is there provision for resources for the Forums although there is a budget for the referendum.

There is no set size or shape of the plans. There is a mechanism for siphoning off money for community use and a "home's bonus" to councils.

There was discussion about what size of area should be the neighbourhood and the answer to that seemed to be that they could be any size so long as they do not overlap.

One model is that the local Forum gets together and discuss targets – what people would like to achieve although it is not clear how proactive the forum can be.

Many questions were asked that did not have very clear answers. A lot seemed extremely vague or left to chance. The answer to many questions is that the answers will be given at some stage in guidance notes or circulars issued by the government later.

One plan is that the Use Classes Order will be loosened up.

Her organisation, the UDL, offers training, courses and debates on planning and local issues.

Other matters she told us about – are now taken from the Briefing paper on their website:
<http://www.urbandesignlondon.com/?p=5111>

Community Right to Buy

Local authorities should maintain a list of private assets of 'community value' then if this asset comes up for disposal (freehold or long term leasehold) the community should be given time to develop a bid and raise capital to buy it. This may not crop up very

often, but when it does presumably it could be important to local planning in terms of identifying and potentially retaining local facilities and services.

General Power of Competence

The Bill proposes allowing local authorities to do anything that is not specifically prohibited. As mentioned above this could mean local planning authorities think about taking on work in other geographical areas, or offering new services more along the lines of a consultant.

Predetermination

'Councillors should be free to campaign, to express views on issues and to vote on those matters, without fear of being unjustly accused of having a closed mind on a particular issue because of it'. The Bill allows Councillors to campaign AND vote on a development issue. The Standards board would also be abolished.

Pre – application consultation

The Bill aims to introduce a new requirement for prospective developers to consult local communities before submitting applications for very large developments

There is quite an interesting briefing from a developers perspective at:
http://www.cgms.co.uk/blogpage/Decentralisation+and+Localism+Bill_159.html

APPENDIX 2

**SECOND PUBLIC MEETING AND CONSULTATION
20 OCTOBER 2011**

**Minutes of Localism Meeting
Kentish Town Neighbourhood Forum
Thursday 20 October 2011 7.00pm
Room 8, Greenwood Place Community Centre
NW5 1LB**

Those attending

See Annex A for full list

Representatives from:

Kentish Town Road Action (KTRA)
Bartholomew Area Residents Association (BARA)
Bartholomew and Kentish Town Conservation Area Advisory Committee (KT & BE CAAC)
Prince of Wales Residents Association (POWRA)
Leighton Road Neighbourhood Association (LRNA)
Inkerman Area Residents Association (IARA)
Cllr Paul Braithwaite
Cllr Georgia Gould

Apologies
Brenda Gardner – Castle Road Residents Association
Mark McCarthy – South Kentish Town Conservation Area Advisory Committee
Rosemary Lewin – Kelly Street Residents Association
Jake Morgan – Kentish Town Business Association

Not present

Pat Gibson – Highgate Road Residents Association
Judy Love – Hadley Street Residents Association

Caroline Hill (KTRA) opened the meeting and welcomed all those attending this second meeting. Thanks were given to Kentish Town Community Centre for providing the venue for the meeting.

1. The Localism Bill and The National Planning Policy Framework (NPPF)
Caroline made a presentation to outline current

understanding of the principles of localism, the current timetable for the Localism Bill and the potential differences of approach this has with the draft National Planning Policy Framework.

Timetable

- Localism Bill: Report Stage House of Lords ended 17 Oct 2011.
 - Third Reading 31 Oct 2011
 - Enactment of Bill end Nov 2011 – early Dec 2011
 - Target date for Localism Bill to take effect is April 2012
- NPPF consultation closed 17 Oct 2011.
 - The Government has tabled a debate about NPPF for the 27th October.
 - Final version end 2011 or early 2012
 - Target date for NPPF to take effect is April 2012 but Planning Minister Greg Clark hinted on October 13th that there may be a second consultation after the proposed final version is published (this may be because of inconsistencies between NPPF and the Localism Bill)

Localism – Neighbourhood Forums

Caroline has pre-registered 'Kentish Town Neighbourhood Forum' with Camden Council.

From the draft Bill

"The Localism Bill will devolve powers to councils and neighbourhoods and aims to give local communities more control over housing and planning decisions. It includes measures to reform the planning system, the provision of housing and a range of local authority governance issues. The Bill will establish neighbourhood plans and neighbourhood development orders, by which it is intended that communities will be able to influence council policies and development in their neighbourhoods."

A Neighbourhood Forum

- Will consist of a minimum of 21 members made up of local residents, local business people and ward councillors drawn from different places in the Neighbourhood area.
- Must have a written constitution.
- The area of the Forum must not overlap with any other Forum area.
- A Neighbourhood Forum has to apply to the Council to be designated.
- The designation ceases to have effect at the end of a period of 5 years or if the Neighbourhood Forum is no longer meeting the conditions and criteria set down by the Council.

This is a Lord's Amendment tabled 17 October 2011

"A Neighbourhood Forum is established expressly for the purpose of furthering the social, economic, environmental and cultural well-being of individuals living, or wanting to live, in an area that consists of or includes the neighbourhood area concerned, and, if it is appropriate to the nature of the area, promoting the carrying on of trades, professions or other businesses in such an area."

Localism – Neighbourhood Plan (NP)

- Any qualifying body is entitled to make an NP.
- An NP is a plan that sets out policies in relation to development and use of land in a Neighbourhood Forum area.
- If the local planning authority says that an area needs to grow, then communities cannot use neighbourhood planning to block the building of new homes and businesses. They can, however, use neighbourhood planning to influence the type, design, location and mix of new development.
- Only one NP may be made for each Neighbourhood Forum area.
- An NP must be assessed by an independent examiner appointed by the Council. The NP must have regard to the policies in the National Planning Policy Framework (see below) and be in general conformity with the strategic policies in the Local Plan (see below).
- An NP must then go for referendum (financed and organized by the Council) to all those living in the Neighbourhood Forum area who are registered to vote. If more than 50% of those voting are in favour the Council must adopt the NP as a statutory planning document and bring it into force.
- In some special cases - where, for example, the proposals put forward in a plan for one neighbourhood have significant implications for other people nearby - people from other neighbourhoods may be allowed to vote too.

N. B. When Local Plan is mentioned that means the Council's Local Development Framework Core Strategy. This is not to be confused with a Neighbourhood Plan.

Localism – Neighbourhood Development Order

- The community can grant planning permission for new buildings they want to see go ahead. Neighbourhood Development Orders will allow new homes and offices to be built without the developers having to apply for separate planning permission.
- A Neighbourhood Development Order will grant planning permission for development that complies with the order. Where communities have made clear that they want development of a particular type, it will be easier for that development to go ahead.

The National Planning Policy Framework (NPPF)

It has 7 main features:

1. Fewer rules about what can be built, where and how
2. A presumption in favour of sustainable development
3. The Local Plan becomes even more important
4. Supports a growth agenda
5. Introduces a duty to cooperate
6. Replaces targets for development with incentives
7. Supports neighbourhood planning and sets out expectations on consultation with communities by local authorities and developers.

'A presumption in favour of sustainable development'

The presumption is that:

"... individuals and businesses have the right to build homes and other local buildings provided that they conform to national environmental, architectural, economic and social standards, conform with the local plan, and pay a tariff that compensates the community for loss of amenity and costs of additional infrastructure."

The phrase 'presumption in favour of sustainable development' does not feature in the draft Localism Bill. However, sustainable development has always been included in planning documents. The words 'presumption' and 'in favour' seem to be at odds with the main intention of Localism and Neighbourhood Plans: that local people can decide on a plan that sets out policies in relation to development and use of land in a Neighbourhood Forum area and that a Neighbourhood Forum is established expressly for the purpose of furthering the social, economic, environmental and cultural well-being of individuals living, or wanting to live, in an area, as I said before.

The NPPF has to be approved by the House of Commons only and many of those in the House of Lords are understandably concerned about that. When a final version of the NPPF is published, it will be a statutory document. This means that planning authorities and developers must take notice of it and both Local Plans and planning decisions by Councils can be challenged if they don't adhere to it.

This is what was said in the House of Lords on 17 October 2011:

"It will take time for all local authorities, even those with Core Strategies in place, to get Local Plans updated/adopted in light of the national planning policy framework – allowance for this should be included in the NPPF and the Localism Bill to avoid opportunistic and unplanned development coming forward during the transition period against local wishes, and to ensure development reflects locally-determined priorities rather than national ones". A discussion on the issues from the presentation

took place.

It was felt that a real effort needed to be made to engage and work with local businesses even if efforts to do so by individual local organisations had not been successful in the past. Regis Road Industrial Estate and Kentish Town Road Business Association should be approached again. It was also felt that new businesses could also be approached.

It was agreed that Tenants Associations also needed to be engaged and Councillor Paul Braithwaite agreed to provide some contacts. Hilary Barnes would provide a contact for Clarence Way Estate TA.

Consideration should also be given to inviting a representative of Camden Council in respect of Regis Road Re-cycling Centre. A question arose about the future of this Centre and Councillor Paul Braithwaite would look into this (next full Council meeting on 7 November 2011)

Other concerns raised included the age profile of those represented on KTNF. Councillor Georgia Gould recommended approaching Kentish Town Youth Area Action Group.

Other groups suggested for possible involvement included, Transition Kentish Town, Safer Neighbourhoods Team, local schools, churches/religious interests and interest groups representing disability groups.

Concerns about the NPPF were discussed and it was felt that the local MP Frank Dobson should be approached to get engaged in the debate in the House of Commons.

Caroline provided a map of Kentish Town outlining the proposed area to be covered by KTNF.

Suggestions were made to include the Leighton Grove triangle, Raveley Street triangle, Greenwood Place and Regis Road, Clarence Way Estate (using the railway line as the southern boundary).

Caroline would take these suggestions on board and circulate a revised map.

2. Constitution

David (IARA) presented a discussion paper about a possible constitution for KTNF outlining 4 main options. (Full paper is at Annex B to the minutes)

The 4 options discussed were:

Option A: Some constitutions create a very open forum with effectively General Meetings called a number of times a year. Meetings are open to everyone living in the neighbourhood. Provision can be made for calling for Special General Meetings.

The Annual General Meeting will elect chair, secretary and "street representatives" and will form a committee. "However the role of the committee will be solely to suggest items for discussion and

prepare the agenda the meetings of the forum and will not have authority to represent its views as that of the neighbourhood forum."

Option B: Another constitution sets up a Representative Group Meeting made up of one member each from each properly constituted residents and business groups in the area and they elect the members of a Steering Group which will manage the forum. The Steering Group will meet as often as is necessary.

Option C: an Annual General Meeting elects a Committee Chair, Vice chair, secretary-treasurer and up to 8 other members which meets every month and runs the forum.

Option D: A further option would be that a committee made up of one representative from each of the local groups meets and runs the forum subject to basic principles and policies decided by an Annual General Meeting or general meetings held more frequently

Option D was generally preferred by those attending the meeting with provision for 2 representatives from each local group to form a committee. Although there were issues to consider about local people who were not part of an organised local group, the position of open meeting and who may be entitled to vote.

David (IARA) offered to work on a more detailed version of a constitution based on the principles of option D and circulate it before a future meeting of the KTNF.

3. Kentish Town Neighbourhood Plan

While it is not possible to progress plans yet it was agreed it would be worth having a preliminary discussion about what might be included in a Neighbourhood Plan.

Communities can:

- choose where they want new homes, shops and offices to be built
- have their say on what those new buildings should look like
- grant planning permission for the new buildings they want to see go ahead.

Ideas suggested for consideration in a local plan were listed on a flip chart and can be found at Annex C

Communities and Local Government Consultation on Neighbourhood Planning Responses by 5 January 2012.

This consultation is to consider whether the proposed approach to taking up the regulation-making powers in the Localism Bill, strikes the right balance between standardising the approach to neighbourhood planning across the country, and providing for sufficient local flexibility to reflect local circumstances. Responses are required by 5 January 2012. Caroline agreed to e-mail the document to any interested groups and individuals.

Caroline advised that there will be several sources of advice and support for communities who are interested in doing neighbourhood planning.

The local planning authority will be obliged by law to help people draw up their neighbourhood plans. Developers, parish and town councils, landowners and local businesses may all be interested in sponsoring and taking a leading role in neighbourhood planning. In fact, in some places, local businesses are already starting a debate with local residents and councils.

The Government has committed to providing £50m until March 2015 to support local councils in making neighbourhood planning a success.

The Government has already provided £3m to four community support organisations, who already support communities in planning for their neighbourhood.

4. Frequency and timing of future meetings

It was agreed that meetings should be quarterly and that we should meet again in January 2012 as the 3rd reading of the Bill is due to take place on 31 November 2011. A representative from the Localism Team at Camden Council should be invited to the meeting. The following meeting could be scheduled for April 2012 after the Localism Bill has become law and taken effect.

Annex A

List of attendees

- Richard Burton
- Mireille Burton
- Jenny Wright (LRNA)
- John Woodcock (LRNA)
- Mrs Woodcock (LRNA)
- Hilary Barnes (IARA)
- Debby Hyams (IARA)
- David J (IARA & KTRA)
- Caroline Hill (KTRA)
- Paul Seviour (IARA)
- John Nicholson (IARA & KTRA)
- Rod Harper (KTRA)
- Sara Feilden
- Isky Gordon (BARA)

Action points from the minutes

ACTION	BY WHOM	BY WHEN
Renew efforts to engage local business in KTNF including Regis Road Industrial Estate and KTRBA. Also to consider other groups to be engaged.	All	Before next meeting in January 2012
Provide contacts for Tenants Associations Provide contact for Clarence Way Estate TA	Councillor Paul Braithwaite Hilary Barnes	Before next meeting in January 2012
Approach Frank Dobson MP to raise concerns in House debate on NPPF	All local groups	Before 27 October 2011
Map of area covered by KTNF to be revised and circulated	Caroline Hill (Map at Annex E)	Before next meeting in January 2012
A more detailed constitution based on Option D to be drafted and circulated	David (IARA)	Before next meeting in January 2012
Information on Communities & Local Government Consultation on Neighbourhood Planning to be circulated to interested groups	Caroline Hill	On request before 5 January 2012
Representative of Camden Council Localism Team to be invited to next meeting	Caroline Hill	Before next meeting in January 2012

- Clr Georgia Gould (Kentish Town Councillor)
- Celia Goreham (KT & BE CAAC)
- David Goreham (KT & BE CAAC)
- Clr Paul Braithwaite (Cantelowes Councillor)
- Lindsey Purchall (KTRA)
- Nori Howard
- Belinda Low
- Alan Morris (POWRA)

Annex B

David J – Notes for a discussion about a constitution for Kentish Town Neighbourhood Forum for the meeting on 20 October 2011.

I have taken the elementary step of googling neighbourhood forum constitutions. There does not appear to be one approved model. The constitutions I have looked at are wildly different.

The one for Watford is half a page and says there are 12 neighbourhood forums within Watford, each one covering a ward and each forum comprises the three elected councillors for that ward! That's it. I.e. a sort of replica of the existing council arrangement.

Slightly more democratic and in the spirit of localism are three other ones and it is clear that there is a range of possibilities regarding how democratic or what sort of democracy is agreed upon.

Option A: Some constitutions create a very open forum with effectively General Meetings called a number of times a year. Meetings are open to everyone living in the neighbourhood. Provision can be made for calling for Special General Meetings.

The Annual General Meeting will elect a chair, secretary and "street representatives" and will form a committee. "However the role of the committee will be solely to suggest items for discussion and prepare the agenda the meetings of the forum and will not have authority to represent its views as that of the neighbourhood forum."

Option B: Another constitution sets up a Representative Group Meeting made up of one member each from each properly constituted residents and business groups in the area and they elect the members of a Steering Group which will manage the forum. The Steering Group will meet as often as is necessary.

Option C: an Annual General Meeting elects a Committee Chair, Vice chair, secretary-treasurer and up to 8 other members which meets every month and runs the forum.

Option D: A further option would be that a committee made up of one representative from each of the local groups meets and runs the forum subject to basic principles and policies decided by an Annual General Meeting or general meetings held more frequently

Option A is the most democratic with the power remaining with the general meetings and with the committee referring matters back to the general meetings.

Option B and Option C are more based on a committee running the forum but with different ways of arriving at that committee: should it be an open election at an Annual General Meeting or should it be through the representative groups? Option D is proposed as a compromise with a larger, more representative committee.

Possible dangers: that one area or interest group could dominate an Annual General Meeting and vote on a very un-representative committee.

However the question could be asked about B and D – how representative or democratic are the Representative Associations that make up the forum?

The other issues in the Constitution are usually name and area, membership and provisions for Finance.

My suggestion (no surprises here) is that we call it

The Kentish Town Neighbourhood Forum.

The area is subject to change by some specified process but at there outset effectively runs from Ospringe Road in the north, encompasses the area of Kentish Town as traditionally understood to the east of the high street across to Torriano Avenue to the east, down to Camden Road station at the South and on the west of the High Street from Castle Road up to Regis Road. A map of the area will be attached to the Constitution.

Perhaps we should explain that this area has been identified because representative Residents Associations covering the area have joined together to create this neighbourhood forum and accordingly have some sort of mandate. Perhaps we should name those Representative Associations.

It would be quite nice to state that Kentish Town is an identifiable area with a sense of community which we would like to foster.

The Purpose of the Neighbourhood Forum: there are a variety of purposes proposed in other forum constitutions I have looked at ranging from a "need to represent the interests of the people living in the area" to "promoting a discussion between local residents and the local council" through to the more specific "to produce a neighbourhood plan to further the social, economic and environmental well-being of individuals living, or wanting to live, in the area"

The latter is in fact the real reason why Neighbourhood Forums have come into existence and would be one of the main purposes of the forum.

We could amalgamate all those quite easily into one statement of purpose.

Obviously one of the first tasks of the forum in whatever shape it is will be to hammer out some General Policies and Objectives.

These come in various categories: it could be mainly about visual planning, for example preserving the existing buildings and having an influence over new developments and we could go into considerable detail about what we want and do not want.

We might indicate that we wish to generate greater employment in the area. We might emphasise green issues, sustainability etc. We may wish to emphasise social benefit, community links, services for young people from all people, the issue of reducing crime, generating neighbourliness and companionship additionally for older people or housebound people.

However those may or may not be matters that people wish to go into the Constitution rather than into a General Policy Statement .

Membership: some of this will be laid down in the Act

possibly. At the present moment people can come forward and propose a neighbourhood forum who live or work in the area or would like to live in the area. Whether that binds the membership of an existing form is not clear to me.

One constitution simply says "all people living in the area outlined are automatically members ... plus councillors, the leader and deputy leader of the council, all of whom will be honorary members without voting rights." Another constitution said membership will be open to all who support the purposes of the forum and give their contact details.

So the choice again is whether everybody in the area is automatically a member which would give us quite an impressive membership albeit very uncertain in number or whether people need to take some positive action to become members.

With open membership, again potentially a special interest group could swamp the Annual General Meeting and distort the purpose of the Forum.

Other matters:

We would need to make provision for notices about meetings and how these will be circulated or published. Minutes would need to be taken and again circulated.

There might be provision for consulting members through e-mail. This works well in our association, the Inkerman Area Residents Association. At one point it was seen as undemocratic and many people did not have access to a computer. It is now seen as being more democratic since it enables people to participate who could not necessarily come to public

meetings because of disability, childcare needs or other problems.

We would need to make provision for a bank account, signatories etc. We need to consider whether any liability could attach to members or officers of the forum on whether insurance would be necessary or some sort of limited liability status.

We need to make arrangements for the winding up of the forum. We need to make provision for the Amendment of the Constitution. Plus lots more I haven't thought about. David J.

Annex C

Items for consideration for inclusion in a future Kentish Town Neighbourhood Plan

- Green spaces
- Trees
- Protecting front gardens from use as car parking
- Playgrounds
- Local listing
- Business issues
- Presumption against basement development
- Education and schools
- Height of buildings – limits
- Transport
- Sports amenities
- Fascia on shops
- Existing buildings - protection
- High Street including mix of uses and 75% retail
- Independent shops
- Health centres
- Youth centres
- Empty sites

APPENDIX 3

KENTISH TOWN NEIGHBOURHOOD FORUM ANNUAL GENERAL MEETING 19 JANUARY 2012

Minutes of AGM

**Kentish Town Neighbourhood Forum (KTNF)
Thursday 19 January 2012 at 7.00pm
Room 12, Greenwood Place Community Centre
NW5 1LB**

Apologies

Adam Leys (KTRA and IARA)
Brenda Gardner (Castle Road Residents Association)
Gillian Tindall (Bartholomew and Kentish Town Conservation Area) but Richard Lansdown is here to represent Gillian.
Raoul Bunschoten
Denise Mathew (Boma Garden Centre) but Sean

Dunn is here to represent Boma
Nick Mavrides (Kentish Town Business Association)
Cathy Crawford (Kentish Town Community Centre)
Councillor Patricia Callaghan
Jake Morgan
Jon March (Vicar of St Luke's Church, Osney Crescent) but David Watkinson is here to represent St Luke's.
Pat Gibson (Highgate Road Residents Association)
Henry Nakano (Kentish Town safer Neighbourhoods)
Councillor Angela Mason

Caroline Hill (KTRA) opened the meeting and welcomed all those groups and individuals attending the meeting. Thanks were given to Kentish Town Community Centre for once again providing the venue for the meeting.

1. Introduction of our speaker Hari Phillips

Caroline Hill introduced Hari Phillips who is a Director of Bell Phillips Architects in Bermondsey. He set up the company with Tim Bell in June 2004 after they won an international design competition to carry out a major regeneration project in East London. Hari is significantly involved in all major projects especially the initial stages of projects including competition submissions, feasibility studies, strategic analysis and planning applications.

Hari sits on the Steering Group and is Vice-Chair of the Bermondsey Neighbourhood Forum that was formed in February 2011 and was awarded vanguard status in April 2011. A copy of Hari's presentation is at Annex B of the minutes

Among the key messages based on lessons learned from Hari's presentation were:

- Be careful not to make the area covered by the Neighbourhood Forum too large so as to make it unwieldy and create so much work for those involved, largely volunteers, that it becomes ineffective
- Don't get bogged down in arguments over constitutions and boundaries as this will put people off and detract from actually getting on with things that matter to the people who live and work within the area of the Neighbourhood Forum
- In the light of the above points remember that this is still new to everyone so things are likely to be fluid

Following questions of clarification from those attending Caroline thanked Hari for his excellent presentation and his willingness to share his experience with us.

2. Introduction and vote to approve the draft Constitution for the Kentish Town Neighbourhood Forum (KTNF)

David J (IARA) introduced the draft constitution, which had been circulated prior to the meeting, and was based on the work he had done following discussion on the constitution at the meeting of 20 October 2011.

Amendments were proposed to the Constitution as follows:

- 1.1** delete the words 'as traditionally understood' and introduce the word 'central' before 'Kentish Town' in lines 2 and 3
- 6.1** delete the words 'of the Forum Committee ratified by a majority at a General meeting' and replace with 'at a General Meeting with notice of the proposed amendment' in lines 2 and 3.

Questions were raised about the boundaries of the KTNF and in particular about why the 'triangle' bounded by Highgate Road to the west, Fortess

Road to the east and the Gospel Oak railway line to the north was not within the boundaries of KTNF. Some residents of that area felt it should be within KTNF's boundaries. This area had not been included in the map drawn up following discussions at the 20 October 2011 meeting and it was understood that a planned Neighbourhood Forum covering the area further north (Dartmouth Park and/or Highgate) had been advised of the boundaries of KTNF as drawn up after the last meeting. This map was also now lodged with Camden Council as part of our process to secure funding.

A vote was taken on the proposition to change the boundary of KTNF to include the 'triangle'.

In favour of changing the boundary: **13**
Against changing the boundary: **19**

The proposition failed.

The constitution as a whole was put to the meeting for approval

The vote to accept the constitution was passed unanimously with no votes against and no abstentions.

3. Discussion and vote to approve the draft Statement of General Policies and Objectives

David J (IARA) introduced the draft Statement of General Policies and Objectives which had also been circulated prior to the meeting.

A discussion followed looking at each paragraph in turn.

An amendment was suggested to paragraph E to delete the words 'support the efforts of Kentish Town Road Action in opposing the change of' so that the first line would read 'We will oppose the change of'. This was to maintain the line that KTNF did not identify as supporting any one particular local interest group or association.

The amendment was agreed by the meeting unanimously with no votes against and no abstentions.

The vote to accept the whole Statement of General Principles and Objectives, as amended, was passed unanimously with no votes against and no abstentions.

3. Advisors to KTNF

Caroline Hill introduced the concept of an Advisors Team for KTNF.

She explained that the Committee of KTNF, when elected, would benefit from input from architects and planners who live or work in the area. She asked that if you are an architect or planning specialist and you feel that you are unable to commit to standing for the Committee, perhaps you would consider being an

Advisor? Because some architecture/planning specialists are a little short of time or are out of the country a lot, we are appointing a team of Advisors to the Committee. Advisors can be called upon, when necessary. They will not have voting rights within the Committee.

We already had some names for this team and those names will be listed on a flip chart and it was agreed to take more names, if they're forthcoming, after the elections to the Committee. Advisors don't have to be elected.

4. Election of Kentish Town Neighbourhood Forum Committee

Caroline Hill explained that the KTNF Committee will consist of up to 15 members, elected from members of Representative Local Associations (Residents Associations, Tenants Associations, Business Associations, Conservation Advisory Committees), Local Organisations (Community Centres, Environmental Groups, Individual Businesses, Churches etc) and Individuals with the majority being from Representative Local Associations, ie. 8 members from RLAs and 7 members from LOs and Individuals (see 1.4 and 3.5 in the Draft Constitution). Officers will be selected by members of the Committee at a later date.

Some nominations had been made prior to the meeting and nominations were invited from those attending the meeting.

Nominations for Representative Local Associations

1. Diana Baynes IARA seconded by Debby Hyams
2. Hilary Barnes IARA seconded by Derek Jarman
3. Christopher Cross B&KTCAAC seconded by Caroline Hill
4. Tony Dunne Clarence Way TA seconded by John Nicholson
5. Isky Gordon BARA seconded by Cllr Paul Braithwaite
6. Celia Goreham B&KTCAAC seconded by Richard Landsdown
7. Caroline Hill KTRA seconded by David J
8. Derek Jarman DMC Housing & Kenniston & Willingham TA seconded by Cllr Jenny Headlam-Wells
9. David J IARA seconded by Isky Gordon
10. John Nicholson KTRA seconded by Elizabeth Hill

The meeting agreed to a group vote of the election of

these nominations to the Committee.

The vote in favour was unanimous with no votes against and no abstentions.

Nominations for Local Organisations, Local Businesses and Individuals

Tom Allen Transition Kentish Town seconded by Cllr Jenny Headlam-Wells
John Grayson Earth Natural Foods seconded by Cllr Paul Braithwaite
Rev. Jon March St Luke's Church seconded by Isky Gordon

Wendy Munro Camden Older People seconded by Derek Jarman

Paul Seviour Individual seconded by Debby Hyams

The meeting agreed to a group vote of the election of these nominations to the Committee.

The vote in favour was unanimous with no votes against and no abstentions.

The question of engaging local businesses more was discussed and the difficulties, to date, of generating interest from the local business community was mentioned. Kentish Town Business Association appeared to be non-active. John Grayson was asked to consider if he might gain the interest of any other local businesses in working with KTNF.

5. Agreement to list of Advisors

Some names had been put forward before the meeting and the offer of further nominations for advisors was put to the meeting.

The following list of advisors was agreed:

Beattie Blakemore
Alice Brown
Raoul Bunschoten
Richard Burton
Clare Healy
Alan Morris
David Prout
Will Upton
David Watkinson

Additionally it was agreed that the local Councillors representing the current 3 Council wards that fell wholly or partly within the boundary of KTNF, Camden Town & Primrose Hill, Cantelowes and Kentish Town, would act in an advisory capacity, as appropriate and subject to any conflict of interest (for example those Councillors on the Planning Committee)

6. Funding

Caroline Hill provided an update on the position regarding funding of KTNF

On November 22 last year Caroline asked Camden to support our bid for up to £21K funding for our Neighbourhood Forum. The timing was very tight because the early November date, when the bids had to be in, had gone past and we only heard about this funding opportunity after this date. Caroline got in touch with Alison Cremin at the Department for Communities and Local Government and she gave an extra week but Camden had to approve our bid first and send it on to her. Caroline asked all of us to send her emails in support of the Statement of Support she had written. Many of us did this and she was sure this helped our bid. It was very touch and go but now we are level pegging with the other groups that have applied.

These are the emails received:
Ed Watson 5 Dec 2011

Assistant Director Regeneration and Planning
Culture and Environment
London Borough of Camden

“Following our various conversations I am pleased to say that Camden is able to support the bid on the following grounds:

- That Camden fulfil the 'accountable body' function for any grant money that might be allocated to KTNF by CLG (Communities and Local Government)
- That there is also a commitment from Camden to provide officer support to help KTNF understand the strategic planning context in which any emerging Neighbourhood Plan (NP) would be operating. Camden may provide officer oversight at key stages of the process.
- In agreeing to support the bid Camden does not formally recognise KTNF as the Neighbourhood Forum for the area (although their interest has already been registered alongside other groups from across the Borough). Decisions on this will be taken through a separate process.”

Alison Cremin 8 Dec 2011

Department for Communities and Local Government
“I can confirm that we will now include your bid supported by Camden with the other bids we have received – we have not taken final decisions on which applications are successful and we'll let you know about that in due course.”

Any funding we may receive will not stretch to paying for planning or architecture specialists. However, we will need funding to produce our Neighbourhood Plan in a presentable form and for marketing and publicity before the referendum. In addition we can't go on asking for free rooms and halls for meetings

and there will be many other expenses. Camden will hold the funds (should we get them) and they'll dole them out to us in chunks for specific purposes.

There were no questions about the current position on funding and the meeting thanked Caroline for the update.

7. Website

Caroline asked if anyone could provide help in designing and putting together a website for KTNF. There were no immediate volunteers. Everyone attending, particularly those representing local associations, was asked to think of any volunteers who might help and let Caroline know. [It was suggested that there might be some help on model websites on the Camden Council website].

8. Any other business

‘Kentish Town: Shaping the Future’ Camden’s Plan Caroline Hill mentioned this document and possible confusion with the KTNF. It was agreed that it was a useful document with some good suggestions and that it should be looked at by the newly elected Committee at its first meeting.

Date of first Committee meeting

A date was proposed for the first meeting of the Committee of Thursday 2 February 2012 at 7.00PM at the offices of Transition Kentish Town, Fortess Road. Caroline would circulate confirmation and details to those elected to the Committee in due course.

Caroline Hill asked the newly elected Committee for permission to continue performing the role of Chair of KTNF until the Committee meeting when elections for officers of the Committee will take place. The Committee agreed to that proposition unanimously and thanked Caroline for all her work to date.

To cover the concerns outlined in section 2 above about the ‘triangle’ area it was suggested that Mary Cane should be co-opted to the KTNF pending discussions with the other Neighbourhood Forums setting up in the area.

ANNEX A

- List of attendees from signed attendance sheets
- Patsy Ainger Torriano Cottages Association
 - Tom Allen Transition Kentish Town
 - Cllr Meric Apak Town Councillor
 - Hilary Barnes Inkerman Area RA
 - Diana Baynes
 - Jeff Baynes
 - Beattie Blakemore
 - Cllr Paul Braithwaite Cantelowes Councillor
 - Alice Brown Transition Kentish Town
 - Mireille Burton

Action points from the minutes

ACTION	BY WHOM	BY WHEN
Volunteers to help with design of KTNF website to be sought	All members of KTNF	As soon as possible
Committee to hold first meeting	All Committee members	2 February 2012
‘Kentish Town: Shaping the Future’ document to be considered by the new Committee	KTNF Committee	2 February 2012
Seek to engage more local businesses in KTNF	KTNF Committee	Ongoing
Constitution to be amended as agreed	DJ	2 February 2012

- Richard Burton
- Mary Cane
- Sean Dunn Boma Garden Centre
- Anthony Dunne Clarence Way & Castle Rd TA
- Roy Fox Willingham Close TRA
- Isky Gordon Bartholomew ARA
- Celia Goreham Bartholomew & Kentish Town CAAC
- David Goreham Batholomew & Kentish Town CAAC
- Cllr Georgia Gould Kentish Town Councillor
- John Grayson Earth Natural Foods
- Rod Harper KTRA
- Cllr Jenny Headlam-Wells Kentish Town Councillor
- Clare Healy
- Caroline Hill Kentish Town Road Action
- Elizabeth Hill Kentish Town Road Action
- Debby Hyams Inkerman Area RA
- David J Inkerman Area RA & KTRA
- Gill Jacobs Transition Kentish Town
- Derek Jarman DMC Chair Housing
- Cllr Phil Jones Cantelowes Councillor
- Richard Lansdown
- Rosemary Lewin Kelly Street RA
- Belinda Low Home Start
- Alan Morris Prince of Wales Road RA
- John Nicholson Inkerman Area RA & KTRA
- Hari Phillips Bermondsey Neighbourhood Forum
- Zoe Polya-Vitry
- David Prout
- Lindsey Purchall Kentish Town Road Action
- Patrick Quinn
- Paul Seviour Inkerman Area RA
- William Upton

- Gill Walt Bartholomew Area RA
- David Watkinson St Luke’s
- John Woodcock Leighton Road Neighbourhood Assoc
- Jenny Wright Leighton Road Neighbourhood Assoc
- Norma Wynter

THE DRAFT CONSTITUTION OF KENTISH TOWN NEIGHBOURHOOD FORUM 01.01.2012

1. The Area of the Forum

1.1 The Area of the Kentish Town Neighbourhood Forum is subject to change by the process outlined below but at the outset effectively encompasses the area of Kentish Town as traditionally understood – from the north it runs from the east of Highgate Road, the east of Fortess Road and the west of Brecknock Road. Then, to the east of Kentish Town Road, it runs along the west of Brecknock Road and the west of Camden Road to the bottom of the triangle below Camden Road Station in the south. It then runs up along the east of Camden Road, across Kentish Town Road and along the north of Hawley Road. On the west of Kentish Town Road it runs from Clarence Way up along the railway lines, encompassing Regis Road and Arctic Street to join Highgate Road in the north.

1.2 A map of the area showing the boundaries is attached to this Constitution.

1.3 The Area of the Kentish Town Neighbourhood Forum is one that that local people traditionally consider Kentish Town. Kentish Town is an identifiable area with a sense of community that we would like to foster.

1.4 The Area has also been identified because Representative Residents Associations, Conservation Area Advisory Committees, Tenants Associations and amenity groups, such as individual local businesses, Kentish Town Community Centre, Transition Kentish Town and the Church and individuals are joining together, in addition with other Local Organisations, to create this Neighbourhood Forum and accordingly have some sort of mandate. They are described as Representative Local Associations (RLA), Local Organisations (LO) and Individuals in this Constitution (see Appendix A).

1.5 Membership of The Neighbourhood Forum shall be open to all residents living in the Area and all businesses operating in the Area and all people wanting to live in the Area.

2. The Purpose of the Neighbourhood Forum

2.1 The Neighbourhood Forum is set up under the provisions of the Localism Act. The main purpose in that Act is to produce a Neighbourhood Plan to further the social, economic and environmental well-being of individuals and organisations in the Area. We may wish to be more ambitious and act in many other creative ways to support and improve the Area.

2.2 Our tasks and objectives are outlined in our General Policies and Objectives which will be developed in the months following our first Annual General Meeting.

2.3 We will support and coordinate the views and actions of our constituent groups – Local Representative Local Associations and Local Organisations and Individuals. We will work with Camden Council.

2.4 Kentish Town Neighbourhood Forum will be run respecting all differences including gender, age, race and ethnicity, religion, sexual orientation, disability and income.

3. Membership and management

3.1 Representative Local Associations, Local Organisations and all residents living in the Area are automatically members and entitled to come to and vote at Annual General Meetings and Special

General Meetings. Local councillors will be honorary members who do not have a vote.

3.3 Annual General Meetings will be held in January to elect a Committee and to agree and lay down General Policies and Objectives.

3.4 Special General Meetings can be called by a majority of all committee members or by 30 members requesting one by e-mail or letter to the Secretary.

3.5 The Forum Committee, consisting of up to 15 members, will be elected at an Annual General Meeting from members of Representative Local Associations, Local Organisations and Individuals, with the majority being from Representative Local Associations, ie. 8 members from RLAs and 7 members from LOs and Individuals. The quorum for The Forum Committee meetings will be 9 representatives of Representative Local Associations, Local Organisations and Individuals with the majority being from Representative Local Associations. The Chair will hold a casting vote if necessary

3.6 Officers: The Forum Committee will elect a Chair, Vice Chair, Secretary and Treasurer who will serve for one year and be subject to re-election at an Annual General Meeting.

3.7 The Forum Committee will meet at least quarterly to carry out the General Policies and Objectives decided at an Annual General Meeting or a Special General Meeting.

3.8 Sub-committees or working parties can be appointed by The Forum Committee to carry out specific tasks, consider policies and to advise The Forum Committee.

3.9 Co-option: The Forum Committee can co-opt up to three additional members per year. Co-opted members will have the same voting rights as all the other members of the Committee, in keeping with the RLA majority balance. They will be able to stand as officers.

3.10 Minutes of General and Forum Committee meetings will be taken by the Secretary and circulated by e-mail to registered members within 3 weeks of meetings. The Minutes will be available for anyone to read in Kentish Town Library and will be posted on the website.

3.11 Registered members: If people wish to be consulted, receive notices of meetings and Minutes they can register with the Secretary by e-mail.

3.12 In order to have and demonstrate authority to speak and vote for the area Representative Local Associations and Local Organisations will be required to submit to The Forum Committee, annually and in writing, proof that they are representative and have a mandate for the views of their members. This proof will consist of a description of their membership and in what way they have such a mandate or legitimacy to speak for their areas, whether by consulting their members or, for example Kentish Town Road Action or the Kentish Town Business Association, being demonstrably a voice for other organisations or businesses.

4. Notices

4.1 Notices about General Meetings will be circulated and published 14 days before the meeting by a posting on the Kentish Town Library notice board as well as by e-mail to all registered members. If we can afford it, or it can be run as editorial content, we will announce meetings in the local press.

5. Finance

5.1 The Forum Committee will open a bank account. Chair, Vice Chair, Secretary and Treasurer will all be signatories for cheques that will require two signatures.

5.2 If it is possible that any liability could attach to members or officers of The Forum Committee we will investigate and arrange insurance or some sort of limited liability status.

6. Amendment of the Constitution including the Area of the Neighbourhood Forum

6.1 Amendment of the Constitution will be by a majority of The Forum Committee ratified by a majority at a General Meeting. This also applies to any winding up of Kentish Town Neighbourhood Forum. Any balance left in any account held by The Forum Committee will, subject to statutory regulations, be distributed equally to the constituent local organisations.

6.2 If local people or organisations wish to change the Constitution, or General Policies and Objectives they should give due notice of this to the Secretary 21 days before the General Meeting so this proposal can be circulated.

6.3 The law as drafted says that Kentish Town Neighbourhood Forum will be valid for five years. We will take whatever steps are needed to renew our existence.

7. Register of Committee Members' Interests

There will be a Register of Committee Members' Interests kept by the Secretary and open to inspection detailing any financial involvement or interests paid or unpaid in the Kentish Town Neighbourhood Forum Area.

APPENDIX A

Representative Local Associations as at 01.01.2012 (Description: Within the Neighbourhood Forum Area: Residents Associations, Tenants Associations, Business Associations, Conservation Area Advisory Committees)

Kentish Town Road Action – KTRA
 Kentish Town Business Association – KTBA
 Highgate Road Residents Association
 Leighton Road Neighbourhood Association – LRNA
 Bartholomew Area Residents Association - BARA
 Bartholomew and Kentish Town CAAC (Conservation Area Advisory Committee)
 Inkerman Area Residents Association – IARA
 Prince of Wales Residents Association – POWRA
 Kelly Street Residents Association – KSRA
 Castle Road Residents Association
 South Kentish Town CAAC
 Hadley Street Residents Association
 Torriano Cottages Residents Association
 Kennistoun & Willingham Tenants and Residents Association
 Clarence Way Estate Tenants and Residents Association

Local Organisations as at 01.01.2012 (Description: Within the Neighbourhood Forum Area: Individual local residents, community centres, environmental groups, individual local businesses, schools, churches, GP surgeries, Police, Fire Services etc)

St Luke's Church, Osenev Crescent
 Transition Kentish Town
 Kentish Town Community Centre
 55 Holmes Road
 Boma Garden Centre
 Earth Natural Foods

Individuals as at 01.01.2012
 Richard Burton
 Mereille Burton
 Richard Lansdown
 Sara Feilden

APPENDIX B

Website: We aim to establish a website on which the Constitution, notices of meetings and Minutes will be posted and discussions can take place.

Footnote: Rationale for the Constitution of the Forum Committee. The Constitution has been drafted to ensure that control of the Forum cannot be taken over by unrepresentative groups: eg. one particular interest group.

**KENTISH TOWN NEIGHBOURHOOD FORUM
DRAFT STATEMENT OF GENERAL POLICIES
AND OBJECTIVES**

01. 01. 2012

To be put up for formal adoption at a General Meeting.

A. The Neighbourhood Plan will specify the preservation of existing heritage buildings and will identify vacant and underused sites such as areas for possible sensitive development that will, within the Local Development Framework, include affordable housing.

B. We will go into considerable detail about what we want and do not want. We will press for the preservation of land used for public purposes and services

C. Environmentally we will press for the council and others to improve the local street environment, to respect green issues, sustainability, the preservation and improvement of green open spaces and playgrounds.

D. Economically we wish the area and especially the High Street to flourish and maintain a good range of shops with the emphasis on smaller enterprises rather than branches of national or multinational firms.

E. We will support the efforts of Kentish Town Road Action in opposing change of planning use that will spoil Kentish Town Road within the Forum area and we will press for continuing environmental improvements to the High Street. We will support local groups in dealing with licensing applications.

F. We wish to maintain and generate greater employment in the area and will work with appropriate organisations to that end.

G. We wish to emphasise social benefit, community links, services for young people, reducing crime, generating neighbourliness and companionship especially for older people or housebound people.

APPENDIX 4

An MoU was signed between Kentish Town Neighbourhood Forum and Dartmouth Park Neighbourhood Forum on 27 August 2013. A copy of

the signed memorandum can be seen opposite and overleaf.

MEMORANDUM OF UNDERSTANDING

between

Kentish Town Neighbourhood Forum

and

Dartmouth Park Neighbourhood Forum

Background

1. This Memorandum of Understanding is between Kentish Town Neighbourhood Forum ("KTNF") and Dartmouth Park Neighbourhood Forum ("DPNF"). Both KTNF and DPNF are set up under the provisions of the Localism Act 2011, and each is developing a Neighbourhood Plan setting out its aims in respect of the development of its Neighbourhood Area in accordance with the provisions of that Act.

Areas of mutual interest

2. We both recognise the effect that any development on or near the boundary between our Neighbourhood Areas could have on both areas. We recognise the benefits of working together to ensure that any such development area (an "area of mutual interest") meets the aims set out in both our respective Neighbourhood Plans.

3. Examples of such areas of mutual interest include the following:

- the land owned by J Murphy & Sons (the "Murphy Land");
- Kentish Town Industrial Estate (accessed through Regis Road);
- our mutual borders in Highgate Road, Ingestre Road and Acland Burghley School and any matters relating to La Swap.

Collaborative working

4. This Memorandum records our intention to work in a collaborative way in respect of any areas of mutual interest.

5. We will seek to agree how we will work with each other and other bodies in respect of each area of mutual interest.

6. In working collaboratively, we will:

- exchange relevant information and data;
- collaborate on research and development;
- generally pool our expertise and resources to avoid duplication;

- consult with each other in respect of policy initiatives of mutual interest;
- jointly liaise with other bodies and organisations who could be impacted by the development of an area of mutual interest (such as the Gospel Oak Business Improvement Partnership in respect of the Murphy Land); and
- communicate our collaborative work together to local government, partners and the public.

Liaison and review

7. The relationship between our organisations will evolve over time and we will keep this Memorandum under review.

8. In particular, we will periodically review and agree areas of mutual interest, by considering each organisation's strategic priorities. As other areas of mutual interest emerge over time, we will if necessary develop new collaborative programmes to address them.

Governance of this Memorandum

9. The Chair (or other relevant officer) of KTNF and DPNF will sign this Memorandum.

10. We agree that there should be a joint annual meeting of the Chairs and officers of KTNF and DPNF to discuss and review all areas of mutual interest and to monitor overall progress under this Memorandum.

11. In addition, the Chairs or other designated officers or members of KTNF and DPNF will meet and communicate as necessary to progress particular areas of mutual interest.

12. Although this Memorandum is not legally binding, both parties agree they will in good faith co-operate and collaborate as set out in this Memorandum of Understanding.

Signed by and on behalf of KTNF

Caroline Hill - Chair KTNF

Signed by and on behalf of DPNF

Hamber

Date

27.8.13

APPENDIX 5

KENTISH TOWN NEIGHBOURHOOD FORUM WALKABOUT AND GUIDANCE CRITERIA

This note is to provide an idea of things to look out for and make note of during the walkabouts. It is not intended to be an exhaustive list or guide as we will all think of things and see things during the walkabout that we probably haven't thought about.

However it will be useful to have some consistency of approach so that we can combine the information from all the walkabouts into a record or audit of the Kentish Town Neighbourhood Forum Area. Ultimately it will also feed into our Neighbourhood Plan.

It is not intended to re-invent Conservation Area Statements or nationally Listed Buildings but complement them.

Suggested headings for things to note

• Empty and derelict sites

eg tower block Section House next to the Police Station in Holmes Road

• Potential development sites

eg single story garage blocks, car parks, spaces above public buildings eg above the Fire Station which are capable of being developed or having permission applied for to develop, other large spaces which may be in current commercial use but could in the future become vacant and have planning permission applied for.

• Empty shops

• Empty houses

• Disused public conveniences

Buildings etc to be protected and considered for local listing

• Communal or public art, including sculpture, murals, 'Banksy' style art

eg sculptural group between Alpha Court and Monmouth House, Raglan Street; 'Kentish Town' painted sign at Kentish Town Station

• Historic street furniture

eg The canopy outside Kentish Town Station, Crimean war cannon street bollards between Raglan and Inkerman Streets

• Shop frontages and signs

eg Dawson & Briant, Blustons, (both already English Heritage listed) E Mono on Kentish Town Road

• Historic pubs

• Churches

• Notable buildings not in Conservation Areas

eg Pizza Express building

• Buildings known as the home of significant people in history, science etc – suitable for a local 'Blue Plaque' scheme

• Open land/open spaces/green spaces

eg parks, communal gardens, playgrounds, sports amenities

'Public Realm' issues

• improvements to public space

• improvements to pavement space, eg. Holmes Road

• opportunities for increasing biodiversity, eg. street planting

Hubs

We would also like to identify possible 'hubs' which distinguish Kentish Town from elsewhere eg Arts, Industrial, Media concentrations

REPORTS ON WALKABOUTS BY PARTICIPANTS

All following four walks written by one participant:

Kentish Town Walkabouts

Walk 1

Notes for this fascinating walk were compiled by the walk leader following review with the group at the end of the walk. However some additional comments are:

A beautiful walk. This was definitely the most attractive of all the walks. There is lots that has been done in this area that could offer inspiration to enhance the attractiveness of other locations. For example, blocking off of Lupton Street to create a pedestrian area. Could something like this not be

done with the horrid rat run of Anglers Lane? !!! This could eliminate the major arterial flow whilst allowing gentle access by residents.

Some lovely public gardens have been created at the church on Lambourn Close and in Montpelier Gardens. These gardens are attractive, mysterious/ secluded and welcoming rather than being off-putting and intimidating (compare for example the harsh metal railings, concrete and acres of tarmac at the public garden in Clarence Way. Perhaps these could also set an example for what could be done on the Raglan Estate to make that green land more inclusive, attractive and useable rather than just eradicating all green space under bucket loads of "residential units". Raised herb planters – good for the elderly. Vegetable planters – create local involvement.

This walk really emphasised the beauty of Kentish Town's heritage aspects. It was shocking to see how the oldest houses have been so badly treated (Village House and xxx, both on Fortess Road) and how much disregard is paid to our vanishing cobblestoned streets. Can we preserve them PLEASE!!!

Walk 2

Street: Grafton Road

Number: 55 East Fleet House

Comment: Change of use application on street lamppost from B1 (office) to C3 (residential – 9 units). App no 2012/1535/P but no date appears. Do we really want to see the loss of this historic commercial venue?

Street: Holmes/ Grafton Road

Comment: Council refuse/ repair depot is disgusting. Looks like a Stalinist block – needs attention. Is it's space used effectively? What more could be done? A prime sell-off asset?

Street: Arctic Street

Comment: There should be a pedestrian access to Regis Road – there always used to be one and we were told it was closed by the owner of Regis Road who put up the locked gate a few years ago after a row with the council

Street: Arctic

Number: 5

Comment: A resident (Colin Keerans) voiced interest in our work/ group. He lives with his brother who has lived there 60 years, and their mother before that. He was interested in the work of the Forum – a potential participant?

Street: Holmes Road

Number: 78

Comment: A useless unused space outside this council building looks like a couple of wide steps – waste of space and ugly

Comment: Following the Magnet development there will be too high a proportion of student accommodation in this area

Comment: Wall of garden to council flats (opposite Magnets) is horrid – a fence would enable all to enjoy a view of the gardens

Comment: Spur off Holmes Road is horrid, most uninviting – it needs attention. It used to have a pedestrian access through the gate which was always open and would probably have been a right of way. As with Artic Street this was also locked by the owner of Regis Road. It should be reinstated.

Street: Holmes Road

Number: 41-43

Comment: The homeless hostel is not believed to be listed – should the façade not be preserved?

Street: Holmes Road

Number: 28

Comment: An empty council building. Alan Morris said it was sold to a private investor some 15 years ago but it seems to be empty/ unused – why?

Street: Holmes Road

Number: 20 and 21

Comment: Two very attractive residential homes which are not believed to be listed – they should be preserved

Street: Raglan

Number: Catholic Junior School

Comment: The grass area next to their new development is not attractive – looks like it's becoming a dustbin for the street

Street: Raglan

Number: Raglan estate

Comment: It's a good idea to make better use of the space of the garages – HOWEVER it was horrifying to hear the gleeful chorus of 'build on it' for every inch of play area or grassy spot on this estate – and to hear people wanting to 'punch a hole' through the wall to KT Road. This is a quiet and tranquil relief at present – why can we not make the green areas more inviting for all people to come and sit and be tranquil rather than just concreting and urbanising over the lot! Let brown sites be browned – but hands off our greens!

Street: Raglan

Number: 1, Raglan House

Comment: This building faces a conservation area. The street already has 2 tower blocks following 'slum clearance' of the east side of the street, and which are quite out of keeping with the area. Are we to have another tower on this valuable site? What can be done to save the aspect? Do we want to?

Street: Anglers Lane

Comment: This is a disgusting, ugly, dangerous, rutted rat run. There have been endless desires to reinstate the left turn at the end of Prince of Wales

Road – 'everyone' says 'it can't be done'. Why!!!! Camden Council say it's not their responsibility. TFL is large, faceless and disinterested. Why do we have to accept this horrid status quo? If nothing else, experiment with reversing the direction of the one way – that would enable residents and emergency services to have access whilst removing the POW/ KT Road South/ North rat running which is getting worse with the ingress of French School parents etc. A startling number of residents don't have cars and don't like their streets being rat runs

Comment: Long drawn out but successful battling by individual local residents has successfully stopped the loading bay being used for constant unloading by artics for some 4 years. This must NOT be allowed to restart.

Comment: The road surface is terrible following Lakeland's occupation of Raglan Estate as a depot for heavy vehicles such as scaffolding lorries which parked daily on Anglers until a few weeks ago. Lakeland appear to have done NOTHING to reinstate either the road surface, or the destroyed garden of Alpha Court

Street: Anglers Lane

Number: 1-2

Comment: This is a hideous uncared for rented blocks of flats above the Co-op loading bay. It needs to be better presented to enhance this historic lane.

Street: Anglers Lane

Number: 26

Comment: This is a council owned site. Some years ago there was a plan to develop it as a residential plot (unbeknown to the current tenant, Health and Herbs). Presumably this becomes part of the Raglan House development site, which could conceivably be integrated even with the Raglan Estate redevelopment as they are contiguous sites. What is to stop some unscrupulous council/ private buyer from landing a sea of disgusting concrete over the whole site?

Street: Regis Road/ Kentish Town Road

Comment: This is a horrid junction which spoils the gateway to Kentish Town. It needs improvement to make it more attractive and pedestrian friendly. What a pity that the view over Hampstead Heath cannot be seen across the bridge.

Street: Highgate Road/ Kentish Town junction

Number: Bus stop

Comment: The bus stop outside the car wash is horrible – crowded with nowhere for people to stand while pedestrians are passing. It is not easy to see how queues can stand – must be a nightmare for elderly people waiting for a bus, especially when it's full and when it's raining and vehicles splash up water

Street: Alleyway next to Bull and Gate pub

Comment: An evident redevelopment site. The street has much unloved cobbles – what can we do to help preserve them in the event of rebuilding?

Street: Fortess Road/ Highgate Road

Number: Tally Ho appartments

Comment: A complete disgrace. This unscrupulous builder has thrown up a very nasty cheap block and having no takers for his retail units, has not even finished the building which is boarded up with no lintels and cladding falling out of the ceiling line. This horror, looking like a derelict site, really spoils Kentish Town.

Road: Highgate Road

Number: Murphy's Yards

Comment: The view from Highgate Studios car park is stunning. I have never before realised the extent of these industrial lands. If put together with Regis Road, we have a site the size of a residential city. It's interesting that the proposed Forum area seems to cut across the Murphy's site. However some greedy transactor of the future may well see the potential in flogging off a job lot. Do we need to consider the future of these industrial lands as a whole?

Walk 3

All comments and ideas were efficiently collected by the walk leader who will supply Caroline H with the consolidated list.

Walk 4

Street: Prince of Wales Road

Number: Just west of entrance to flats

Comment: Appears to be a lamp post with no top part – is it suitable for removal?

Street: Clarence Way

Number: 57/ 57A

Comment: This converted pub has lost all its charm – it looks disgusting with a type of boarding at the windows. It looks like a temporary encampment. The entrance on Hartland Road (Number 57 – 1949 Bar) will, apparently house a bar – licence being applied for

Street: Clarence Way

Number: Council Estate

Comment: Many of the facilities appear to be unused and/ or not useful (eg crazy golf). There is lots of space within the estate which is already concrete or tarmac which could be built upon without destroying green space

Street: Kentish Town Road

Number: Back of old tube station

Comment: There is an ugly old roof (looks like it's made of asbestos) easily viewed from Clarence Estate. I have investigated and it appears that it is part of the Cash Converter facility used for storage of their resale/ buy back stock. This could be a prime

private development site of the future.

Street: Kelly

Number: dead ending

Comment: An unattractive end to such a delightful street. Could this not be improved by planting trees along the ending?

Street: Rochester Place and Rochester Mews

Comment: A great expanse of cobbles which are uncared for and have been badly treated by utilities digging up and replacing with tarmac/ concrete patches and strips. They need to be refurbished and preserved.

Comment: There is an unused (sign)post outside the side of 59 in Rochester Mews that should be removed

Street: Rochester Road

Number: 59

Comment: This is a very large and attractive Victorian (?) semi that has been converted into flats (bedsits?). The eastern half appears to be empty (and no lights seen on at 8pm on 24th April). The property is badly in need of repair and some of the plasterwork appears to be detaching. The property has a large back yard and with 3 garages. This would be a very large development site if the house was allowed to fall down. Is action needed to preserve/ protect it?

Street: Rochester Street

Number: West side of 56

Comment: A strip of 4 garages. Cor! What a prime development site

Street: Camden Road

Number: 79

Comment: This large council complex is on the market as a development site. It is a very large site. Can we do anything to ensure we get something in keeping with the area and its use rather than a huge faceless, scruffy blot? Is it worth listing any of the façade? Too late?

Street: Camden Road

Number: Under the bridge, west side just past station

Comment: Old water fountain is uncared for and looks derelict, filthy and off-putting. Let's have it reinstated/ cleaned or removed

Street: Bonny Street

Number: 17-19

Comment: Broken stump of old lamp post has not been removed – it's next to the new one. Let's have it out.

Comment: Someone in the group came up with idea that Camden should be made a World Heritage Site (!!!) for Railways

Street: Castle Place

Comment: WHAT a dump!

KENTISH TOWN NEIGHBOURHOOD FORUM – WALKABOUT AREA 1 - 21.04.2012 CC

Street Name: Falkland Place

Comments: The play area is well intentioned and appreciated but the edges of this space are unresolved and the houses at the Falkland Road end are very exposed.

Street Name: Fortess Road – Gottfried Mews

Comments: A block of garages up for sale and a derelict workshop at the Raveley Street end suggest possibilities. Whatever happens here a number of properties depend on the mews for access. The south end to Raveley Street is most potent.

Street Name: Lupton Street, back of flats on south side by Brecknock Road

Comments: Where the Victorian terrace was demolished to make way for the flats it has been suggested that accommodation could be built over the small parking area.

Street Name: Montpelier Gardens

Comments: This large open space is vaguely defined and can be threatening because it is not 'supervised' by buildings directly opening on to it. The situation could be helped by the new crèche but more buildings could helpfully encroach on the space. The protection to the old house windows is very hostile

Street: Leighton Crescent gardens

Comments: One of the best spaces in the area – properly guarded by buildings around it.

Street: Willingham Close, Leighton Road

Comments: The main space to the south side of the main block is one of the better spaces in the area, but there is a sense of wasted space at the east end with the large triangular site. Modern cars make garages less important now and this space could have another use and could certainly take more than single storey buildings. The space on the north side of the main block has been suggested as possible new accommodation with parking below.

Street: Falkland Road garage site to the rear of properties fronting Lady Margaret Road

Comments: The garages are to be auctioned in early July. The planning brief is for residential accommodation and the site is suitable. Affordable housing would be valuable.

KENTISH TOWN NEIGHBOURHOOD FORUM – WALKABOUT AREA 2

Street Name: Kentish Town Road

Premises: No 310

Comment: The car wash between No 310 Kentish Town Road and the entrance to Regis Road Business Park is inappropriate. This could be developed with a tall building, a mixture of retail and accommodation (including social housing flats). This would create a more suitable view approaching Highgate Road. The exposed end wall of No 310 onto which an advertisement is possibly planned, would be obscured.

Street Name: Kentish Town Road

Premises: Entrance to Regis Road Business Park
Comment: The sign listing the businesses on Regis Road Business Park is unsightly and inappropriate as an approach to the main High Street. This could be more suitably placed lower down and further into the entrance or on the existing lower wall and still be visible. Also a sign announcing Kentish Town could replace the present sign or, if the present sign remains, placed on the top of the sign.

Street Name: Leighton Road

Premises: No 18 Meeres Engineering Site
Comment: Meeres Engineering has lorries parked along the wall overlooking the railway. The tops of these lorries can be seen from Kentish Town Road and look unsightly. Some form of screening would give a better view up Leighton Road from Kentish Town Road especially from the Canopy.

Walk 3 Saturday 21st April 10 – 12

- a) Bartholemew Road: Post on right hand side near junction with B. Villas not used. Remove.
- b) Tree in front of No 12 Daed. Couyld be removed.
- c) BT junction box outside 35-37 no front. Dangerous wires exposed
- d) Self seeded sycamores in front gardens Nos. 50 and 52 need to be removed.
- e) Bollard on top corner of B. Rd could be replaced as smashed.
- f) Sandall Road entrance to railway could be re-instated. We liked the fact that there was a working phone box next to the School.
- g) Paving at corner of Torriano Avenue and Camden Road needs repair.
- h) Torriano Avenue is One Way. All thought this should be 2 Way.
- i) Hampshire Street: keep small industrial units and repair buildings. Concern about proposal to build flats 7 storey high at No 3.
 - a. Corner block of Longmeadow was a rent office and could be converted to a flat.
- j) We all agreed that the tree planting in the whole area was excellent.
- k) Leighton Road has a wonderful Victorian post box.
- l) Paving is missing on the corner of Leighton Road

- and Bartholemew Road. This was a concern throughout. Tarmac instead of paving and in some places filling in patches where there had been cobbles (see (y))
- m) Bartholemew Road: No 109 used to be a Community Centre (one of our walkers worked there). Now light industry but is a perfect place for a new centre/youth club etc.
- n) Entrance from Busby Place to play area could be regenerated. Ugly and unused land (but may be because of possibility of anti social behaviour
- o Small businesses on corners of B. Road and Gaisford Street; keep as business but clear up and re-design site
- p) Who owns the lock up next to the railway lines and could it be demolished? The whole of that corner could be regenerated/redesigned to provide a view of Heath and the Church, which could also do with a scrub
- q) Gaisford Street: The grey building belonging to the national grid is hideous. Mural? Ivy?
- r) There is a prime development site in Gaisford Street near the junction with Hammond Street
- s) The District Housing office at 55 is vacant
- t) Hammond Street: replace the York stone; rebuild the wall along the side of the road
- u) Hammond Street, on the left, between Caversham and Islip St, is a garage/garden site. Is it used or useable?
- v) Is 21 Islip Street vacant? It is falling down as is its neighbour.
- w) Could the route to the Station be re-opened, alongside a new regeneration/development plan for the utterly wasted area at the back of the shops in Frideswide Place.
- x) Garages in Wolsey Mews look unused. Could they be demolished and site utilised for new build/other.
- y) Replace cobbles where tarmac used as infill.
- z) Shoe repair shop is very good but needs some repair to first floor.

WALKABOUT AREA 4

1. I applaud your brave, imaginative and successful work getting the KTF up and running, well done. I'll try to get to your next meeting, please keep me posted.
2. The walkabout I joined was well organised, well attended and useful. I was impressed by the group you had brought together - a very good mix - and the discussions we had.
3. Three points then:
 - A. I thought it was very good to note and consider individual buildings of some value and quality, for the various reasons we discussed. It's so important to

identify and record key local buildings, I think your NP will help with this, and too the Local List - particularly I guess the opportunity to record local residents subjective appreciation (maybe for reasons of local history or association) in addition to more objective architectural reasons.

However I became very strongly aware walking round the Clarence Way estate, Hawley Road, and Camden Road, that actually one of the big challenges we face is the planning values (or lack of) in our public realm.

EG we noted the huge, unnecessary width of the Clarence Way road by St Silas church - as I remember 3 or 4 lanes wide in addition to parked cars either side. Justified I'm sure when Clarence Way was a main through route - but it hasn't been for I guess 50 years or more. So we've been cleaning this expanse, resurfacing it, signing it for all that time - when it's hardly used by cars at all. Surely everyone would prefer - at the very least imaginative - wider pavements and a line or two of trees, or possibly even an extension of the open space there by 4 or 5 metres.

And EG we noted the two close sets of high railings on this open space - one round the whole area, one just inside round the pitch - and the high, stark, prison-like lights. From Clarence Way and Castlehaven Road the space looks unfriendly and hostile - no wonder it's empty much of the time. Again this is an example of a space which has a designated use, and is laid out and managed functionally to deliver that use - just like the road mentioned just above - but without real thought or imagination. For me, such a large space which appears so unfriendly is not just a wasted resource, it's a negative influence. The lack of thought about what local residents and passers by may think says to me 'you don't matter' and 'we know best'.

I could go on with many other depressing examples of land use nearby, pretty much all of which can be laid at the door of the council. Ill-thought out car parks and the never-used crazy golf area, owned by the Housing Department are just across the road from the afore mentioned Highways territory and the Parks Department's open space.

Each of these is in a very limited way acceptable - functionally each does what is expected. But the lack of concern about residents perceptions, the lack of joined up thinking (as each council silo focuses on its own narrow brief), the lack of efficient, effective use of valuable inner city space all cry out low aspiration and lack of interest in the public realm.

Apologies for this little rant ! But what I'm suggesting that in the NP you can highlight some of these shortcomings, and call for better, much better. In Clarence Way's case, there is now an estate

regen plan, which may address some of this. But the points apply across the KTF area of course.

It is ironic that those in council housing - with the lowest incomes and the highest overcrowding - are surrounded by some of the least well planned and used local environments. A little thought, a little joining up of departments' property and resources, could go a very long way to making better use of council property, playing into an improved local neighbourhood.

B. While some of this can be addressed 'top down' through the new NP and LDF, and through enhanced capacity and skills in relevant council departments, some of this may I feel best be progressed and achieved by a different ethos in designing (or redesigning) such areas. I'd suggest this is something you can look at and influence in your NP.

The different ethos I'm suggesting is a 'co-production' approach to local improvement. We identified problems like the above, and perhaps more obviously wasted space and missed development opportunities in and around many Housing department garages, car parks, storage sheds etc.

The traditional council approach might be to say surely we can get more housing in here, or more planting, or more play areas or community facilities - and then to work up some designs and maybe consult a bit and then get on with it. In fact the bad use of space and the poverty of thinking suggests this was exactly the 'top down' approach which was used in the first place - had residents been asked where garages might best be placed, how much space should be tarmaced, what other uses should be included, I think we can be sure that the provision and configuration would have been more appropriate to residents' needs. And not only more appropriate, but also more useful, more appreciated, contributing more to quality of life. Unhappy places would have been happier.

So I would make a plea that in identifying opportunities in the NP for improvement or development you also consider - and I hope recommend - a more collaborative, 'co-productive' approach to agreeing what should be built where. If the residents who use the storage or the garages or the carparks are involved in developing the ideas for their replacements we all benefit from their local knowledge, from addressing what people say they want rather than some notion of what they need, and we are more likely to enhance the neighbourhood as a result.

C. Having written above about Clarence Way (tho I hope my points are of more general relevance) I have to end, as mentioned, by saying I'm not entirely

sure whether Clarence Way residents look to Kentish Town for the 'community forum' or 'neighbourhood', or whether they look more to Hawley Wharf and Camden Town. I honestly don't know the answer to this, but I guess the one caveat for my strong support for KTF is whether your area shd include Clarence Way or not.

Hope the above makes some sense. Obviously I hope your NP development sessions will look at these issues, not just the buildings we like and want to keep, important tho' that is. If useful for me to discuss I'm happy to.

WALK 4 WITH ALAN MORRIS

Prince of Wales Road

Broken and disused Phone Box next to Chapel to be removed.

27 and 29 POW Rd. Neglected Council Property?

Healy Street

Needs cycle track

Un-needed paint on road gate

Outside 39 POW Rd

Dangerous tree roots

Corner of Clarence Way 'Tipping the Admiral'

Good pub. Food and Beer

Lewis St. Heybridge Estate

To be redeveloped 5 storeys. Camden has a scheme. Residents are being consulted

Corner of Hartland Rd

Growing Project done by the Born Again Christian Church on the corner

Harmood Grove.

An example of infill. Mixed opinion as to how good it was.

Harmood street

Development site. Widford Estate

Clarence way

Imitation Gas lights. Worth the money

Garages opposite park. Better use to build flats here?

Many felt there would be a need to consult the Local Tenants Association.

Same kind of space issues on the other side of Clarence Way and off Farrier Street. Many of the tenants' flats have so little storage space that they have to use the garages.

Need to discuss which is better: garages or affordable housing? Needs to be a balance between what the residents want and what is good for the community.

Could the gardens around the flats be used for a community gardening project? An idea that has been used elsewhere which engaged the unemployed youth of the community.

Kelly Street

96 Traveller's Site

Could there be infill housing at the end of Kelly street?

Mario's café to be put on a local activities list?

Kentish Town High Street

Sarah's Café Planning application in for 3 flats.

Where will the rubbish bins go?

Saint Andrew's Greek Church. Listed?

St. Pancras Way

Opposite Old Underground Station disused toilets

Dunn's Factory preserved?

Ringley's preserved?

Quasi Art Deco building preserved?

Chichester Court. Is to be redeveloped. How is it going to be used?

Dot's Music shop. Shop front to be preserved?

Wilmot Place

The Falcon. Preserved?

(David J. suggested we had '5 Walks in Kentish Town' on particular themes. We all thought it a good idea).

The garages on the Bernard Shaw Estate. Could they be used for more housing?

100 St Pancras Way. To be sold. Is it to be used for housing? Paul Braithwaite to find out.

Royal College Street

Camden Road Station to be moved across the road for new high-speed railway. (None of us wanted the high-speed rail!!)

Arch by the bridge. What is it used for?

Should the old Pie and Mash Shop be preserved

Bonny Street?

The Stables owned by Network Rail 0800 830 840

What are they used for? Seem not to be in use.

Pretty Terrace with set back door way.

Canal backing property. Address on Camden Road.

Has large car parking space. Space could be used better?

4 Prowse Place. Good example of redevelopment.

Warren Evans.

Ivor Street.

Amy Winehouse lived here.

Jeffries Street

The garages at the end of Ivor St. on the corner with Jeffries St.

An ugly ending to an attractive area.

COUNCIL SITES THAT COULD BE DEVELOPED

- Garages at Alpha Court, Raglan Street
- Garages at Falkland Road
- Site within Gottfried Mews
- Garages at Willingham Close, Leighton Road
- Garages at Clarence Way, Castlehaven
- Heybridge garages, Hadley Street

AG. REPORT OF MEETING FOLLOWING THE WALK OF THE GROUP.
 Note of main points: Area one. Route enclosed of the walk 22 April 2012 ①

- ①. Railway station area (see later environmental notes.)
- ②. Conservation area doesn't need enlarging. Front gardens vary in ^{but} ^{quality}.
- ③. Excitement to recognize oldest house in the area. Still many ^{but} ^{quality} require protection.
- ④. Proximity of industry and residential property as seen exemplified in Fortess grove and at the Apollo works in Charles King street. Both these are ^{typical} examples of the development of industry and housing over the years in Kentish Town.
- ⑤. 2. Bomb sites were examined; one Falkland place was with 2 play areas and some green space. It was thought that there was ^{possible} potential to build some homes or studio workshops and this should be studied further. The very early brickwork at the left of the southern entrance ^{work} should be preserved carefully. The other ^{work} at Widdingham close ^{and} is a garage area to the east of the site and ^{is} being studied ^{by Camden for sale} and could well be used, if not sold, for affordable housing. The parking ^{area} at the north of the site is ideal for a development of affordable flats over parking and does not lend itself to being sold. ^(because of outdoor parking at the entrance) we noted the derelict site at the entrance. ^(overcarparking) Another garage site which is to be sold by Camden is Gottfried Meads which we could not access, but from previous visits could be ideal for affordable housing and has access from Fortess road but also from Ravelry street. (a site not necessarily in Camden, ownership.) The garage site on Falkland road was examined, its sale has been put off.
- ⑥. Environmental improvements opposite the Eleanor Palmer school and around St Benet's church area

cont

cont main points. Environmental Developments. ②

- most impressive. Their coordination of safety, public art and amenity with very good seating and the children's play area related to the nursery school showed us an example of how by collaboration and design a really pleasant Urban area can be produced.
- The Railway station area on the other hand is in dire need of attention. The circulation to the platforms was criticised as was the look of the north facade of the station building and the appalling derelict area now occupied by a car wash company ^{as site} which is waiting to be developed. There is a need to either have a study done or to keep a watch on any planning applications. A way down to the Railway lands and their development would lend themselves to a study. planting of platforms was suggested.
 - ⑦. We were excited by the variation and richness of the open spaces in Area one. It was stated that we must hang onto these spaces taking into account the continuing growth of the population and particularly children as well as an observed fairly increase of people in the area due to the burgeoning small industry and offices. The value of green space was returned to

cont.

cont. open spaces

(3)

by all members of the group. Such ^{green} spaces as Montpelier gardens, Leighton Grove, and Mansel Wilkes Court which it was agreed could make a wonderful garden for encouraging wild life, including bees and butterflies at a small cost, even a saving on the extensive mowing. The ^{public} access to the garden should be controlled in some way.

The group was very impressed by the gardens of Willingham Close which should not be developed and compliment a fine set of postwar buildings.

- ⑧. It was agreed that the Forum should develop good relations with the existing organisations who have fostered planting in the various open spaces.
- ⑨. An ownership audit should be considered.
- ⑩. The relationship with Camden is crucial and needs careful handling.

Our group:— RICHARD AND MIREILLE BURTON
 GILLIAN TYNALL
 WILL UPTON
 LIZ HILL
 LINDSAY PURCHALL
 JETHANE MARKHAM
 OSMAN AMIN
 HANNAH WESTWOOD

• Caroline will email circulate report etc. to members of group.

enclosed:— our walk plan; RB report (individuals will further supplement direct to Caroline Hill); a copy of a study of affordable housing on the Willingham site; a number of historical maps provided by Gillian Tynall; a copy of CNJ 29 March re use of sea containers for affordable housing.

KENTISH TOWN NEIGHBOURHOOD FORUM – WALKABOUT
 AREA 4

SATURDAY 21 APRIL 2.00 – 4.00 P.M.

Street Name	Prince of Wales
Premises Number	Junction with Anglers Lane
Comments	Because there is no left-turn at the end of Prince of Wales Road, a disproportionate amount of traffic travels north up Anglers Lane. Suggest reinstating left-turn from Prince of Wales or reversing the one-way on Anglers- this is a long-standing issue.

Street Name	Prince of Wales
Premises Number	Kentish Town West rail bridge
Comments	Opportunity to paint the bridge and perhaps use it for an artwork like the "Camden Town" sign at Camden Lock.

Street Name	Castle Road
Premises Number	Rail arches opposite Nos. 115 - 137
Comments	Need to retain small businesses like those occupying the rail arches, but there is some dead space in front of one of them which could be better used.

Street Name	Hadley Street
Premises Number	Lewis Street junction
Comments	Top deck of car park adjacent to block of flats already identified by Camden as potential development opportunity. However, may be better to consider whole site, i.e. the block behind, which also connects to lower-rise blocks beyond, i.e. may not be as simple as building on the car park site.

Street Name	Harmood Grove (?)
Premises Number	New development including hairdressing school
Comments	We wanted to record this as an example of a good new development which is attractively designed and makes good use of the site, also including a modern sculpture at the front.

Street Name	Clarence Way
Premises Number	Railway bridge by pub

**KENTISH TOWN NEIGHBOURHOOD FORUM – WALKABOUT
AREA 4**

SATURDAY 21 APRIL 2.00 – 4.00 P.M.

Comments	Currently looks ugly with graffiti; could be re-painted
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Street Name	Clarence Way
Premises Number	Empty space under bridge
Comments	Potential commercial use?

Street Name	Clarence Way park
Premises Number	N/A
Comments	Opportunity to make better use of space: reduce coverage of paths and paving; introduce community garden/vegetable plots; move current hard-surface play area further to one side. Currently viewed as a dangerous space so need to encourage more local people in to use it and take ownership of it.

Street Name	Clarence Way
Premises Number	Side of church opposite park
Comments	Garages below housing block and parking space in front – space could be used for housing units, and garages could be incorporated into block to form duplex apartments.

Street Name	Clarence Way
Premises Number	No. 41
Comments	7 garages with space in front – could be developed into 2-3 storey building.

Street Name	Clarence Way
Premises Number	Open space in front of Torbay Court Nos. 29 - 36
Comments	Currently occupied by a Crazy Golf play area. There is also a large green space and children's playground at the side, so suggest this central section could be used to build a 2-storey double mews-style housing development which could run all the way down to Kentish Town Road.

Street Name	Clarence Way
Premises Number	No. 1

Lindsey's & Rosemary's Walkabout record Route 4.docx2 Author: Lindsey Purchall

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Street Name	Clarence Way
Premises Number	Railway bridge by pub

Lindsey's & Rosemary's Walkabout record Route 4.docx1 Author: Lindsey Purchall

KENTISH TOWN NEIGHBOURHOOD FORUM – WALKABOUT
AREA 4

SATURDAY 21 APRIL 2.00 – 4.00 P.M.

Street Name	Kentish Town Road
Premises Number	Southern stretch below Cash Converters (old KT South station)
Comments	This area looks scruffy and unappealing – could it be smartened up.

Street Name	Rochester Mews
Premises Number	Rochester Road junction
Comments	Empty plot with car standing could be used for development.

Street Name	Rochester Road
Premises Number	Carpet Right at Camden Road end
Comments	Large open frontage unused; could extend commercial premises down to main road.

Street Name	Camden Road
Premises Number	Corner with St Pancras Way
Comments	Large industrial unit up for sale by Camden – we could take the opportunity to suggest a use for it.

Street Name	Camden Road station
Premises Number	Rail bridge
Comments	Disused half on north side – we could take the opportunity to suggest a use for it.

Street Name	Bonny Street
Premises Number	The Stables
Comments	Consider local listing for this building.

Street Name	Prowse Place
Premises Number	Warren Evans showroom and courtyard
Comments	We wanted to record this as an example of a good development which is attractively designed and makes good

KENTISH TOWN NEIGHBOURHOOD FORUM – WALKABOUT
AREA 4

SATURDAY 21 APRIL 2.00 – 4.00 P.M.

	use of the site.
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Street Name	Jeffries Street
Premises Number	Junction with Prowse Place
Comments	Block of 6 garages with car standing – could be developed for accommodation.

The following are transcribed from sometimes scribbled observation sheets:

WALKABOUT AREA 1

Canopy KT

Space – view – orientation
20 mph

Village House 1A Leverton Place

326-328 KT Rd empty shops

Bollards

Major Travel 28-34 Fortess Road

5-7a Fortess Road, garages and houses

Railey Mews 6A empty

back of houses interesting, to be kept.

Railey Mews 17, modern building

Leverton St, top 2 houses Home Zone opposite Eleanor Palmer.

Gottfried Mews off Railey St

for Auction. Garages, old stables at end.

Countess Road balustrades on roofs pretty. York stone paving.

Montpelier Garden – Transition KT group.. House for special needs. No lighting.

Lutheran Church.

Leighton Crescent. Key garden. Wild life centre.

Needs benches

Asher Fry Ct build.

Charlton Kings Road.

Apollo Studios – old piano factory

Ugly council paint white 20-8.

99 Leighton Road empty.

Willingham Close – contaminated land

Maude Wilkes Close. Large field. Not allowed to be built on?

WALKABOUT AREA 1

Falkland Place

Charming playground and area.

Falkland Road etc

Pollarded trees – council should explain activity

Railey Mews 6 & 6A

Planning permission for basement and extra floor: hoping it will fall down

Fortess Rd 102

was library before library in KT Rd.

Eleanor Palmer was a terminal (central) school 1880-

WALKABOUT AREA 2

Camden depo ugly!!

Raglan St – Camden redevelopment. Use of space big garages for sale for housing, back of building.

Crown Place – privately owned.

Art work: ?

Playground no seat.

KT police station Norman Shaw. Attractive building.

View of heath from canopy, sense of space.

Grafton Rd

Map Studio café

Wilkin St LHS

Shoe factory

Ryland Rd Industrial ► Housing

East Fleet House redone, engineering partnership rag trade

Holmes Rd – French School

? Brewery

Opening in bridge for road never built

Lost route to Regis Road via Arctic Rd.

not worth saving dark unsafe.

WALKABOUT AREA 2

Prince of Wales Road, Grafton Arms

Local listing

Ryland St, bottom

Research into Delbanco Meyer & Co Ltd, Portland House

55 Grafton Road

Waterboard Building – East Fleet House

List it.

next to 2 Wilkin St (primitive ex Methodist Chapel),

MVF Global

Web Marketing 1 1/2 years. Changes over the time.

To Let

Holmes Rd

opposite Magnet 74A West of Simone House

Green area could be used for development.

Holmes Rd, 61-63

Furniture restorer. Façade needs restoring.

Holmes Rd, Holmes Rd hostel 43

Local listing

Holmes Rd, 28

Was Camden print shop. Empty 10 years

Holmes Rd, 18-20

Local listing, 1820-30s? Small houses, only ones remaining.

Holmes Rd, Section House

Empty

Raglan St Garages

for development

Raglan St

Back of Monmouth House/Alpha Court

Landscaping and pond need caring for.

Allotments.

Raglan St Day Centre

Will close? And be used for what?

York Mews

Section House. Water tank – remove?

York Mews

Next to no.24. Small derelict tiny area.

Regis Rd

Broken pavement near entry.

Water tank.

Next to Fairfax Meadow parking triangle – develop – small houses.

Kentish Town Rd

Next to bridge. Car Wash – potential

Tally Ho building – empty shops

Fortess Rd

5-7 Spring Cafe / FBB. Derelict, dangerous.

WALKABOUT AREA 2

Wilkin Street corner of Grafton Road

Historic: should be non-designated Heritage Asset, ex-Waterboard building

Corner of Holmes Rd and Willies Rd

Arid garden – Dilip's garden (tell Transition Project) (Residents Assoc – David Jockelson).

Holmes Rd

1873 College neogothic French School

Listed

43 Holmes Rd Hostel

For local listing

Holmes Rd

Original 1830? cottages

For local listing

WALKABOUT AREA 2

310 Kentish Town Road

The car wash between N0 310 Kentish Town Road and the entrance to Regis Road Business Park is inappropriate. This could be developed with a tall building, a mixture of retail and accommodation (including social housing flats). This would create a more suitable view approaching Highgate Road. The exposed end wall of No 310 onto which an advertisement is possibly planned, would be obscured.

Kentish Town Road: Entrance to Regis Road Business Park

The sign listing the businesses on Regis Road Business Park is unsightly and inappropriate as an approach to the main High Street. This could be more suitably placed lower down and further into the entrance or on the existing lower wall and still be visible. Also a sign announcing Kentish Town could replace the present sign or, if the present sign remains, placed on the top of the sign.

18 Leighton Road: Meeres Engineering Site Comment:

Meeres Engineering has lorries parked along the wall overlooking the railway. The tops of these lorries can be seen from Kentish Town Road and look unsightly. Some form of screening would give a better view up Leighton Road from Kentish Town Road especially from the Canopy.

WALKABOUT AREA 3

Bartholomew Rd Jewsons

Housing, employment

Hampshire St Cosprop etc

Planning appl. for residential x 7 above. Business below.

Torriano Estate

Possibility of private development for Council to make money.

Bartholomew Rd / Oseney Crescent corner

Greenwood sheltered accommodation

Need more sheltered acc.

Gaisford St / Bartholomew Rd corner

Electricity substation / Network Rail. Boarded up. garden centre use?

Oseney Crescent / Bath Rd corner

H&H Van Hire & opposite possibly will go. Housing?

Frideswide Place

Development opportunity

Wolseley Mews

Could be developed

WALKABOUT AREA 3

[Numbers relate to maps on pp.47-49]

1. Bartholomew Rd Jewsons

Liked employment at rear of High Street, is good use of space & employment opportunities.

0. St Andrew's Greek Orthodox Church

Beautiful building – it would be good to capitalise on the cultural heritage & open up the church to the community.

Bartholomew Health Centre

Great community asset but question [?] over opening hours

4. Bartholomew Rd – transport

Transport layout – 2 way traffic on narrow road.

Good example for elsewhere.

5. Bartholomew Rd – school at end (terminating vista)

Low rise building at end of street – unpleasant view & poor use of land, also out of character.

6. Network Rail fencing.

Unpleasant wall – out of character.

7. Camden Rd – garage

New building a missed opportunity – poor use & appearance – lessons to be learnt

10. Bartholomew Rd

Infill housing – lessons to be learnt e.g. balconies, rubbish.

8. Camden Road – Park / skate park

Good community asset.

9. Pandian Way – new housing development

Helped to finance skate park but is a gated community and not in character with area.

10. Torriano Estate

Well kept & well designed buildings.

10a. Torriano Estate

Lots of car parking space & concrete. Opportunity for a community garden / green space?



Hampshire Studio – Torriano Estate

What do they do? An interesting partner?

12. Peace Passage & shop on Brecknock Road

Where does peace passage go? Is it an opportunity for linkage?

13. Brecknock Rd - shutters

The shop has solid shutters. Is this permitted?

14. Brecknock Rd - mobile plant & cycle rack

Great feature, locally produced – attractive & functional.

15. Brecknock Rd shops

Nice selection of shops e.g. clothes & shoes – good compliment to Kentish Town High St. Opportunity for cross marketing?

16. Island in middle of road – junction of Brecknock / Leighton Rd

Dead space, could be better utilised? Perhaps cycle parking?

17. Leighton Road – motorway barriers

Out of keeping with area, unnecessary?

18. Torriano Avenue – building

Shop / building frontage is very poor – steel front. Perhaps poor enforcement of conservation area requirements?

19. Torriano Cottages

Very attractive – village / rural feel.

20. Torriano Cottages

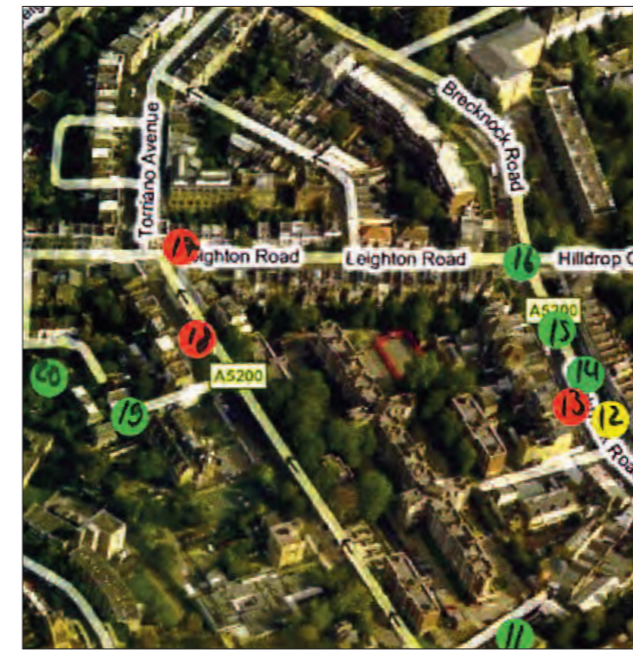
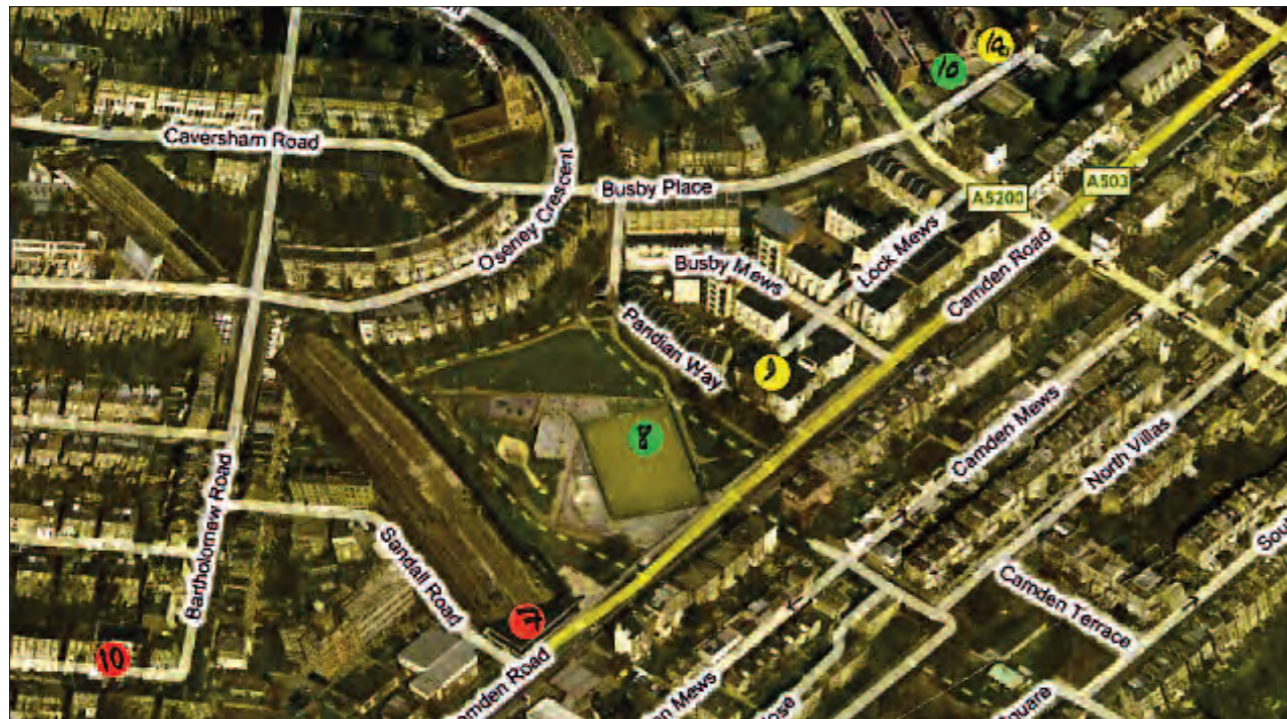
Story of residents who worked together to buy property – good neighbourhood & community spirit. Good example of collaborative working.

21. Isip Street – estate

How to engage people who live here in the process?

22. Frideswide Place – back exit from KT Station.

Late night exit from National Rail – very dangerous late at night. Possible to exit via bridge on Leighton Rd.



23-24. Rear of station

Needs improvement scheme – poor lighting, unattractive.

25-26. Rear of High Street

Solutions for a back street – had a few active frontages & visible signage from Isip Street. Good lighting at night.

27. Kentish Town High Street

Physical constraints on outside of station – is it appropriate place for vegetable stall? Better placed in square?

28. Kentish Town High Street – Square

Missed opportunity – cold, badly designed space. Possibility to create small marketplace?

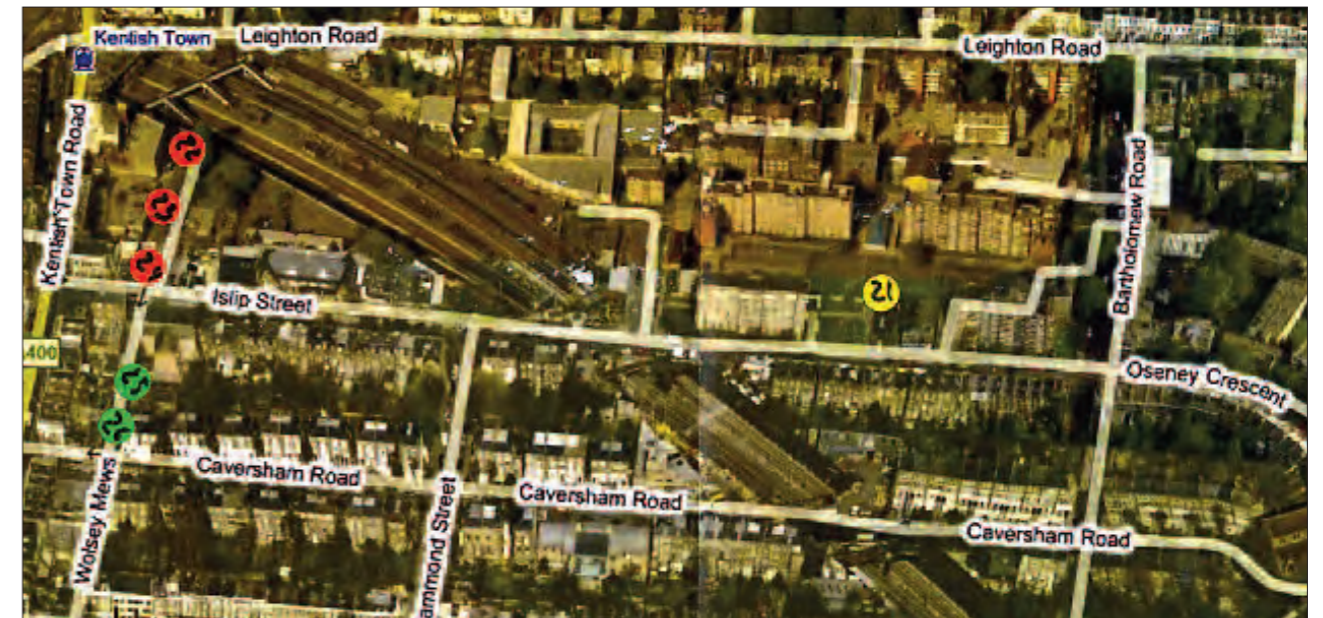
29. Kentish Town Station

Great space – garden centre working together with station staff to have flowers in station improves station feel.

30 & 31. Kentish Town High Street

Signage – not consistent & poor quality. Possibility for design guidance? Is it conservation area?

Public / private realm not consistent materials.



32. Kentish Town High Street

Cycling & traffic along High Street is unpleasant. Heavy traffic & road narrows in places which is dangerous for cyclists. Is there an alternative route for cyclists?

34-35. Back of Kentish Town Road

Back street project potential.

33. Bottom of Kentish Town Road

Improvements of all types needed – poor shop frontage, some vacant. Public space available for restaurants, use for meanwhile space?

WALKABOUT AREA 3

Lower Kentish Town Rd

Get rid of all the commercial and residential to let signs.

Hammond St

?? also garden infill sites??

10 Gaisford St

Potential for 2 storey infill for huge unused garage. and national grid building, build here?

Wolsey Mews – west side

2 story mews opportunity

Frideswide Place – west side

also possible 2 storey mews on garage sites.

Hampshire St – east side

Studios etc. Some potential for mixed use redevelopment.

Torriano Estate Hampshire St frontage

• potential for new social housing

Torriano Estate back of estate

also development potential

Charlton King's Rd

also development potential

Hargrave Place

Foamtec building – potential for reinstating a terrace of houses

Leighton Rd south side east of Torriano Avenue

Very small house plot

Bartholomew Rd – Jewson's builders merchant

?? housing

? employment & housing

Bartholomew Rd – St Andrew's Church Hall

keep in community use

Bartholomew Rd – between nos.2 and 4

Gap between houses? New house site?

Bartholomew Rd – Health Centre

keep in community use

12 Bartholomew Rd

exemplar of modern development

Bartholomew Rd – 9-11 gap

possible small, low house.

Bartholomew Rd – 17-19-gap

possible house site

Bartholomew Rd – Camden School for Girls

could be new school building

Bartholomew Rd

?? could you fit houses between the e-w street terraces.

and railway corner sites – could you build here?

and “garden sites” of Russell Motor Co.

Lawford Rd – Village Store

keep in retail use

Junction of Sandall Rd and Bartholomew Rd

concrete roof tiles – good example of why we should insist on slate.

Sandall Rd

railway lines – opportunity to build raft over railway

lines for housing.

Bartholomew Rd – 17-19-gap

possible house site

Bartholomew Rd – Camden School for Girls

could be new school building

Bartholomew Rd

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concrete roof tiles – good example of why we should insist on slate.

Sandall Rd

railway lines – opportunity to build raft over railway lines for housing.

Canteloves Gardens

continue to use and invest in for the community.

Torriano Ave

gap between west end of estate and terrace – infill site.

Osney Crescent – Greenwood old people's home

any potential for additional old people's

accommodation.

Caversham Rd – railway lines

could the railways be rafted over and new homes built to reinstate the streets.

Caversham Rd

could the Builders yard by railway line – site for new homes

both Kingsbury and AM Proos [?] both sides of Rd.

Caversham Housing office

redevelopment opportunity

Caversham Rd – Vadniebish House

keep in community use

WALKABOUT AREA 4

Castle Place (Farriers?) [this is probably Lorraine Court off Lewis St]

decrepit garages in centre of space in housing block – possible site for 2 rows of houses.

Kelly Street, end with Prince of Wales Road

open space, car parking

poor use of public space.

Ringleys (end building)

Should be a Non Designated Heritage Asset.

WALKABOUT AREA 4

Prince of Wales

Back into use as cinema?

Castle Rd

Please keep local industry. We need to leave Buttles untouched

Heybridge Estate, Hadley St

Communal space / community garden and graffiti wall.

Hartland Rd

St Silas / Holy Trinity

suggested gates to keep passing children safe – with cycle path.

Clarence Way

Gap – who owns it?

Clarence Way – Garages

retain character of garages for an [?] street or workshops of cafés like an artisan's street.

Farrier St, Clarence Way Estate

Open space is good. Please leave it alone... or housing! But if it's private it probably won't be affordable for people like me & if council I can't expect to benefit.

Lewis St? Lorraine Court

Lock-ups at back of L Ct: I don't feel we have any idea how people feel about having housing here.

Personally I feel it would become too cramped. I would rather see a community garden.

College Gardens

Needs some green fingers [?]

Bonny St

Garages – workshop space / [?]

Camden Rd

Public toilets

Camden Bway [?]

Tree-lined, market stalls

Rochester Mews next to Carpet Right

Business, low value. Functional building

WALKABOUT AREA 4

Castle Rd

Buttles? Storage. Industrial Units.

Heybridge space

Car park and above – development for social housing

Clarence Way Playground

Possible allotment space & increase adult activity. Close off **Hartland Rd** by Holy Trinity.

Clarence Way

Parking space next to church – make green & housing unit?

Clarence Way Estate

Change garages to residential + green. Full survey of all council properties to consider adding flats on top of building.

Clarence Hall

Redevelop + housing

Lewis St [Lorraine Court]

Lock-up + garage site. Redesign with lock-ups and housing.

24-28 Castlehaven

Lock-ups in pillared area

Camden Road station

Repair water fountain under station.

Jeffrey's St

Garages – who owns them?

13-19 Bonny St

Who owns – possible development?

WALKABOUT AREA 4

189 KT Rd [actually 2 Prince of Wales Rd]

Keep building with dome.

Contact the Law centre to see interior of old cinema / music hall. Camden Archives.

Heybridge tower

unused car park.

street high housing 3 story. square in centre.

music space underneath interchange.

Clarence Way – next to 56 & 57

Arch – space for workshop.

Clarence Way

Dangerous playground.

Use as school playground

Back of church

a school, building or playgroup

Clarence Way garages

residential buildings or workshops – close to Camden Lock. Use part of road.

TRA Hall

move and develop

Castle Place

put housing with lock-ups below.

Rights of way

Business use in railway properties

APPENDIX 6

**SPECIAL GENERAL MEETING 23 APRIL 2012
Kentish Town Community Centre, Busby Place****Those attending**

See Annex A for full list of those who signed the attendance sheets. The meeting room was full.

Apologies

See Annex B for a list of those who sent apologies

1. Welcome

Caroline Hill, Chair of KTNF, opened the meeting and welcomed all those groups and individuals attending the meeting. Thanks were given to Kentish Town Community Centre for providing the venue for the meeting in their newly renovated premises in Busby Place.

2. Vote to include North Kentish Town Association in the KTNF

The Chair explained the request made by the area represented by the North Kentish Town Association to be included within the boundaries of the KTNF. Following an open public meeting of local residents within the area covered by the North Kentish Town Association on 29 February 2012 which voted unanimously in favour of joining in with KTNF, a formal request was received on 14 March 2012 to join KTNF.

The KTNF Committee were recommending to the meeting that this request be supported.

A formal vote was held involving all current members of KTNF present.

In favour: 26 votes

Against: 0 votes

Abstentions: 0 votes

It was therefore unanimously agreed that the North Kentish Town Association is included within the KTNF and the area covered by the KTNF included within the boundaries of the KTNF.

The Chair updated everyone about our Forum application. On April 12 we delivered our official application to Camden for Designation of Kentish Town Neighbourhood Forum and for Designation of the Kentish Town Neighbourhood Area. The Area we applied was available to view at the meeting in 2 maps and included in anticipation the North Kentish Town Area. The procedure now is that Camden will consider our application, along with any other Neighbourhood Forums that have applied in Camden. After that the applications will be publicly available online over a 6 week period. Everyone will

have a chance to comment on them. Camden will take these comments into consideration and ultimately will be the final arbiter on the boundaries.

3. Co-option to the KTNF Committee

Following the inclusion of the North Kentish Town Association in the KTNF, and due to the existence of a vacancy on the KTNF Committee, it was proposed to co-opt a new Committee member from the North Kentish Town Association. Mary Cane had volunteered to stand for the Committee.

Proposer: Mark Wakefield

Seconder: Paul Seviour.

The meeting voted overwhelmingly in favour of the co-option of Mary Cane to the KTNF Committee with no votes against and one (1) abstention.

Mary Cane was duly co-opted to the KTNF Committee.

4. Vote to approve the amended Constitution

The draft amended Constitution had been circulated to members prior to the meeting.

A number of small amendments to the Constitution had been proposed including:

- A quorum of 7 rather than 9 for KTNF Committee meetings (3.4)
- An option to ask a Committee member to resign if they fail without an apology and good reason to attend 2 consecutive Committee meetings (3.9)
- A revised definition of registered member of the KTNF (3.1)
- An option for minor amendments to the Constitution to be affected through notification to and consultation with all registered members rather than by calling a Special General Meeting (6.1)
- Clarity over the election of the Officers of the Committee (3.5)

A vote was taken to approve the amended Constitution. It was passed overwhelmingly with no (0) votes against and one (1) abstention.

A question was raised about the provisions of 3.12 which required Representative Local Organisations to be able to demonstrate that they are representative and have a mandate for the views of their members. The Committee are required to monitor this and advised that while it was an important issue it would be applied with a light touch to avoid creating any unnecessary burdens for the organisations.

5. Treasurer's Report

The Treasurer provided an update on the position regarding the funding of the KTNF

In November 2011 the Chair had asked Camden to support our bid to the Department for Communities and Local Government (DCLG) for up to £20,000 funding for our Neighbourhood Forum. The Treasurer was pleased to announce that the KTNF had been successful in its bid and under the fifth wave of funding had received £20,000 in funding which would be held by Camden and from which we would be able to draw down. This placed us as a 'front runner'. The funding is primarily to enable us to draw up a Neighbourhood Plan with the possibility that the funding would have to pay for any local referendum that might be required.

6. Walkabouts

The Chair provided a brief update on the highly successful series of walkabouts that had been held over the weekend of 21/22 April. Around 80 people had participated.

A lot of positive feedback had been received already and many at the meeting endorsed the success and thanked the Chair and others involved in organising and leading the walks. One member described the walkabouts as "incredibly enlightening" which was generally endorsed by the meeting.

A walkabout would need to be arranged to cover the area of the North Kentish Town Association. A volunteer from the area would be needed.

The possibility of running the walks on a regular basis was raised as was the idea of videoing the walks and placing the video on the new website. This would be considered subject to resources and other members of the KTNF taking on the role of organiser.

7. Website

The Treasurer provided an update on the plans for the KTNF website. Work was currently underway with a website designer on the creation of ktnf.org. It was hoped this would be up and running within 2 weeks.

8. Map update

The Chair updated the meeting on the production of a detailed GIS map. A copy of a large-scale (1:250) map of the area was available on the floor for everyone to look at the end of the meeting. The Chair thanked Alice Brown for her help with obtaining the map.

9. Neighbourhood Planning

The Chair introduced Biljana Savic, Urban Programme Manager for the Prince's Foundation for Building Community and Angela Koch, Professional Network Member for the Prince's Foundation for Building Community and an Advisor to the KTNF.

Biljana and Angela made a presentation on the work of the Prince's Foundation in relation to Neighbourhood Planning. The Prince's Foundation is one of four (4) national organisations funded by DCLG to assist Neighbourhood Forums in drawing up their Neighbourhood Plans and engaging with communities. They are only working with front runners and their current funding allows them to work with Neighbourhood Forums until the end of July 2012.

Biljana provided examples of Neighbourhood Forums and Community Organisations they had worked with to date, including a case study on Bristol Old Market. She explained that their principal role was to facilitate the process of drawing up a Neighbourhood Plan and to provide a range of specialist advice including urban planners, transport planners, environmental advisers and business experts.

Angela explained the varied methods of engagement that had been used in other areas including Croydon and Haringey to involve hard-to-reach groups.

The proposed offer of help from the Prince's Foundation to the KTNF would take the possible form of:

- An initial open public meeting to seek views and ideas for what people wished to see to improve Kentish Town and to include in a Neighbourhood Plan. It would also include breaking up into smaller groups to begin prioritising ideas. This would need the participation of a large number of local people, and we would be looking for at least 100 participants.
- A second day would take the form of a workshop involving key stakeholders; Council officers, Councillors, business and landowner representatives and a group of KTNF members. This would look at all the feedback from the first day and any other feedback gathered through community engagement.
- The third day would involve the Prince's Trust facilitators collating all the material and then presenting it in the evening to a second large open public meeting.

This 3 day process would take place at an agreed date in July.

This proposal was put to the meeting to consider. A vote was taken.

In favour: 32

Against 1

Abstentions 5

The proposal to take up the assistance of the Prince's Trust was therefore carried overwhelmingly.

There was no Any Other Business.

Action points from the minutes

ACTION	BY WHOM	BY WHEN
List of Committee members to be update to include Mary Cane	Secretary KTNF	Immediately
Amended Constitution to be available on request and posted on new website when launched	Secretary KTNF	On request and once website launched
Committee to look at the request to continue a programme of walkabouts subject to a volunteer to organise	Committee KTNF	Next Committee meeting 24 May 2012
A walkabout to be arranged to cover the North Kentish Town Association area.	NKTA representative	Asap
Dates and venues to be agreed for the Prince's Foundation meetings and workshops	Chair KTNF and Prince's Trust	Asap to be run in July 2012

Annex A

List of attendees from signed attendance sheets

Patsy Ainger Torriano Cottages Ass.
Tom Allen KTNF Committee
Osman Amin Somali Youth Organisation
Marion Andrew
John Banks Bartholomew Area RA
Pat Banks
Hilary Barnes KTNF Advisor
Jonathan Bowman
Councillor Paul Braithwaite
Cantelowes Councillor
Alice Brown KTNF Advisor
Mireille Burton
Richard Burton KTNF Advisor
Alan Cane BLOC
Mary Cane KTNF Committee
David Cook North Kentish Town Ass.
Cathy Crawford Kentish Town Community Centre Trustee
Peter Cuming Friends of Talacre Town Green
Dr Karen Dorn College Lane
Suman Fernando BLOC
Frances Fernando BLOC
Isky Gordon KTNF Committee
Celia Goreham KTNF Committee
David Goreham Batholomew & Kentish Town CAAC
John Grayson KTNF Committee
John Hauxwell North Kentish

Town Association
Teresa Hauxwell North Kentish Town Association
Clare Healy KTNF Advisor
Don Hibbs Inkerman Area RA
Caroline Hill Chair KTNF
Elizabeth Hill Kentish Town Road Action
Debby Hyams Inkerman Area RA
Georg Inderset Evangelist Rd RA
David Johnson Vice-Chair KTNF
Gill Jacobs Transition Kentish Town
Angela Koch KTNF Advisor
Antonia Layard
Rosemary Lewin Kelly Street RA
Robert Livock
Rev Jon March KTNF Committee
Roger Mason
Wendy Munro KTNF Committee
John Nicholson Secretary KTNF
John Parker
Chris Phillips KTNF Committee
Lindsey Purchall Kentish Town Road Action
Sergeant Peter Ryan Metropolitan Police, Kentish Town & Cantelowes SNT
Biljana Savic Prince's Foundation
Paul Seviour Treasurer KTNF
Doreen Stevens
Lisa Tickner
Gillian Tindall

William Upton KTNF Advisor
Belinda Wakefield Evangelist Rd RA
Mark Wakefield Evangelist Rd RA
John Woodcock Leighton Road Neighbourhood Ass.
Jenny Wright Leighton Road Neighbourhood Ass.

Annex B

List of apologies
Councillor Meric Apak
Councillor Pat Callaghan
Sara Fielden
Councillor Jill Fraser
Kate Gordon
Councillor Georgia Gould
Jon Hall
Rod Harper
Councillor Jenny Headlam-Wells
Mary Hill
Derek Jarman
Councillor Phil Jones
Leanne Keltie
Colin Kierans
Howard Loxton
Belinda Low
Jehane Markham
Mark McCarthy
Sarah Monk
David Prout
Catherine Rubinstein
Gill Walt
Marlene Winfield

APPENDIX 7



**KENTISH TOWN
COMMUNITY PLANNING EVENT
3 -5 JULY 2012**

PROGRAMME OF EVENTS

Please note, stakeholders are invited to all sessions except those highlighted in red.

FIRST PUBLIC SESSION

Date: 03 July 2012 (18:30 – 20:45)
Venue: St. Luke's, Oseney Crescent, NW5 2AT

ID	Time	Item	Led by
1	18:30	Arrival, coffee and tea, exhibition viewing and completing interactive exercise facilitated by The Prince's Foundation <ul style="list-style-type: none"> Aspirations – what are we working towards Ideas gathering – achie ving the aspirations 	KTNF / The Prince's Foundation
2	19:15	Welcome and introduction by Kentish Town Neighbourhood Forum (KTNF) <ul style="list-style-type: none"> KTNF's objectives Work to date Why The Prince's Foundation was asked to help 	C Hill, KTNF
3	19:20	Introduction by The Prince's Foundation <ul style="list-style-type: none"> Who we are Brief neighbourhood planning and CLG programme overview Proposed event programme 	B Bolgar, The Prince's Foundation
4	19:30	Q&A	As above
5	20:00	Informal discussion and completing interactive exercise facilitated by The Prince's Foundation (for late comers)	KTNF / The Prince's Foundation
6	20:45	Close	

STAKEHOLDER WORKSHOP PROGRAMME

Date: 04 July 2012 (08:45 - 17:00)

Venue: St. Luke's, Oseney Crescent, NW5 2AT

ID	Time	Item	Led by
1	08:45	Arrival, coffee and tea	
2	09:00	Welcome and introduction by KTNF <ul style="list-style-type: none"> Objectives and issues 	C Hill, KTNF
3	09:05	Presentation from The Prince's Foundation <ul style="list-style-type: none"> Process and principles Summary of public session from previous night 	B Bolgar, The Prince's Foundation
4	09:20	Technical presentations <ul style="list-style-type: none"> History of the area Planning – planning framework, applications, placeshaping Community Investment Programme Transport – proposals, plans and opportunities Somali Youth Development Resource Centre (SYDRC) 	T Allen, Camden Archive J Walsh & K Christoforou, LB Camden [LBC] M Furness, LBC J Fitcher, LBC I Issie, SYDRC
5	10:30	Q & A	The Prince's Foundation
6	10:50	Coffee / tea break	
7	11:00	Group workshop (themed groups) <ul style="list-style-type: none"> Identify strategies that can make the most impact How can strategies together contribute to collective identity of KT? Groups facilitated by The Prince's Foundation: <ul style="list-style-type: none"> Transport Employment (other than High Street) Housing and community facilities incl young and elderly people High Street Environmental sustainability / green space / public realm (other than High Street) Other issues / capacity to have another group for any of the issues above 	J Dales J Anstead B Savic B Bolgar C Gardner A Koch
8	12:20	Group feedback	As above
9	13:00	Lunch	

10	13:45	Group workshop (themed groups) – <ul style="list-style-type: none"> Translating strategies into projects and initiatives Generating spatial options Group facilitated by The Prince's Foundation, as above	As above
11	14:30	Coffee / tea break	
12	14:45	Group workshop continues (theme-based groups)	As above
13	16:00	Group work feedback and plenary discussion	As above
14	16:50	Summary	As above
15	17:00	Close of day	

INTERNAL DESIGN WORKSHOP (attended by a number of KTNF Steering Group members)

Date: 05 July 2012 (09:00 – 18:00)

Venue: St. Luke's, Oseney Crescent, NW5 2AT

ID	Time	Item	Led by
1	09:00	Team debrief	
2	10:00	Feedback collation and design session	
3	12:30	Lunch and review with KTNF	
4	13:30	Feedback collation and design session continues	
5	17:00	Finalising presentation	
6	18:30	Presentation set up	

SECOND PUBLIC SESSION

Date: 05 July 2012 (18:45 - 20:30)

Venue: St. Luke's, Oseney Crescent, NW5 2AT

ID	Time	Item	Led by
1	18:45	Arrival, coffee and tea	
2	19:00	Welcome and introduction by KTNF	John Nicholson, KTNF
3	19:10	Presentation from The Prince's Foundation including Q&As <ul style="list-style-type: none"> Outputs of the neighbourhood engagement process to date Next steps 	The Prince's Foundation team
4	20:30	Close	

**KENTISH TOWN
NEIGHBOURHOOD
FORUM**

Consultation Statement

APPENDICES 8-14

APPENDIX 08: **page 92**

APPENDIX 09: **page 93**

APPENDIX 10: **page 96**

APPENDIX 11: **page 99**

APPENDIX 12: **page 103**

APPENDIX 13: **page 104**

APPENDIX 14: **page 120**



J. Murphy & Sons Limited

23/10/2012

Caroline,

Further to our meeting I wish to comment as follows:

J. Murphy and Sons Ltd. have no plans to vacate or redevelop this site but we recognise the need to be part of evolving business and community plans. The site contains J. Murphy & Sons Ltd. corporate head office and the company sees a strategic benefit in maintaining our operational base close to central London. No planning proposals have been submitted in the recent past which relate to major development proposals in or around the site.

If this site were to be redeveloped it is likely to take 10 to 15 years depending on market conditions. In the event of a development proposal on this site we acknowledge that any development will be expected to and should involve a comprehensive approach that leads to a phased delivery of a new mixed use development providing:

- employment and retail uses
- commercial and hotel use
- new residential housing including affordable

We would envisage that such a scheme would be able to support the following:

- the potential to significantly enhance connections to and through the site in both a north-south and east-west direction,
- In the long term there will be the potential to use these routes as cycle and walking routes.
- improve landscape quality
- Enhance the opportunity to diversify into smaller forms of use i.e. smaller employment unit/retail units

As the infrastructure cost to provide these links would be quite significant we would expect the any development to be of sufficient scale to maximise the site opportunities to support the financing of this infrastructure.

Yours faithfully,



P. Brosnahan
Director








New House, Highgate Road, London NWS 1TN. Tel: 020 7267 4395. Fax: 020 7281 3075. Email: info@jmurphygroup.co.uk Web: www.jmurphygroup.co.uk

A member of the Murphy Group. Registered Office: New House, Highgate Road, London NWS 1TN. Registered in England No. 452042

APPLICATION FOR DESIGNATION OF KENTISH TOWN NEIGHBOURHOOD FORUM AND AREA
17.10.2012

1) The name of the proposed Neighbourhood Forum is Kentish Town Neighbourhood Forum (KTNF).

2) A map of the proposed Area of the Neighbourhood Forum is attached (Annex A).

The Area of the proposed Neighbourhood Forum encompasses the north and central area of Kentish Town – on the north side it runs east along the north side of Little Green Street and Ingestre Road and the Ingestre Estate and then it encircles Acland Burghley School. From there (omitting Tufnell Park Station) it runs south down the west side of Brecknock Road and then down the west of Camden Road. It then crosses from east to west below Bartholomew Road, above Rochester Road. It then runs south along the east side of Kentish Town Road down to the railway bridge. From there it runs north up the west side of Kentish Town Road, including all the shops and buildings in that stretch including 187 Kentish Town Road. It then turns west along the centre of Castle Road. From the end of Castle Road it follows the west side of the railway line north, including Kentish Town West station, and then it encircles Arctic Street. The boundary goes back onto the railway line and goes north until it meets the bridge over the First Capital Connect railway line. Before the bridge it goes east and then northeast up to the north side of Carker's Lane to join the east side of Highgate Road and continues north to join up at the northern corner of Little Green Street where it meets Highgate Road.

3) The Area of the proposed Neighbourhood Forum
Kentish Town is an identifiable area with a sense of community that we would like to foster. The Area has also been identified because Representative Residents Associations, Conservation Area Advisory Committees, Tenants Associations, individual local businesses, Kentish Town Community Centre, Transition Kentish Town, Kentish Town Police, local schools, GP surgeries, the Church, well-known community groups and individuals have been consulted in creating this Neighbourhood Forum. The Forum has the support of Camden ward councillors within the Area.

In 2010 Kentish Town Road Action held a series of small public meetings to establish a local public interest in taking forward the idea of a Neighbourhood Forum. A steering committee was formed.

On 19 January 2012 an Annual General Meeting was held and was attended by 50 local residents, representatives of Tenants Associations, businesses, community groups, the church and ward councillors. A Neighbourhood Forum Committee of 15 was elected and a Team of Advisors was

set up. A Constitution was voted in and a preliminary area boundary map was discussed, agreed and voted in.

Subsequent to the AGM, representations were made by residents of the area we shall call North Kentish Town to be included within KTNF. The area of North Kentish Town is from Little Green Street and Ingestre Road and the Ingestre Estate and encircling Acland Burghley School, down to the southern side of Burghley Road. These representations were followed by a public meeting in the North Kentish Town area, organized by Kentish Town ward councillors, where a vote in favour of joining KTNF was carried by 30 to 1. This was ratified at a Special General Meeting of KTNF held 23 April 2012.

Part of the northern KTNF boundary goes across Murphy's site from the railway line to the north side of Carker's Lane. We share Forum boundaries here with Dartmouth Park Neighbourhood Forum (DPNF). We have discussed with DPNF and Paul Brosnahan Director of Murphy how all of us will participate in this and we have come to an amicable agreement that we will get together on any issues pertaining to Murphy's land and also the industrial area including Regis Road (the latter is within the KTNF area and includes Arctic Road because there is a lot of local interest in opening up this entry). Anything that happens in these areas will affect both Neighbourhood Forums and also the Gospel Oak Partnership area; we will get together with the latter at a later date.

The western boundary of the Forum was formed along the London Overground railway line, including West Kentish Town Station. Following the Special General Meeting, representations to be included in KTNF were made by a few residents from the area west of the London Overground railway line. This prompted a debate in a popular local blog, The Kentish Towner. As a result, following the model of North Kentish Town, KTNF worked with Haverstock councillors. A public ward meeting was held in that area on 6 September 2012 and the issue was discussed. The meeting was advertised on the KTNF website, by the councillors and in The Kentish Towner. In the event only 7 local residents turned up. Three KTNF officers attended the meeting and spoke. It was agreed that there was insufficient popular support or interest in joining KTNF.

The eastern boundary follows the natural road and borough boundary of Brecknock Road. Islington is on the other side.

Changes were made to the preliminary southern boundaries of the Forum following representations from residents and councillors from two discrete areas that wished to set up their own Neighbourhood Forums. One is based around the Rochester and Jeffreys Street Conservation Areas with a proposal to link up with Camden Broadway. The other is based around the Castlehaven area, focusing on the Hawley Wharf development. These two areas are now not included in KTNF.

The southern boundaries of the Forum area end in the centre of Castle Road and in between Bartholomew Road and Rochester Road. The boundary then carries on south down to the railway bridge including all the shops and buildings and 187 Kentish Town on the west side of Kentish Town Road and up north again on the east side of Kentish Town Road. The reason for the boundary continuing down to the railway bridge is that this is traditionally considered to be the beginning, or end, of Kentish Town, as seen on the notice on the inside of the bridge. Additionally several members of the Forum are also members of Kentish Town Road Action that has for nearly a decade looked after the interests of all the buildings, shops and businesses all the way down Kentish Town Road to the railway bridge.

4) **We intend to work closely with neighbouring forums** and with communities that do not have a forum, in developing our Neighbourhood Plan and we will co-operate over interests of mutual interest. Indeed, we are actively working with Dartmouth Park Neighbourhood Forum and with Queen's Crescent Community Association.

5) **Kentish Town Neighbourhood Forum is a relevant body capable of being designated a Neighbourhood Forum for the purposes of section 61G of the 1990 Act.**

a) We attach a copy of the Forum's written Constitution (Annex B)
 b) Refer to 2) and 3) above
 c) The contact details of the Chair, Secretary and Treasurer of Kentish Town Neighbourhood Forum are as follows:

Chair – Caroline Hill

13 Leverton Street
 London NW5 2PH
 Tel: 020 7485 2577
 email: chdesign@btinternet.com

Secretary – John Nicholson

6 Raglan Street
 London NW5 3DA
 Tel: 020 7482 5357
 email: secretaryatknf@yahoo.co.uk

Treasurer – Paul Seviour

6 Raglan Street
 London NW5 3DA
 Tel: 020 7482 5357
 email: paulseviour@hotmail.com

d) The following statement from the written constitution of Kentish Town Neighbourhood Forum shows that the proposed Neighbourhood Forum is established for the express purpose of furthering the social, economic and environmental well-being of individuals living, or wanting to live, in an area that consist of or includes the neighbourhood area concerned:

Statement of General Policies and Objectives (extracts)

iii) The Forum will enable Kentish Town Road within the

Forum Area to flourish and maintain a good range of shops. The Forum will press for continuing environmental improvements to the High Street.

v) The Forum will work with appropriate organisations to maintain and generate greater employment in the Forum Area.
 vi) The Forum will emphasise social benefit; community links, services for young people, the reduction of crime, the generation of neighbourliness and companionship especially for the elderly and housebound.

e) The following statement from the written constitution of Kentish Town Neighbourhood Forum shows that:
 "Membership of The Neighbourhood Forum shall be open to all residents living in the Area and all businesses operating in the Area and all people wanting to live in the Area".
 f) Kentish Town Neighbourhood Forum has more than 21 members; on 14 October 2012 the Forum had 216 signed-up members who live and/or work in all parts of the Forum Area. A committee of 15 was elected at the AGM and a Team of 13 Advisors (planners, architects and other specialists) has been appointed. All 9 ward councillors from the three wards in the Forum area are honorary members of the Forum.

g) Our members are drawn from different sections of the community within the Forum Area. We have consulted and had meetings with:

- i) The Somali Youth organization – Family and Young People's Centre (SYDRC). This resulted in the Director Ibrahim Isse joining the Forum's team of Advisors.
- ii) Crossroads Women's Centre – two of the organizers at Crossroads are members of the Forum.
- iii) Kennistoun & Willingham Tenants and Residents Association – one member is a member of the Forum Committee.
- iv) Kentish Town Community Centre – two of the Forum's committee members are trustees of the Community Centre.
- v) Caversham Elder People's Organization (CEPO) – one Forum committee member is an active member of CEPO.
- vi) St Luke's – One Forum committee member is vicar of St Luke's. Two Advisors are members of the congregation.
- vii) Safer Neighbourhood Team – Sgt. Peter Ryan is a member of the Forum.
- viii) Transition Kentish Town – One member of Transition Kentish Town is on the Forum Committee. One member is a Forum Advisor.
- ix) The Forum set up a working group to liaise with GP surgeries.
- x) The Forum has set up working group to liaise with youth groups and schools.
- xi) The Forum is encouraging and working with local shops and businesses to set up their own support group.
- xii) The Forum supports and is supported by the following Local Associations:
 Kentish Town Road Action – KTRA
 Kentish Town Business Association – KTBA
 Highgate Road Residents Association
 Leighton Road Neighbourhood Association – LRNA
 Bartholomew Area Residents Association - BARA

Bartholomew and Kentish Town CAAC (Conservation Area Advisory Committee)

Inkerman Area Residents Association – IARA
 Prince of Wales Residents Association – POWRA
 Kelly Street Residents Association – KSRA
 Hadley Street Residents Association
 Torriano Cottages Residents Association
 Kennistoun & Willingham Tenants and Residents Association
 North Kentish Town Association

The Forum supports these Local Associations when they are concerned about planning issues and need information and back up. Members of all these associations are supporting the Forum by signing up as a minimum. Most of the associations do far more than that in support of the Forum, ie. members attend Forum meetings, offer the Forum advice and help and join in with Forum activities.

6) **Engaging with the local community:**

a) A weekend of walkabouts took place on 21 and 22 of April 2012. Four walks were repeated four times throughout the weekend. There were leaders for each walk and all walkers had record sheets to fill in. The idea was that anyone or everyone in the Forum Area could go on all four walks during the weekend and that, as a result of these walks, we would develop ideas for our Neighbourhood Plan. 70 people took part, including local councillors, and all the comments on the record sheets were collated onto the map Annex A.

A further walkabout weekend in North Kentish Town took place on 6 and 7 October 2012. One walk was repeated twice and 55 people from all over the Forum Area took part. The comments have been added to the map Annex A.

b) We began working with the Prince's Foundation in April

2012. The work they are doing with the Forum is to help us to formulate a Neighbourhood Plan.

c) On 27 May 2012 the Forum had a stall at the Alma Street Fair. We talked with dozens of people; explaining what KTNF is all about, signing up people to our members' list and talking about the street engagements and workshops to come.

d) Local people ran a week's Street Engagement in Kentish Town from 27 June – 3 July 2012. Over 20 local people, including one councillor, took part and helped and we talked to hundreds of people and gathered ideas and opinions. These all fed in to:

e) the 3-day Planning Workshop that took place from 03 – 05 July 2012. About 80 local people attended on the first day. The second was a Stakeholder Workshop day attended by about 40 local stakeholders, including representatives from residents' associations, local businesses and restaurants, community groups, Camden Council (both officers and councillors), Kentish Town Police, Transport for London, Transition Kentish Town, local landowners (including the Director of Murphy's - the construction company that occupies the industrial area to the north of the railway) and more. On the evening of the third day the Prince's Foundation reported the results of the workshop to roughly 75 members of the public.

f) The Forum is engaging with the Helen Hamlyn Creative Citizens' Project. This aims to help local organizations to connect better with their communities.

**Caroline Hill and John Nicholson
 Chair and Secretary of Kentish Town Neighbourhood
 Forum
 17 October 2012**

NEIGHBOURHOOD PLANNING IN KENTISH TOWN

Notice of receipt of Applications for a Neighbourhood
 Forum and Neighbourhood Area

A Kentish Town community group has applied to Camden Council to be formally designated as a **neighbourhood forum** and set the boundary of their **neighbourhood area**, in accordance with the Neighbourhood Planning Regulations 2012.

The Council is consulting residents and other interested stakeholders on these applications.

How does this affect me?

If the applications are agreed by the Council, the Kentish Town Neighbourhood Forum can write a 'neighbourhood plan' for the area.

A **neighbourhood plan** is a statutory planning document setting out general planning policies for the development and use of land in a neighbourhood.

To view the applications and for further information on how to respond to this consultation, please go to:
www.camden.gov.uk/neighbourhoodplanning

Comments must be received by 20th December 2012






KENTISH TOWN NEIGHBOURHOOD PLANNING PROGRESS WORKSHOP and AGM

PROGRAMME OF EVENTS

Date: 31 January 2013 (08.45 – 21.00)
Venue: St. Luke's, Osney Crescent, NW5 2AT

STAKEHOLDER SESSION

ID	Time	Item	Led by
1	08.45	Arrival, coffee and tea	
2	09.00	Welcome and introduction by KTNF and the Prince's Foundation <ul style="list-style-type: none"> • Objectives and issues • Work to date • Programme for the day 	C Hill & PFBC
3	09.15	Presentation of key policies and proposals under five themes including feedback from workshop on 14 Dec 2012 and community engagement in Jan 2013	J Nicholson, C Hill & PFBC
4	09.45	Group workshop session 1 facilitated by the Prince's Foundation <ul style="list-style-type: none"> i. • Planning, development and housing 1 - Policies ii. • Planning, development and housing 2 - Proposals iii. • Planning, development and housing 3 - 	A Close B Savic J Anstead

ii.		Discussion with major landowners <ul style="list-style-type: none"> • Transport and traffic 1 – Policies • Transport and traffic 2 – Proposals 	J Dales A Koch (A Davis)
5	11.00	Break, coffee and tea	
6	11.15	Group workshop session 2 facilitated by the Prince's Foundation <ul style="list-style-type: none"> iii. • Employment, business and economy 1 – Policies, actions • Employment, business and economy 2 – Proposals for retail areas 	J Anstead J Dales
iv.		• Community, social and culture 1 – Policies	A Close
		• Community, social and culture 2 - Proposals	A Koch
v.		• Environment, green and public space 1 – Policies and proposals	B Savic (A Davis)
7	12.30	Feedback and Q&A	KTNF & PFBC
8	13:15	Close of stakeholder session	
9	13.30	Lunch	

AFTERNOON PUBLIC SESSION

ID	Time	Item	Led by
1	16:15	Arrival, coffee and tea	
2	16:30	Welcome	C Hill
3	16:35	Theme-based stalls arranged around the room each staffed with PFBC and KTNF team members	KTNF & PFBC
4	18:30	Close of public session	

EVENING PUBLIC SESSION

ID	Time	Item	Led by
1	18:45	Arrival, coffee and tea	
2	19.00	Kentish Town Neighbourhood Forum AGM	KTNF
3	19:30	Summary of results of the neighbourhood planning work to date	H Dittmar and B Savic, PFBC
4	19:50	Q&A	
5	20:15	Interactive session – responses to proposed policies and proposals for the Neighbourhood Plan	KTNF & PFBC
6	21.00	Close	

ACCEPTANCES BY STAKEHOLDERS 31 January 2013

Camden Strategic Planning

Jennifer Walsh

Camden Transport Team

Tim Long

Camden Place Plan & Investment Team

Sara Dilmamode

Camden Councillors

Cllr. Georgia Gould

Cllr. Meric Apak

Cllr. Phil Jones

Kentish Town Safer

Neighbourhoods Team

Sergeant Peter K. Ryan

Schools

François-Xavier Gabet (Collège

Français Bilingue de Londres)

Alun Rhydderch (Collège Français

Bilingue de Londres Trustee)

Religious establishments

The Greek Orthodox Cathedral of

St Andrew

KTNF Forum Advisors

Alice Brown

Christopher Cross

Richard Burton

Mireille Burton

Hilary Barnes

Alan Morris

Kentish Town Business

Carmen Bishop (Boma)

Ghassan Eid (Phoenicia)

Joel Czopor (The Grafton)

Jon Matthews (Assembly House)

Wendy Sinclair (Kentish Canteen)

Landowners

Paul Brosnahan, J Murphy

Landlords

Pieter Conradie (Fortess Road

landlord)

James Peasnell (Fortess Road

Agent)

Pieter Conradie (Fortess Road

landlord)

Landowners

Paul Brosnahan, Murphy Group

Transport for London

Steve Kearns TFL

London Overground

Sam Russell LOROL

Dartmouth Park NF

David Cronin (evening)

Community Centres and Youth

Clubs

Ibrahim Isse (evening) (Somali

Youth Centre)

Anne Neale (Crossroads

Women's Centre)

"Mayor of London – Put NW5

on the Cycle Hire map"

Tim Sowula

MAMA Forum (venue)

Liz Large (manager)

Darren Maddox (bars manager)

Camden New Journal

Dan Carrier

APPENDIX 11

AGREEMENT TO ENTER INTO A MEMORANDUM OF UNDERSTANDING

Background

Kentish Town Neighbourhood Forum ("KTNF") has submitted an application to LB Camden to establish itself as a neighbourhood forum. The proposed KTNF boundary received a significant number of objections from local residents and businesses and the decision on whether to approve this boundary has thus been referred to a Cabinet hearing, scheduled for April 10, 2013.

At the general meeting on 12 December, 2012 the North Camden Town Area voted unanimously to set up a Neighbourhood Forum ("NF") to be known as North Camden Town Neighbourhood Forum ("NCTNF"). The proposed NCTNF boundary overlaps the proposed KTNF boundary (the "Overlap Area"), and it is no longer possible to amend the KTNF boundary without additional public consultation and a new KTNF submission. Neither NF wants this to happen.

Purpose

The Memorandum of Understanding sets out the long-term commitment and process for the two NFs to work together on areas of mutual interest. This Agreement to Enter into a Memorandum of Understanding (the "Agreement") sets out the short-term issue of the Boundary Overlap as agreed at the Neighbourhood Planning meeting on 5 February, 2013 and set out in Brian O'Donnell's subsequent note of the meeting. In summary:

- KTNF will not object to NCTNF's proposed neighbourhood boundary, which includes the southern end of Kentish Town Road
- NCTNF will continue to involve KTNF in areas of mutual interest as set out in the Memorandum of Understanding attached to this Agreement
- KTNF and NCTNF will not canvass the people and businesses in the Overlap Area
- if there are no significant objections to NCTNF's application, then the Cabinet Member for Regeneration and Growth will make the decision as portfolio holder

The Chair of the proposed KTNF and the Secretary of the proposed NCTNF agree to the terms set out in this Agreement and have thus agreed to enter into the Memorandum of Understanding attached to this Agreement.

The Chair of KTNF on behalf of KTNF and the Secretary of NCTNF on behalf of NCTNF wish to enter into the Memorandum of Understanding prior to the formal approval by LB of Camden of KTNF and NCTNF.

Agreement

It is hereby agreed that the terms of the Memorandum of Understanding attached will become effective from the date of this Agreement.

Signed on behalf of KTNF:

(John Smith)
Secretary 27 March 2013

Signed on behalf of the NCTNF:

Date: 27 March 2013

* as this Agreement is being signed prior to the official formation of both KTNF and NCTNF, their use here denotes the recognised organising body both prior to and post official formation.

MEMORANDUM OF UNDERSTANDING
between
Kentish Town Neighbourhood Forum
and
North Camden Town Neighbourhood Forum

1. This Memorandum of Understanding is between Kentish Town Neighbourhood Forum ("KTNF") and North Camden Town Neighbourhood Forum ("NCTNF"). It is about how we will work together to ensure that any planning or licensing development that may take place on any part of our mutual boundaries meets the aims and ambitions set out in our respective Neighbourhood Plans.

2. Each body has its own distinctive aims and ambitions for its own Neighbourhood Plan Area. However, we both recognise the importance that any planning or licensing development on our mutual boundaries could have on both areas within KTNF and NCTNF, especially related to HS2 and to the businesses in Kentish Town Road. This Agreement signals our intent to work together to ensure that our respective aims and ambitions are met. We recognise the benefits of working together to achieve our common interest.

3. This Memorandum sets out:

- our respective roles and responsibilities;
- the outcomes we will achieve by working together;
- the working practices we will use to achieve them.

Our roles and responsibilities

4. Our roles are defined in statute and both KTNF and NCTNF are set up under the provisions of the Localism Act. The main purpose in that Act is to produce a Neighbourhood Plan to further the social, economic and environmental well-being of individuals and organisations in our respective Neighbourhood Plan Areas.

KTNF Plan – Main Themes

5. Below are the six main themes of KTNF's Neighbourhood Plan:

- i. Planning and Development
- ii. Housing
- iii. Community, Social and Culture
- iv. Environment, Green and public space
- v. Transport and Traffic

vi. Employment, Business and Economy

NCTNF Plan – Main Themes

6.

Community

- Identifying community and neighbourhood needs by consulting and communicating broadly with the North Camden Town community.
- Preparing sustainable planning policies for development within the context and character of each area of our neighbourhood.

Sites

- To press for the preservation of land or facilities used for public purposes and services, and to promote neighbourhood infrastructure that meets the needs of its inhabitants and improves the quality of urban life.
- Identifying vacant and underused sites that can be better utilised.
- To identify and protect North Camden Town's heritage assets whilst ensuring they remain adaptable to contemporary needs.

Streetscape

- To improve the local street environment, to respect green issues, sustainability and the preservation and improvement of green open spaces and playgrounds.

Economy

- To support shops and businesses within the Forum Area to flourish.
- To support appropriate organisations to maintain and generate greater employment in the Forum Area.

Collaborative programmes and working practices

7. These themes will be delivered by the working principles set out here:

We need clarity and distinctiveness of role and to establish who leads on what and how we will work with each other and other bodies. We will define our roles, establish accountabilities and agree ways of working.

We will periodically review and agree these areas, by considering each organisation's strategic priorities. As other high priority areas emerge over time, we will develop new collaborative programmes to address them.

We will liaise with other bodies and organisations where appropriate, that could be impacted by any development relating to HS2 and any area along our boundary lines where there might be a development of mutual interest.

We will liaise and consult with Kentish Town Road Action on all matters pertaining to Kentish Town Road, or a part of it, up to the railway bridge, south of Hawley Road.

8. We will, where applicable:

- build towards a shared evidence base by exchanging information and data;
- collaborate on research and development;
- encourage interaction at all levels, including developing strategies and advising others on delivery;
- pool our expertise and resources when working jointly to avoid duplication;
- share our positions in response to policy initiatives and consult each other at the earliest opportunity;
- communicate our collaborative work together to local government, partners and the public;
- consult each other and contribute to strategies and policies of mutual interest;
- establish mechanisms for collaboration at local level, including:

- An annual meeting of the Chair and officers of KTNF and NCTNF;
- A quarterly meeting of the Chair and officers of KTNF and NCTNF to exchange information and review progress;
- KTNF and NCTNF will be invited to all NF meetings relating to HS2 and Kentish Town Road together with other areas of mutual interest agreed at the annual meeting and from time-to-time as required

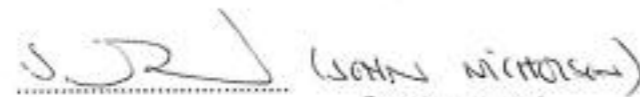
Liaison and review

9. The relationship between our organisations will evolve over time and we will keep this Memorandum under review.


Governance of this Memorandum

10. The Chair (or relevant officer) of KTNF and NCTNF will own and sign off this Memorandum. Chairs and relevant officers of KTNF and NCTNF will meet regularly to put this Memorandum into operation and monitor outcomes and the overall progress on this Memorandum as outlined in 8 above.

Signed by and on behalf of KTNF*


Date 26 Mar 2013. SECRETARY

Signed by and on behalf of NCTNF*


Date 26/3/2013

* as this Agreement is being signed prior to the official formation of both KTNF and NCTNF, their use here denotes the recognised organising body prior to and post official formation.

Decision details

Kentish Town Neighbourhood Forum and Area Application (CENV/2013/08)

- [Find out more about this issue](#)

Decision maker: Cabinet

Decision status: Recommendations Approved

Is Key decision?: Yes

Is subject to call in?: Yes

Decision:

RESOLVED –

- (i) THAT the designation of the Kentish Town Neighbourhood Area be agreed as per the application in Annex 1 and 2, pursuant to Section 61G of the Town and Country Planning Act 1990; and
- (ii) THAT the designation of the Kentish Town Neighbourhood Forum be agreed as per the application in Annex 1, pursuant to section 61F of the Town and Country Planning Act 1990.

REASONS

For the reasons set out in the report

Publication date: 11/04/2013

Date of decision: 10/04/2013

Decided at meeting: [10/04/2013 - Cabinet](#)

Effective from: 19/04/2013

Accompanying Documents:

- [Item 10 - Kentish Town neighbourhood forum and area application](#) PDF 175 KB
- [Item 10 - Annex 1 - Application](#) PDF 43 KB
- [Item 10 - Annex 2 - Proposed Area](#) PDF 2 MB
- [Item 10 - Annex 3 - Constitution](#) PDF 25 KB
- [Item 10 - Annex 4 - checklist](#) PDF 17 KB

POLICY/PROJECT THEME: WORKING & SHOPPING 25 sheets



ID	Policy/Project Intention	Like	Don't like	Comments
1	MIXED USE DEVELOPMENT IN REGIS ROAD SITE. IMPROVE ACCESSIBILITY	19	1	<ol style="list-style-type: none"> As long as employment level stays the same or goes up. Yes, needs improvement. But we need the recycling / tip centre, don't want to lose that. Emphasis on improved accessibility CFBL school (Holmes Road) would be interested in developing a mixed use – community sports/leisure facility in this zone. Especially through Holmes Road Accessibility very important – should be immediate priority See comments on 'Getting Around' section of possible intractable difficulties of opening up Arctic Street – Regis Road link. There have been many failed attempts Especially public open space & footpath cycle path along railway and through Murphy land to Hampstead Heath. Open broked up through way Go as fast as you can on this If limited. In particular the view of the Heath from Leighton Rd/Kenish Town Rd/Forless should not be obstructed. Over development would deprive us of a sense of space/not crowded in. Like the fact RR is industrial. Inner city industrial area is lacking in London. Agree to the through path It would be fantastic if there was pedestrian/bike access Arctic St through to gillies St. [sic] again. I used to really appreciate it safely wise. Holmes Rd and KT Rd a nightmare. This is all sensible, valuable thinking. Preserving these spaces is essential for the preservation of KT's local character The French school is looking for a sports centre that could equally be of use to the community and double up as a multi-purpose function room/theatre in the evening. The Regis Road development site strikes as being the ideal opportunity for this kind of joint venture (CFBL School) We would like a Sport & Leisure Centre and it would be brilliant in this zone around Regis Road. It would be useful to have a footpath from Holmes Road to Regis Road
2	MIXED USE DEVELOPMENT IN MURPHY ROAD SITE. IMPROVE ACCESSIBILITY	16		<ol style="list-style-type: none"> Emphasis on improved accessibility CFBL school (Holmes Road) would be interested in developing a mixed use – community sports/leisure facility in this zone Especially public open space & footpath cycle path along railway and through Murphy land to Hampstead Heath. open buried (?) up through way

POLICY/PROJECT THEME: WORKING & SHOPPING 25 sheets



ID	Policy/Project Intention	Like	Don't like	Comments
3	RETAIN OFFICES IN USE ABOVE SHOPS – PROTECTION OF EMPLOYMENT USES.	17		<ol style="list-style-type: none"> Go as fast as you can on this If limited. In particular the view of the Heath from Leighton Rd/Kenish Town Rd/Forless should not be obstructed. Over development would deprive us of a sense of space/not crowded This is all sensible, valuable thinking. Preserving these spaces is essential for the preservation of KT's local character May depend on J2 (if currently being pursued?) This is all sensible, valuable thinking. Preserving these spaces is essential for the preservation of KT's local character It is important for local community to keep small businesses in the area.
4	SITE POLICY for ex-laundrette, 99 Leighton Road. Council owned property a. This property is vacant and should stay in community use. b. Suggested use – community meeting room	15 ? x 1		<ol style="list-style-type: none"> Studio/workshop at affordable rent! Maybe move Law Centre into this building as they are in a very big one unnecessarily Staff from the Law Centre could be moved into 99 Leighton Road Or as studio space This is all sensible, valuable thinking. Preserving these spaces is essential for the preservation of KT's local character
5	SITE POLICY for Camden Community Law Centre, 2 Prince of Wales Road. Council owned property a. This property is in use at the moment but may soon be vacant. b. Suggested use – leisure / entertainment. Add residential/office use to make financially viable.	14 ? x 2		<ol style="list-style-type: none"> A cinema if it is not going to be proposed in former Pizza Express building It would be nice to have a cinema or theatre on Prince of Wales (ex Law Centre) Other advice services could be housed here Move to smaller unit Cinema is a great idea Staff could be moved into 99 Leighton Road and the building could be redeveloped This is all sensible, valuable thinking. Preserving these spaces is essential for the preservation of KT's local character



POLICY/PROJECT THEME: WORKING & SHOPPING 25 sheets

ID	Policy/Project Intention	Like	Don't like	Comments
6	<p>SITE POLICY for the ex-Community Health Council, 197 Kentish Town Road</p> <p>a. This property is vacant. Who owns it? b. Suggested use?</p>	16	7 x 2	<ol style="list-style-type: none"> Needs to be retail – not council use – plenty of room off the main street for this sort of thing This is all sensible, valuable thinking. Preserving these spaces is essential for the preservation of KT's local character Should be retail Shops – KT high street needs more boutiques/clothes shops rather than mini-markets As fast as possible Links to 6? (Law Centre)
7	<p>SITE SPECIFIC</p> <p>INCREASE PROTECTION OF SHOPS BY DESIGNATING FORTRESS ROAD AND BRECKNOCK ROAD AS SECONDARY SHOPPING AREAS</p>	22		<ol style="list-style-type: none"> Agree strongly We need more support as small businesses vs big chains and hopefully these measures will help achieve this This is all sensible, valuable thinking. Preserving these spaces is essential for the preservation of KT's local character As long as no implication on rent for shops already there Get rid of one way system But how to encourage shop owners to move there? Strongly agree. Fortress Road is on the cusp of providing strong and interesting local shopping with independent stores. This mix should be maintained and encouraged; it is a community local point; shopkeepers know each other Provided FoFR [sic] research backs this up
8	<p>TIGHTER CONTROLS ON CHANGE OF USE TO NON-RETAIL USE IN SECONDARY SHOPPING AREAS</p>	19	2	<ol style="list-style-type: none"> Agree We need more support as small businesses vs big chains and hopefully these measures will help achieve this This is all sensible, valuable thinking. Preserving these spaces is essential for the preservation of KT's local character Not sure as younger person who rents in KT it'd like to see more housing available to buy at reasonable price More shops needed and market not regulated at Kentish Town-by canopy Very much agree



POLICY/PROJECT THEME: WORKING & SHOPPING 25 sheets

ID	Policy/Project Intention	Like	Don't like	Comments
8	<p>RESTRICT CONCENTRATION OF NON RETAIL USES IN SECONDARY SHOPPING FRONTAGES (e.g. no more than 2 consecutive betting shops)</p>	23	1	<ol style="list-style-type: none"> Agree strongly This is all sensible, valuable thinking. Preserving these spaces is essential for the preservation of KT's local character No more betting shops AT ALL. No more fast food joints. Sure Public health England would agree. NO more betting shops Not sure – rather than boarded up/out of use If there is a demand for netting shop allow them as money shop. No control of type of shop.
10	<p>SITE SPECIFIC</p> <p>PRESERVE RETAIL USAGE FOR LOCAL CORNER SHOPS AND CONVENIENCE STORES</p>	24		<ol style="list-style-type: none"> Yes please retain local/corner shops This is all sensible, valuable thinking. Preserving these spaces is essential for the preservation of KT's local character Keep Kentish Town as independent as possible Important role in local community Especially Leventon Stores, very high quality food

POLICY/PROJECT THEME: PLANNING & DESIGN 22 sheets

ID	Policy/Project Intention	Like	Don't like	Comments
11	LONG-TERM PROPOSAL FOR HOUSING AND DECKING OVER PARTS OF RAILWAY LAND FROM KENTISH TOWN STATION TO CAMDEN ROAD	16	2	<ol style="list-style-type: none"> 1. Seems like a good idea for more social housing 2. Great idea though likely to be expensive and take time 3. Unclear – would like to see more detailed proposals 4. Impractical expensive engineering project 5. Massive, impractical and expensive 6. But keep as car-free – need more pedestrian and safe cycling routes and green space 7. Fantastic idea! 8. Yes 9. This is great but how realistic?
12	KENTISH TOWN SQUARE AND PUBLIC REALM AND PEDESTRIAN IMPROVEMENTS TO THE HIGH STREET	14 7 KT	4	<ol style="list-style-type: none"> 1. Appears to make the junction even smaller for road traffic. Traffic already extremely congested and consequently pollution extremely bad in Kentish Town Road 2. Busy pedestrian high street. Could also be better for cyclists 3. Great idea as this space needs improving in order to bring life into KT High Street. Concerned that current plan will not resolve congestion. Would be good to increase/reclaim more land over railway tracks in order to have more pedestrian space but not to the detriment of traffic. Also congestion of KT High Street could be greatly improved if a one-way traffic was implemented in conjunction with Brecknock/Torrano area. That way one could also envisage a cycle lane on KT High Street 4. Like to keep current flexibility of use 5. In view of public service traffic (Fire Brigade, Ambulances, Police, 4 bus routes) this is impractical. It will merely serve to cause more delays/pollution in Kentish Town Road 6. Impossible and impractical. KT Road is a major artery 7. Yes but – and CYCLING improvements to the High Street 8. Desperately need something to be done here for safety – cycling also needs to be prioritised 9. Would love to see this – high street and side streets often very dirty/filthy 10. Probably 11. Number 1 priority for KT 12. Need to consider how bad the traffic already is. Maybe develop corner of Regis. This area is a mess

POLICY/PROJECT THEME: PLANNING & DESIGN 22 sheets

ID	Policy/Project Intention	Like	Don't like	Comments
Project A	KENTISH TOWN SQUARE FUNDING PRIORITY PROJECT: KTNF will actively promote the creation of a new Kentish Town Square by working with Network Rail, TfL, LB Camden, seek to funding opportunities, run design competitions etc	8	3	<ol style="list-style-type: none"> 1. Any North South Street eg. Lucy Margaret as green park! 2. Who funds it?
13	SITE POLICY FOR FRIDESWIDE PLACE AND WOLSEY MEWS	7 7	2	<ol style="list-style-type: none"> 1. Could have a detrimental effect on existing shops in KT Rd which already has several vacant shops 2. Plenty of working occupation already. How does such a policy sit with A3 restaurants and cafes? 3. NOT WORK LIVE at ground level (it could become a 'front' for residential use at ground level) 4. Who makes this policy?
14	POLICY ON BUILDINGS OF ARCHITECTURAL MERIT AND DESIGN REQUIREMENTS FOR DEVELOPMENT	14		<ol style="list-style-type: none"> 1. But isn't this already being done by Camden Council and local Neighbourhood associations? 2. Agree strongly. Important to keep new developments in scale with existing neighbourhood 3. Save anything worthy
15	DESIGN PRINCIPLES FOR NEW DEVELOPMENT	12		<ol style="list-style-type: none"> 1. Consideration required during planning stage to ensure quality standards are maintained through construction 2. Some degree of uniformity for the area



POLICY/PROJECT THEME: PLANNING & DESIGN 22 sheets

ID	Policy/Project Intention	Like	Don't like	Comments
16	<p>DESIGN PRINCIPLES FOR THE INDUSTRIAL AREAS (REGIS ROAD AND THE MURPHY'S SITE)</p> <p>16.3 the long term aspiration of the KTNF is for a comprehensive redevelopment of the sites with the following objectives:</p> <ul style="list-style-type: none"> a) the new development should form an integrated part of the townscape, fully permeable and linked in to the existing surrounding areas with streets adopted by the London Borough of Camden; b) a co-ordinated redevelopment of the Regis Road and Murphy's site would be welcomed, in particular if that included the bridging or rafting over of the railway line that divides them; c) any redevelopment should preserve the same amount of industrial floorspace as today, but in principle the redevelopment should be mixed use with industrial, office, residential and other uses to form a sustainable new part of Kentish Town. It will be important for conditions to be attached to allow light industrial use to continue once new residential accommodation is occupied; d) any application for redevelopment should be accompanied by proposals for educational and other social facilities in line with Camden's Borough wide policies; e) the height of any redevelopment should not exceed that of the surrounding area. The height of the police station house in Holmes Road will not be taken as a precedent in terms of height; f) the design of any new development should be of the highest quality and should be reviewed by a distinguished design panel, such as that run by the Commission on Architecture and the Built Environment. Representatives of the KTNF should be 	10	3	<ol style="list-style-type: none"> 1. Leave Regis as industrial 2. Some uniformity. Not more shedal 3. Pedestrian and cyclist route should be provided from KT Tube Station to health thru Murphy's site. 4. Not clear enough or detailed enough description for me to judge! Is green space included? It should be – a green corridor. And 16.3b) is not firm enough – bridging or rafting over the railway line should be a positive policy, not just 'welcomed'. 5. I don't understand this wish to redevelop Regis Road. Doesn't it already provide jobs? 6. Safe bike/pedestrian route to Arctic St 7. Green space? 8. Master plan should be prepared 9. These proposals are very well thought out with details remaining to be filled in. It is hard to be specific about what exactly I support. But the principles are sound. Well done. 10. Would be a good place for more SOCIAL rented housing. There also was a public footpath from Woodyard Close to Regis Rd which has been blocked off by Murphy's!



POLICY/PROJECT THEME: PLANNING & DESIGN 22 sheets

ID	Policy/Project Intention	Like	Don't like	Comments
17	<p>Included to any such design review;</p> <ul style="list-style-type: none"> g) an element of planning gain from any redevelopment of these sites should contribute towards environmental improvement projects on Kentish Town Road and in particular proposals for Kentish Town Square <p>DESIGN PRINCIPLES FOR EXTENSIONS AND MODIFICATIONS IN RESIDENTIAL AREAS</p> <p>17.1 applications will be welcomed where:</p> <ul style="list-style-type: none"> a) they respect the overall character and appearance of the area and take in to account the existing amenity of neighbouring properties; b) there will be no unacceptable impacts on the character or appearance of the area or the amenity of neighbours; c) they are of high architectural quality; d) they have the support of immediate neighbours. <p>17.2 modern design will be acceptable in principle.</p>	11		<ol style="list-style-type: none"> 1. The street art rollers are fantastic. No more kebab or betting shops. 2. Agree strongly with 17.1. 17.2 - fine but needs to be sensitive to neighbourhood - Sustainable design should be encouraged 3. Isn't this already the case? 4. Focused on high quality rather than prescriptive approach 5. These proposals are very well thought out with details remaining to be filled in. It is hard to be specific about what exactly I support. But the principles are sound. Well done.
18	<p>DESIGN PRINCIPLES FOR SHOPPING STREETS:</p> <p>Applications for advertisement consent and other applications will be welcomed where:</p> <ul style="list-style-type: none"> a) estate agents boards will always be removed after a maximum period of 14 days after a sale is completed; b) estate agents boards will be removed after a maximum period of 8 weeks even if no sale is completed; c) shop front advertisements are at fascia level; d) shop front advertisements are externally or non-illuminated; e) shop windows are not be obscured by advertisements or other obstructions applied to 	15	1	<ol style="list-style-type: none"> 1. Don't go halogen ic lights 2. KT Road needs more visually appealing facades. No tacky signage. Restriction should only apply to design without "bill putting" and alienating certain types of shops. KT still needs to retain its diversity. Risk = attract only post shops! 3. Could they go further to be more visionary for the street? A quaint colour scheme or style of shop frontage? Tidying up street furniture – redundant posts/signs to make it smarter would help. 4. Improve shop fascias, frontages 5. Dit but (b) may not be great for shop security 6. We are really getting to sound like "Big Brother" now 7. Safe bike route 8. Focused on high quality rather than prescriptive approach.



POLICY/PROJECT THEME: PLANNING & DESIGN 22 sheets

ID	Policy/Project Intention	Like	Don't like	Comments
19	DESIGN PRINCIPLES FOR INFILL DEVELOPMENT the glass of the shopfront f) security blinds are integrated in to the shop front and are designed to allow views in to the shop front at night.	11		9. These proposals are very well thought out with details remaining to be filled in. It is hard to be specific about what exactly I support. But the principles are sound. Well done. 10. I don't know if this is the right section for this, but I think the ambience of K. Town Rd needs radical improvement, just to be pleasant. 1. Be realistic. Don't fill too much. MAKE IT AFFORDABLE. Priority for those who rent in NW5. 2. Yes, provided infill does not result in something too dense, eg. changing a "suburban" ambience to an "urban" one. We need our gardens and trees. 3. Not entirely in agreement - need to be very careful not to make every inch built on. Tendency of developers to grab at all spots. 4. Focused on high quality rather than prescriptive approach. 5. These proposals are very well thought out with details remaining to be filled in. It is hard to be specific about what exactly I support. But the principles are sound. Well done.
20	DESIGN PRINCIPLES FOR MODERN DESIGN	12 1 x ?		1. Not too high 2. Should have some respect for the area and Victorian development 3. Focused on high quality rather than prescriptive approach 4. These proposals are very well thought out with details remaining to be filled in. It is hard to be specific about what exactly I support. But the principles are sound. Well done.

DRAFT HOUSING POLICIES FEEDBACK 07.12.13

DRAFT HOUSING POLICY 21

Site policy for future development of the Veolia site, HolmesRoad / Spring Place

Like: 24 Don't like: 0

Comments

- Social housing and facilities like nursery, health centre
- Should definitely be used for housing BUT does this area include the Council depot as well?
- Affordable housing
- Keep as much affordable and social as possible
- Yes to key worker housing or affordable rental but not to include sale outside area.
- Good idea for social housing
- Mixture of housing / affordable workshop space. Live / work?
- Vital
- If it became available for housing CFBL might be interested in a sport/multifunction facility in basement.
- So long as it is keeping with the area – not flimsy
- If site was available OK. But it's vitally useful to have a recycling centre here, we need it

DRAFT HOUSING POLICY 22

Site policy for future development at Frideswide Place / Kentish Town Library

Like: 20 Don't like: 0

Comments

- Social housing or workshops
- As much affordable and social housing as possible
- Potential for mixed use with GL business/commercial and housing above. Consider live-work and creative indy start ups.
- Vital
- Library is a vital resource. Where would it go?

DRAFT HOUSING POLICY 23

Site policy for future development of York Mews / Section House / Police Station land

Like: 21 Don't like: 1

Comments

- Social housing
- Affordable housing
- As much affordable and social housing as possible
- Potential for major re-development here. High density. Need to be accompanied by suitable urban-design and public realm.
- No need to demolish building. Keep and re-use for mixture of housing and workshop space.
- Vital
- This is outrageous that it's empty. So many homeless people who need homes. V shocked.
- Need more info

DRAFT HOUSING POLICY 24

Site policy for future development of the Fire Station, Highgate Road

Like: 17 Don't like: 4

Comments

- Social housing on top but good sound insulation
- If this is proceeded with the whole triangle including the hire company and 2/3 shops must be taken as one site even if compulsory purchase required.
- Already development at Piano yard
- Pocket park and keep it
- This is strange
- Keep Fire Station in any development
- Area already getting v dense eg piano development and Greenwood Place. Do not want high rise and dense. Need some green space.
- Keep low rise. Provide workshop and studio space
- Vital
- Must keep Fire Station
- So long as Fire Station stays – there is space for some development.
- OK to develop some, but keep some space for firemen to exercise outdoors

DRAFT HOUSING POLICIES

general / overall / other comments

- Prefer social housing, the need is immense in Camden
- Generally, do we simply support all of Camden's policies regarding proportion of private/social housing?
- Gottfried Mews already earmarked for development
- We need current planning zones B1 etc
- We need future employment land before ? uses equitably
- We need future housing numbers needs before ? uses
- We need to retain some employment and services in the area. Too much housing development without an expansion of services would overload the area.
- Need more affordable housing as average 1 bed flat on KT is £308k. Affordable housing shouldn't be the same as social nor should they always be together. •Don't want to over build though no high rises.
- Re-develop or knock down and rebuild in sympathetic style to Victorian buildings in the area. •Use for private accommodation not office space apply to all these buildings. No more social housing or student accommodation.
- All these things are vital!
- General comment on all these areas. Let's not lose the character that makes it a pleasant place to live. KT cannot afford to infill every spare space with housing especially high rise because it is fairly open and spacious with large green areas such as Hampstead Heath and Highgate Woods adjacent. The last thing we would want to do is make the density too 'inner city' and lose the character that makes it open, tree-lined and spacious in feeling. Eg building above the fire station would not fit the general low-rise nature of the main road up to the Heath.

DRAFT GETTING AROUND POLICIES FEEDBACK 07.12.13

GETTING AROUND POLICY 29

Ensure any development in the Kentish Town Industry Area (Regis Road) is conditional on improving the environment of the area. In particular re-instating east-west and north-south access for pedestrians and cyclists into and through the area.

Like: 35 Don't Like: 1

Comments

- Yes yes yes yes yes!
- There was a public footpath from the Woodyard Close estate to Regis Road which has been (several years ago) blocked by Murphys
- With 2 schools in Holmes Road and 1 police station it is important to improve east-west routes for bikes and pedestrians
- I agree with all of this
- Regis Rd is already orderly and well laid out. Access as suggested is good
- Cycle link Regis Road – Holmes Road cutting out KT High St
- But a long longstanding issue re access from Spring Place / Arctic St. Is the power of private ownership so intractable?
- There are policies relating to Regis Rd in several parts of the plan (eg design). It might be an idea to combine them.
- As a pedestrian the postal depot & recycling schemes are a long way to walk! If there is a shorter route in I'd fully support it
- Blue cycle route from Highgate to Central London
- Including cycle paths for safe cycling (also for kids) would be great
- Camden Cycling Campaign are v interested
- Not everyone can cycle – 1. age 2. infirmity 3.luggage, not a lot of thought by cyclists for those who don't.
- Gated link between Spring Place and Regis Road Estate should be reopened

GETTING AROUND POLICY 30

Any new development to consider incorporating stations for bicycle hire

Like: 22 Don't Like: 5

Comments

- Should not 'crowd out' public space
- ? Encourage residents to hire their own bikes & include bike stores with their homes
- Station canopy area?
- And more ordinary bike stands would be good
- Too many bikes! This is London not Amsterdam

GETTING AROUND POLICY 31

Accessibility of transport hubs at KT West & KT stations. Any development plans at these 2 venues should directly address the issue of creating step-free access.

Like:30 Don't Like: 0

Comments

- Steps at KT station are really steep and need resurfacing

- Also make new exit from KT station rail into Leighton Rd and plus get Midland Mainline to stop and allow passengers at KT Rd access
- Very important. Mothers and pushchairs and the ageing population cannot access Overground at W K/Town or First Capital Connect at KT due to staircase access only.
- Lifts needed at KT First Capital Connect station
- Lift from KT station to railway lines urgently needed.
- Must be inclusive
- Lifts for Capital First are overdue and there is plenty of space

GETTING AROUND POLICY 32

Ensure the footbridge over the railway line at Ingestre Rd/Churchill Rd is maintained /improved as an important pedestrian link in conjunction with any development in the vicinity around Ingestre Estate or Little Green St/College Lane.

Like: 30 Don't Like: 0

Comments

- The bridge is a nightmare for families with children in pushchairs, age and it is a very dark and scary space. Yet as a shortcut to tube stations it is invaluable. Some redevelopment will be very welcome.
- Potential for ramped access for bicycles and prams etc
- Lighting should be improved too
- Should be improved anyway threatening to walk
- Could include a bike ramp
- Camden Cycling Campaign v interested
- Would be good to include facility to transport bicycles over the footbridge more easily
- The footbridge is in a bad state and poorly lit at night. Any development of Ingestre Road is welcome (I am a resident) but the Conservation Volunteers were not supported by locals, nor endeavours to grow vegetables on the estate.
- Definitely needs to be better lit.

GETTING AROUND POLICY 33

Introduce significant traffic calming measures or introduce revised routing to known 'rat-runs' at Angler's Lane and Sandall Road.

Like: 23 Don't Like: 4

Comments

- Camden Cycling Campaign are very interested in this
- Get rid of one way systems in Leighton Rd etc and no entry to roads leading off KT Rd
- Contra flow bike lane Angler's Lane
- Angler's Lane has already traffic calming measure but yes (like) Sandall Road
- Will require Police/Camden co-operation re enforcement
- So long as the solution doesn't become another road's problem
- There are too many speed bumps around already Anglers Lane no Sandall Road yes

DRAFT GREEN & OPEN SPACES POLICIES / PROJECTS FEEDBACK 07.12.13

POLICY AND PROJECT THEME: Green and Open Spaces

ID	Policy /Project Intention	Likes	Dislikes	Comments
34	Protect the four public open spaces within the KTNF area from encroachment by neighbouring development.	26	0	Montpellier Gardens could do with (illegible) ramping Falkland Place needs regular attention to discourage use as a toilet, drug den, gathering point for foul mouthed aggressive teenagers. This is very important. Development is a huge threat to our green spaces. We must not allow them to be lost or reduced. One person made 6 "like" checkmarks; another made 2
35	Protect, enhance and develop biodiverse habitats.	25	0	Could the council be persuaded to be less brutal when pruning trees eg in Lady Margaret Road? Stop the council cutting down trees in residential streets because of insurance companies and not replacing these. One person made 2 "like" checkmarks
36	Develop network of green pockets within the KTNF area.	26	0	Although how are they funded Including gardens developed by residents in Raglan Street and homes (vs?) promote planting under street trees.
38	Promote public-private collaboration to provide new initiatives which help make Kentish Town more sustainable	24	0	Ban plastic bags? Local reward scheme? Have you spoken to Transition Kentish Town? Make it an essential part of planning processes. Adopt-a-tree in a planter on Kentish Town Rd eg silaver birch/lemon/strawberry/anything then children on the way to school and shoppers could water them. ?

POLICY AND PROJECT THEME: Green and Open Spaces

ID	Policy /Project Intention	Likes	Dislikes	Comments
B	Kentish Town Road Green Gateways.	24	0	The whole of KT Rd needs improving just to be more salubrious, less scruffy. Full of character still but more pleasant! Great to have more trees in ILTHR Footpath to Heath via RR track and Murphy
C	Promote better use of open green space to benefit more people.	24	0	How about covering over the main (illegible) in the Gaisford Road area and turning it into a park Ensure maintenance. TAs + res. Assns. Involved? Some estates have large areas of mown grass. Why not use some/most of the spaces as allotments for residents and wild flowers etc for bees and other insects for birds. Plant more trees on roadsides, encourage planting under trees. Stop the council coming up with proposals to build a green spaces eg Willington Estate and now selling off the garages for four storey blocks of flats Transition wants people to plant hops to make Kentish Town Brew
D	Enhance Kelly Street / Prince of Wales junction.	11	0	
E	Review layout and planning of existing public open spaces.	13	0	
F	Maintain Highgate Road green frontage.	13	0	Would like to see more green space in that area Very important. Tally Ho new building has already made this area more urban. Wrong development of fire station or

DRAFT COMMUNITY, SOCIAL & CULTURE POLICIES / PROJECTS
FEEDBACK 07.12.13

POLICY AND PROJECT THEME: Community, Social, Culture

ID	Policy /Project Intention	Likes	Dislikes	Comments
38	Statement of Community Involvement. Applications for major development or proposals are required to be accompanied by a Statement of Community Involvement	25	0	Good ideal Important that developers don't just hijack an area at sole profit considerations. They should be held to consider existing community as well as adding green spaces or other type of space where one can congregate and have less anonymous neighbourhood. Kentish Town is a very special area and should be preserved from development Build a database of organisations able to be constructively involved What about preserving community assets such as pubs and prevent them from being transferred to housing stock? Good! All essential in generating and sustaining community Very necessary—(illegible) or "lip service"
39	Retaining public access Developments will be favoured that retain public access	27	0	Yes Very important! Essential to promote inclusive communities and resist ghettoization. All essential in generating and sustaining community

POLICY AND PROJECT THEME: Community, Social, Culture

ID	Policy /Project Intention	Likes	Dislikes	Comments
40	Protect small scale workshops, light industrial premises and local independent enterprise	28	0	Yes Local businesses mean less travelling to work. Refuse planning permission to convert industrial units to residential Yes! All affordable rents! Badly need to retrain mixed planning use, not overdevelopment of private residential. Demolition of small scale workshops in order for developers to raise rents and make money is anti-social and discourages individual enterprise. All essential in generating and sustaining community
41 and project G	Provide facilities for community use for recreation and meeting facilities at affordable rates	26	0	Yes Community facilities are vital to the well being of the community Very important All essential in generating and sustaining community
42 and project H	Retain and identify existing areas providing informal social space.	25	0	Not quite clear what you mean. I support keeping these areas interactive. Yes. Important for well-being And expand. v. nice All essential in generating and sustaining community

POLICY AND PROJECT THEME: Community, Social, Culture

ID	Policy /Project Intention	Likes	Dislikes	Comments
Project I	Reinstate public toilets	26	0	Toilet (illegible) such as seen in Paris that are self cleaning As the residents get older they have a greater need of public toilets! Or have them developed in to bar/café/gallery. Not sure Yes please the "closed" toilet is a bit of a wasted facility Yes please Or replace with more appropriate facilities such as pop up facilities. Should be reinstated. I miss them. The side streets off Kentish Town Rd are used as public toilets (eg against walls) need (illegible) One respondent wrote two check marks

Respondents: 30

Other Comments:

(respondent only left his email address, maybe to add to our mailing list?) Paul Wat:
I like the approach of all these points! Strongly agree
All these proposals are essential to preserve the unique local character of Kentish Town from anonymising development by well-funded corporate interests.
We need a cinema!! Keep recycling centre.
Should we have a policy to preserve the Regis Rd recycling facility?
In fact there should be a section in the plan on encouraging Camden to have CIL policies and setting out our proposed use of CIL. We should link these policies to planning gain/community levy funds. Don't forget a proportion of any CIL raised comes to NP area.
This theme should be much stronger. Might include: community ownership of assets of community value; new and enhanced community facilities; development of 'hubs' to host activities including sports, leisure, educational, and faith activities; improve links with voluntary and community sector outside the area.
You need a separate 'employment' theme to address a support existing and new businesses, etc

KTNF Neighbourhood Plan public meeting Q&A discussion notes
07.12.2013

HH 'Spot' Notes, Q & A Session, KTNF Public Meeting, 7th December 2013

(Note; These are not minutes, only HH personal notes taken on the spot.)

Q. How long KTNF?

A. Forum approved 6 months ago, but working for 18 months. Can now draft policies. Neighbourhood plan has statutory powers.

Q. What is Process?

A. Forum can now produce a plan. Draft to go to Council for comment and approval . Must go to independent examiner – 6 weeks. Then Referendum. Caroline explains history of public meetings and street engagements.

Q. Who writes plan?

A. Separate groups worked on the six main topics – now after today's comments these all brought together.

Q. Will affordable housing cause job loss at Regis Rd.?

A. Don't want job loss – can put mixed housing above employment use.

Q. Policy wishes rather than definite plan?

A. Plan has life of 15 years, can be amended after 5 years. Can see policies as 'What if'? – meaning what if sites become available for redevelopment, then this is what the community wants to see in new development.

Q. Status of plans?

A. At least 15 to go through referendum. Complicated locally as Camden still in process of revising their Plan, and KT Neighbourhood Plan must comply with Camden's and The National Planning Policy Framework. Camden set down requirement for 50% affordable housing for any large residential scheme.

Q. Can small infill sites be put on a map?

A. Yes.

Q. Working / Shopping group lacks locations for more future employment?

A. Limited opportunity, except for Murphy & Regis Rd. sites. KT has both large and small employers – want to retain this mix. Also want mixed development

unlike ex Jewish Free School site which only has housing. (Actually it includes sports/ leisure). National policy for change of use from office to residential mentioned.

Q. What about more schools and GP services?

A. Council wide policies cover this.

Q. Can South Kentish Town Tube Station be reopened?

A. TfL say too expensive, but new development suggests this would be worth fighting for.

Q. Can plan be more pro-active on traffic and transport?

A. Role of plan is primarily used for assessing response to planning applications.

Q. How are policies paid for?

A. CIL money. Forum will be consulted on priority for spending 25% of money received after planning consent granted for new development. eg. This could pay for pedestrian improvements. Also potential cash from Community Assets.

Q. What about Public toilets in High Street and cycle ways?

A. Conversations on going with Camden re: funding

Q. Can forum make representations higher than the local Council on matters such as air and noise pollution.

A. The process is as described before.

Q Any contact with neighbouring forums, eg Dartmouth Park.

A. Yes with all. Memoranda of Understanding signed.

Q. Are Plans actual or aspirational?

A. Planning system works on basis of approving applications that are submitted.

Q. How does Plan respond to change?

A. Plan lasts for 15 years, but Forum can renew it. However Forum survives for 5 years then must reapply to council for consent to continue. Neighbourhood Councils can be democratically elected by local communities; powers are within the Localism Act.

Ends.

APPENDIX 14
Online comments on Kentish Town Online Neighbourhood Plan

(N.B. Spelling, grammar etc. not altered.)

FIVE SEPARATE ROOMS

1: IDEAS FOR SITE SPECIFIC PROJECTS FOR KENTISH TOWN

Slide 1: Ideas for site specific projects

Do you use these places?

Do you have ideas of how they could be improved? Click on the map to find out more about each one and leave your feedback.

3 comments

Nell Godwin
perhaps and independent cinema or theatre

Nell Godwin
we need more affordable housing because people will be forced to move away

lola kenworthy (Eleanor Palmer Primary)
i think that maybe working on one project at a time would be easier as you would be fixated on that one building.

Slide 2: Frideswide Place

Frideswide Place is behind Kentish Town station, just off Islip St. It is owned by the council and one day will be developed. What would you like to see here?

Which other Mews would you prefer Frideswide Place to look like?

What scale do you think the development should be? 2 storeys? 3 storeys? 5 storeys?

8 comments

Maria Iturri
I think there should be access to the station from here. I would have trees, vertical planting, roof gardens with a mixture of shops and cafes

Nell Godwin
very run down we need to spruce it up

Daniel Gould
3 storeys with a mixture of housing, private units helping to pay for affordable ones.

Liz S
2 storeys with high ceilings and plenty of space with roof terraces for better quality of life

Gregory Munson
This should be developed as high density private housing according to the NPPF because the country needs housing. Let inventive architects innovate.

Harriet Atkinson
Housing which fronts on to that street, to make it feel safer (especially at night) would be good. However, it should be modest in scale so it doesn't encroach on Kentish Town School play spaces

Robert Goldsmith
given the fabulous transport links of kentish town I think density in development should be allowed whenever reasonable - such as her. So 3 storeys. with at least one affordable housing.

Anneke Elwes
Ideally 2 storeys to keep them mews-style. Some well designed social housing would be good and maybe also a few independent shops to run parallel with the high street

Slide 3: Kentish Town Square

What would you like to see in Kentish Town Square?

11 comments

Roly W
It would be better to have the

pedestrian traffic go through the middle and keep them away from the road, apart from the crossings of course.

Perhaps a fence along the side of the road with space for small pop up stalls along it. I'd also like to see the units be appointed to businesses on some kind of rotation or voting system where they get a 6 month lease but we can choose who they are.

Robert Goldsmith
Sadly this is such a busy intersection I cant see this working unless the cars are put in a tunnel or the whole square as some raised area. Better to floor over...

Roly W
I agree with this.

Lucy Foster (Eleanor Palmer Primary)
It would look nice to have more greenery as well as cafe's under the shelter

Anneke Elwes
more stalls and greenery

Maria Iturri
I love the idea of the square, it can be done, KT needs space without traffic. Traffic is awful, here, dangerous and so frustrating for anyone living here, it needs to be tackled.

Daniel Gould
It's a busy and necessary intersection that can be tweaked but made into a Square? That's just not realistic.

Liz S
Encourage the traffic to go down Archway Road instead?

Liz S
It would make a good focal point for the area. Need to regulate traffic for it to work

Gregory Munson
Any "square" should be beside rather

than at the road intersection which is an important route into and out of London. So by all means deck over the platforms but do not impair road traffic. This goes for other such sites around London.

Harriet Atkinson

This is a great idea but because it is a really crucial traffic junction in four directions I can't see how there could be a much greater level of pedestrianisation without the traffic flow being impaired and enormous tail-backs happening up and down those routes. Would be great to see more regular stalls under the market place in addition to The Last Bean and Natasha's flowers

Slide 4: Shops on Fortress Road and west Brecknock Road

Do you use the shops on Fortress Road and west side of Brecknock Road? There is a risk that they could become non-retail, e.g., betting shops or estate agents.

Do you think that the shops in Fortress Road and the west side of Brecknock Road need help? And if so, how?

6 comments

sam turpin (Eleanor Palmer Primary) the shops on fortress road were pretty feeble but now the standards are really going up we have a good quality ice cream place that is very popular (ruby violet) . also we have a nice butchers and fish shop, and stingray. but the flats look so messy we need to fix that

Daniel Gould

The western, lower end of Fortress Road is a dead space, commercially. Turn it residential, thus helping with the housing shortage and consolidating the popularity and importance of centres of commercial activity along Kentish Town road and further up Fortress Road nearer Tufnell Park tube.

John Hauxwell

"Friends of Fortress Road" is a local

group that has lobbied these shops and is providing support. We are concerned that their rents are increasing unsustainably and we want to encourage food shops like the new meat and fish shops.

Liz S

this needs encouraging as there are many promising new shops and cafes which improve the area (though need to keep some local shops for the mobility impaired to still do their shopping). Need to ensure rents not allowed to get out of control

Gregory Munson

Shopping should be consolidated in Kentish Town Road. Tertiary shops should be converted to residential. The country needs housing. People increasingly shop online. The centre of London is not far away. Supporting Kentish Town Road makes it more viable as a retail centre.

Charlie Beckett

There is a growth in green grocers, ice cream, butchers as well as cafes so I think the mix is quite healthy

Slide 5: Camden Community Law Centre

This magnificent large building has potential for lots of uses in the future (e.g. theatre). What would you like to see it become?

What groups do you think could use it?

Would you like to see additional use as: a. Housing? b. Offices

8 comments

Maria Iturri

Theatre or independent cinema would be fantastic.

Daniel Gould

It should be sold for private housing, ensuring the council get a good price for it and a decent redevelopment is carried out.

Liz S

offices, performance space, some

live-work units. the road is quite busy so not ideal for housing. Camden to keep hold of it, ideally

Gregory Munson

If it is owned by the Council and underused or superfluous it should be sold for redevelopment on the open market which will determine the most needed use.

Liz S

the market doesn't always determine the most needed use, rather the most profitable. They are often different.

Harriet Atkinson

It would be great if it could be either affordable housing or offices for a community-focused organisation.

robert goldsmith

affordable housing would be fine

Anneke Elwes

Always good to have performance spaces such as theatre or cinema (but hopefully we'll be getting that at old Pizza Express building. Above would make good flats.

Slide 6: Kentish Town Industrial Area

Our proposal for the future of the Regis Road site and Murphy site, if they are ever to be redeveloped, is mixed use development – housing and industry/business.

i) Regis Road Site: Do you agree that the same amount of workshops and industrial use should be retained today at ground level with affordable housing above?

ii) Murphy Site: Do you agree that this should be a mixed development incorporating residential and industrial use with a degree of landscaping?

iii) What do you think about greater/better access from Arctic Road into the Regis Road site? If this was opened for cycling and pedestrians would you use it?

6 comments

Maria Iturri

Access from Arctic Road into Regis St

would be so useful, I definitely would support it

Liz S

I would like to see more workspaces than residential as this will benefit the neighbourhood more allowing small businesses to locate a develop here. So workshop spaces that would be suitable for useful local businesses eg mechanics, carpentry, musical instrument manufacture and repair, artisan food.

Above I would like to see artists' studios with controlled rents and some exhibition spaces. then finally some affordable housing, including units large enough for families, and of course some landscaping

Emmy Doye

I would definitely use a 'cut through' to Regis Rd. Anywhere that you can find room to build social housing should be encouraged. Affordable in Camden is a misnomer

Gregory Munson

If there is a need for employment use this is a good site for it but the open market will determine the best use for it. Currently it is a commercial site and I foresee this continuing but I see no reason why other uses could not accommodate the airspace above as a lot of it is single storey which is a wasteful use of land especially in central London.

robert goldsmith

Maybe. But given the potential noise from the industrial units and such a large site why not just have a new affordable housing estate separated from the industry.

Anneke Elwes

Mixed use would be good and good opportunity for housing

Slide 7: Greening of Kentish Town station platforms

We are keen to encourage the greening of Kentish Town station. Would you be happy to see the disused large planters on Kentish

Town station platforms re-established with planting like the example in the picture here?

Can you think of other areas that could benefit from similar planting?

9 comments

sam turpin

this is an amazing example of what we can achieve in kentish town not many stations have nice good looking plants in them if we get more of this in kentish town it will give kentish town a nicer look so people want to come that means more jobs more money therefore a nicer place

Nell Godwin

i agree there should be more plants and nicer benches so people are drawn to it and more people volunteer for jobs and people can enjoy there wait for their train

Anneke Elwes

This would be excellent

Maria Iturri

there are so many places that would benefit from this sort of planting in KT, particularly along some corners in Islip St/Caversham/Garisford roads

Liz S

how about highgate road south of the railway bridge by GP practice

Gregory Munson

Lovely idea and to be encouraged to make Kentish Town more attractive to those who use the station but a guerrilla gardener or sponsor must do it. The country is broke and I don't want my taxes spent on it thank you.

Harriet Atkinson

Agree - think this would be excellent (perhaps sharing skills or knowledge, etc, with other Capital Growth spaces around Kentish Town).

Olivia B

a year ago commented on a slide This is an excellent idea and something which should be able to be

accomplished at relatively low cost (and could even be sponsored by local businesses

robert goldsmith

a year ago commented on a slide Are there tube trains above ground? Everywhere possible should be planted

Slide 8: Green Gateways on Kentish Town road junctions

We have a proposal to enhance the junctions at Islip Street, Caversham Road, Gaisford Street and Patshull Road with additional trees, planting, seating and bicycle parking to provide breathing spaces for people shopping and working on Kentish Town Road. Space could be increased by closing one or two parking bays at each road end and providing business parking further along the roads.

How would you use these green gateways? Is it worth closing one or two parking bays to create these new garden areas close to Kentish Town Road?

Can you think of other areas that could benefit from a similar scheme?

8 comments

Anneke Elwes

a year ago commented on a slide Yes I like this idea - more flowers, benches and greenery on Kentish Town road would enhance the street.

Maria Iturri

Kentish town needs more green, communal fruit trees, with raised beds and... less cars

Nell Godwin

i agree lol

Gregory Munson

a year ago commented on a slide I think this will clutter junctions and encourage dog fouling, drunks and litter so should be resisted.

Harriet Atkinson

Yes - like this idea a lot and more bike parking would be useful.

Olivia B
Agree this would be excellent. It would make the immediate area so much more attractive that it could offer a positive way for local businesses to invest in the neighbourhood or could be maintained by local residents or schools.

robert goldsmith
earth takeaway's are very yummy so nice to be able to eat them somewhere

helen chapman
yes more green spaces off the high street would be great and hopefully deter the fly tipping that we have to struggle with living off patshul road

Slide 9: Lupton Street: Creating a community space
We are considering how the space by the school on Lupton Street might be enhanced by removing the bollards and adding green elements.

What suggestions do you have for enhancing the road?
Are there other roads/spaces in Kentish Town that could also benefit from a similar scheme?

4 comments

rahi quayeem (Eleanor Palmer primary)
kids play in the home zone like football

sam turpin (Eleanor Palmer primary)
its good out there more trees an plants should be added but not directly outside of the school because kids like to play football and different games out there

Lucy Foster (Eleanor Palmer primary)
The homezone is great, but no one comes to do the weeds

Paul Knight
Around Acland Burghley is in desperate need of this sort of enhancement....some bright spark there has just decided on easyJet orange as the new colour for their wall. A low quality airline colour is an

odd choice considering the school is looking to improve among other things it's image.

Slide 10: Kelly Street
Would you use this seating area?
Where Kelly Street meets Prince of Wales Road there is an existing public seat in an unusual circular form, with one mature and one new tree. We propose to enhance this space with raised beds and further seating and potentially closing some of the parking spaces to develop the area.

Would you support reducing the parking spaces to increase the size of the area?

5 comments

Daniel Gould
You could improve the area with more seating and raised beds without reducing the parking available. I don't think the latter is necessary at all.

Liz S
how about a small cafe? this would encourage people to use the space and prevent vandalism. landscaped public seating area

robert goldsmith
A very sunny spot. why not enlarge it as much as possible and remove all the parking at the end of kelly street. maybe some gym equipment courtesy of BETTER

Liz S
good idea

Gregory Munson
This should be used for much needed housing. It attracts derelicts and litter and is frequently vandalised. Larger and more enjoyable open spaces are nearby eg. Castlehaven.

Slide 11: Falkland Place
We are suggesting that it might be possible to improve the appearance of the railings around the Falkland Place play space to make it more attractive and inviting. What are your views on the current appearance of the play

space, and how would you suggest it could be improved?

9 comments

Anneke Elwes
Traditional low black railings like the other side would be a definite improvement

Nell Godwin
there needs to be some kind of sign or notice to not drop litter and the parks should be spruced up because the parks look very run down

Florence (Eleanor Palmer Primary School)
The council should make the park and street cleaner and more child friendly the big iron bars aren't very attractive which means some children may not want to go there. here should be more bins for rubbish due to the fact that there is lots of rubbish is on the floor.

Lucy Foster (Eleanor Palmer Primary School)
RUBBISH ON THE FLOOR

Mary Dickins
Need to make this area feel safer

Gregory Munson
The railings are there and perform a function. Money should be better spent on more important things. Repaint them fine but the country is broke... Get it?

Harriet Atkinson
No need for such big railings - would be good if they matched other side, which are high enough to keep small children inside.

Olivia B
For very local residents (Leverton St., Leverton Place, Falkland Place) the higher railings are essential because they make it harder for late night drinkers to climb over and use the playground. However, planters on the playground side of the railings, planted with creepers to hide the worst of the railings, and painting the

railings green/black would improve the appearance. If funds available, an update of both playgrounds with more wooden play furniture / planted spaces / green bouncy tarmac instead of concrete would improve the look of the whole area.

robert goldsmith
Paint them black and dig a planter bed for creepers.

Slide 12: Ingestre Road and Churchill Road bridge
Have you any ideas of how this footbridge could be made more accessible and safer to use?

5 comments

Liz S
ramp for bike and wheelchairs (not sure how this would work with existing bridge though)

Nell Godwin
i agree on many bridges or stairways there are easily accesible ways to get a wheelchair or bike safely and easily across the bridge

sam turpin (Eleanor Palmer Primary School)
this NEEEDS to be changed it is a week bridge covered in graffiti imagine if this were to collapse when a train was going by that would not end well!

Lucy Foster(Eleanor Palmer Primary School)
Covered with graffiti NOT GOOD!!!!!!!!!!!!!!

John Hauxwell
This bridge is a disgrace. What can be done with it?

Slide 13: Decking over the railway lines
Decking over the railway lines from Gospel Oak over the Industrial Estate to Highgate Road and from Kentish Town Station to Camden Road – housing and green route.
What do you think of the idea of

decking over these railway lines with housing and a green route above?

9 comments

Roly W
Great idea

Graeme Durham
I strongly object to this idea. There is a beautiful open view to Hampstead Heath which will be blocked by oversized modern development. The scale of this development is massive. This will spoil the character of Kentish Town. This scheme was put forward by the KNF committee who invited a property developer's engineer to sell this idea, and is not as result of public consultation.

Maria Iturri
Please, please. The space is screaming for it. It is such an obvious use of the space, it would link KT with the heath, it would create cycling alternative routes to Hampstead and NW, It would reduce congestion and KT would be so much more pleasant to live in.

Mary Dickins
Seems an innovative ides

John Hay
Love this idea

Gregory Munson
Airspace over railway lines should be shared with other uses. The country needs housing. Railtrack should sell the air space on the open market to developers to deck over and use to suit local needs.

robert goldsmith
Yes - spend the money on this and not some repaving of the Leighton Road / Kentish Town Road intersection. Dog litter baskets and bags please.Would be fab if the bike route extended to the top of Camley Street to extend that fabulous quiet route and/or this new cycle way should have an exit to the east of Camden Road

Charlie Beckett
great idea - especially if it creates a cycleway

Anneke Elwes
Love it! Like the New York High Line? Could there be a cycle path to the Heath?

2. DESIGN PRINCIPLES FOR KENTISH TOWN

Slide 1: Favourite building?
Do you have a favourite building outside the Conservation Areas (purple areas on the map) that you'd like to see protected? Please mark it on the map and leave a comment about why it interests you.

2 comments

Aleyna Yildiz (Eleanor Palmer Primary)
I really like the way Kentish town is set up, it has changed now, and it has a bakery, butchers and other townly, welcoming shops. This has proved that some changes are actually really good.

lola kenworthy (Eleanor Palmer Primary)
i also agree with you aleyna. there are great bakerys and shops as sainsburys, waitrose, morrisons.

Slide 2: Small and infill sites
These sites are big enough for a house or more than one house – do you know anywhere similar? Please click on the picture to mark it on the map and comment.

No comments.

Slide 3: Shop windows in Kentish Town
Where do you think there are 'ugly' shopfronts, ones that you feel could be more attractive or shops obscured by advertisements so you can't see inside.
Please click on the picture to mark them on the map and leave a comment on how you think these could be improved?

6 comments

clio whittaker
Tesco's frontage is a depressing and ugly prospect

and the design is of the highest architectural quality.

5 comments

Leo (Eleanor Palmer Primary)
Blustons has had the same dress for about 3 years.

Mary Dickins
I feel that the Talacre building is an example of the kind of unaffordable and intrusive development that should be discouraged

Lucy Foster (Eleanor Palmer Primary)
The pound stretcher needs to have a better design and colour. :)

Mary Dickins
I prefer this type of design as it blends with existing buildings

Izzy (Eleanor Palmer Primary)
The pound stretcher needs a better design and colour. :)

Liz S
all look good, though talacre trying to squeeze too much in to the space. I like natural materials, exiting new designs, not too dense, good quality building materials and attention to detail

Lucy Foster (Eleanor Palmer Primary)
some shops are quite tacky! to improve this redesign them with a more modern look and kind of make them inviting because at the moment some shops are uninviting and just look TACKY!!!!!!

Anneke Elwes
Islip St School and James Wigg practice

Liz S
Need to work with the shopkeeper to help them design shop fronts that look good and are suitable for the business. ideally use more natural materials and less plastic. More interesting fonts. i think the problem is that people are "visually illiterate" and don't have an understanding of how to make the shop look good, which is why they need help and some ideas. Need a system for working with them which avoids forcing designs on them / being patronising and encourages them to be more imaginative. some just don't care of course! compare shops in Leyton which were redone fro the olympics. this has had a lasting positive effect

Angela Koch
we like a lot.

Slide 5: Buildings unsympathetic to the area's character

What do you think of buildings that are unsympathetic to the character of the area they are in?
Can you think of any other examples?
How do you think they could be improved?

2 comments

Mina Pandi
There should be guidance for signage production before installed on store fascias. Regarding buildings that are "unsympathetic" usually a paint job is the most cost effective.

Slide 4: Modern building design
Which of these modern buildings do you prefer?

KTNF would like to encourage modern design where appropriate and in particular where immediate neighbours support it. KTNF supports high quality modern design. Modern design will therefore be welcome where the height and massing of the new development or extension is in keeping with the surrounding area

Joe (Eleanor Palmer Primary)
It is too scruffy and the cashino sould be swaped out for something else

Slide 6: Retaining offices
Do you want offices of a mix of sizes to be retained, and not all converted to housing in Kentish Town?
At present government proposal

means that lots of offices are being converted into houses, and not being replaced, for example, Linton House on Highgate Road recently lost several offices to residential. We think that Kentish Town needs a mix of offices of different sizes— providing employment for both local people and those from further afield.

2 comments

Daniel Gould
Linton House hasn't yet lost any offices to residential though another application is in the works.

Liz S
keep the offices. no more housing. maybe some more workshop spaces and services (eg the dance school and nursery). more cafes, maybe some independent retail

Slide 7: Map of Kentish Town
Click on a location on the map to add a comment or leave a suggestion.
Use the magnifying glass icon to zoom in and out.

2 comments

Angela Koch
Here is space for large property possibly even with space for local employment opportunities. (Southern corner of Bartholomew Road.)

Angela Koch
Here is space for a home. (Eastern end of Lawford Road.)

3: PRIORITIES FOR HOUSING

There is a limited amount of land available in Kentish town. If any does come available, which type of housing do you think should be prioritised?
a) affordable housing
b) elders accommodation
c) key workers (teachers, nurses etc)
d) student accommodation
e) rented accommodation

11 comments

JunFam Chong (Eleanor Palmer)
I think that some of the housings should be more affordable and I also think that they should make more simple buildings.

lola kenworthy (Eleanor Palmer Primary School)
i think that people should create more priorities if they need it. like if there was a building breaking down i would say they would need something. :)

Nina (Eleanor Palmer Primary School)
Personally I think that it could be a good idea to extend this building, making more affordable homes. But it does depend on the costs and whether these houses can actually be bought by regular citizens who can't buy 1,000,000 pound houses.

izzy (Eleanor Palmer Primary School)
true though they would have to keep it cheap

Laura Suarez Garcia
Affordable and sustainable housing for both buying/renting

Mary Dickins
Housing should be truly affordable for those currently being squeezed out of the area. The word 'affordable' is often used to describe prices and rents that are out of reach for many people

Daniel Gould
Is private housing not even an option in your list? Says it all really.

John Hay
Affordable housing feels crucial given current prices

Liz S
1.good quality elders housing given the changing demographic in UK
2. affordable family housing
3. key worker housing including for families

Anneke Elwes
affordable & key workers

Public Visitor

Affordable, elders and key workers in that order. I very much hope that Kentish Town can remain a mixed community and fear that the rising house prices means its character changing so that only the very rich can afford to live here.

4: IDEAS FOR HOW TO IMPROVE FACILITIES IN KENTISH TOWN

Slide 1: Out of hours use of school facilities
Would you use school facilities out of hours if they were available to you (e.g. meeting spaces, sports facilities, playground)?

3 comments

lola kenworthy (Eleanor Palmer)
yes. after school there is a play centre and i go there and it is really enjoyable as we play in the play ground but not in the classes.

Liz S
evening classes for art, ceramics etc kayak rolling in school swimming pool (as in highbury)

Maria Iturri
I agree, evening classes, weekend markets?

Slide 2: Public Toilets
Do you think there should be accessible public toilets? Where do you think they should go?
Click on the picture to mark on a map where you think these could go?

7 comments

JunFam Chong (Eleanor Palmer)
I think that there should be toilets in the tube/railway.

Mary Dickins
Currently no facility in KT
Should be one somewhere or local business access scheme should be resurrected

Daniel Gould
Weren't they all shut down because they are too expensive to maintain?

There used to be a scheme whereby local cafés allowed passers by to use their facilities. Seemed like a good solution.

Hilary Barnes
Great addition to KT and I don't mind where they go as long as they are central, accessible and don't have those horrible automatic doors that close you in.

Liz S
how about in the tube or rail station?

Liz S
maybe for people leaving the forum / pubs, so near there. how about in front of the church next to the forum as this space underused. could agree with the church. need to be open 24 hours

Public Visitor
Yes - public toilets needed near Kentish Town tube station: at corner of Highgate Road/Fortess Road OR corner of Regis Road/Kentish Town Road opposite the tube station.

Slide 3: Bicycle scheme
If the bicycle scheme were to be extended were would be a good place to put them? Please click on the picture to mark on the map places you think these should go.

11 comments after Slide 4.

Slide 4: Map of Kentish Town
Click on the map to make a comment or add a suggestion

11 comments

Lucy Foster (Eleanor Palmer Primary)
I think that the bike that people use for this location are NOT useful because people can just buy bikes from the bike shop in kentish town

izzy E.P (Eleanor Palmer Primary)
if they had to go somewhere here but to be honest there not used alot

Lucy Foster (Eleanor Palmer Primary)
maybe

APPENDIX 14

Maria Iturri
Near the station

1 comment

Slide 3: Falkland Store
57 Falkland Road

KTNF Comms
Kentish Town West station would be a good place to have bicycles

lola kenworthy (Eleanor Palmer)
i like costcutters but only to buy small stuff. people who need something quick and small can go to convenience stores.

No comments

Slide 4: The Village Store
62 Lawford Rd

Daniel Gould
Yes

Slide 2: What's your favourite local corner shop or convenience store?

No comments

KTNF Comms
Could we have bicycles outside the sports centre on Grafton Road just off Prince of Wales road?

What outdoor spaces do you (or your neighbours) use as impromptu meeting spaces?

Slide 5: Savers Mini Market
Corner of Bartholomew Rd and Islip St

Why are these places important?
Click on the location on the map to add one. Let us know it's name and address and why it is of value to you.

No comments

Daniel Gould
Yes, thought when they were doing up the sports centre this would be a great place for them.

4 comments

Slide 6: Leverton Stores
50 Leverton St

Anneke Elwes
Agree with suggestions below also maybe on Kentish Town road in one of the parking/loading bays?

clio whittaker
St Benet's Garden is a small but much-used beautiful green space that is greatly appreciated by local people of all ages. The care of the garden is shared between Camden Council and the Friends group

1 comment

clio whittaker
Mehmet's shop is a great local asset

KTNF Comms
Could we put bicycles outside the old pizza express? – 187 kentish town rd, corner of Kentish town rd and prince of wales road

John Langan
Kentish Town City Farm.
A fantastic community project for everyone, no matter their age or ability.. It's free and open every day

Slide 7: Leighton Food Centre
91 Leighton Rd

1 comment

Mary Dickins
All of these local businesses should be supported

KTNF Comms
Frideswide Place would be a good place for the bicycles? It is just behind Kentish Town station which would be handy.

james beggs
This small area is a pedestrian cross road of high urban and social value with even greater potential. Neglect followed by vandalism has left this small area precariously at the top of a slippery slope, and requires a comprehensive plan to halt the decay and to develop the areas' full potential as a fantastic breathing space.

Comment added at the end of all the 5 rooms:

lola kenworthy says:
i personally think that number 3 and 5 really work well as people need priorities if there house is run down.

5: NEIGHBOURHOOD NODES

Slide 1: Corner shops & convenience stores

What's your favourite local corner shop or convenience store? Why? Click on the picture to mark it on the map, and let us know it's name and address? Do you think these shops should be protected and, if so, why?

What outdoor spaces do you (or your neighbours) use as impromptu meeting spaces? Why are these places important? What could make them better?

Click on the picture to mark on the map the places where you regularly bump into neighbours and stop for a chat (or have noticed that others do)?

james beggs
Little Green street and the continuing space at the east of college lane is a natural pedestrian meeting place. Recently, the single bench seat was vandalised by material from the near by dilapidated tree enclosure, and removed. LBC have long neglected to maintain this small area of high urban and social potential.

KTNF
KENTISH TOWN
NEIGHBOURHOOD
FORUM

Consultation Statement

APPENDIX 15 Comments 1 – 51

APPENDIX 15
Statutory Consultation comments on the Draft Kentish Town
Neighbourhood Plan

LIST OF STATUTORY BODIES AND
LOCAL ORGANISATIONS
NOTIFIED ABOUT THE DRAFT
NEIGHBOURHOOD PLAN

ADDRESSES FROM CAMDEN

Philip.Wells@london.gov.uk
 Barry Smith
 (bsmith@westminster.gov.uk)
 Lisa O'Donnell
 (lodonel1@westminster.gov.uk
 erik.nilsen@haringey.gov.uk
 NECSU.enquiries@nhs.net
 Jennifer.Peters@london.gov.uk
 AndrewDorrian@tfl.gov.uk
 Richardcarr@tfl.gov.uk
 brian.odonnell@camden.gov.uk
 forward.planning@barnet.gov.uk
 ldf@brent.gov.uk
 nick.lynch@barnet.gov.uk
 neighbourhoodplanning@westminster.gov.uk
 tkimber@westminster.gov.uk,
 bsmith@westminster.gov.uk,
 lodonel1@westminster.gov.uk
 plans@cityoflondon.gov.uk
 ldf@islington.gov.uk
 sakiba.gurda@islington.gov.uk
 planningconsultation@coal.gov.uk
 mail@homesandcommunities.co.uk
 consultations@naturalengland.org.uk
 northlondonplanning@environment-agency.gov.uk
 londonplanningpolicy@english-heritage.org.uk
 townplanningse@networkrail.co.uk
 ha_info@highways.gsi.gov.uk
 admin@ispa.org.uk
 gary.wingrove@bt.com
 info@ukmoa.org
 barry.kelly@islington.gov.uk
 NECSU.enquiries@nhs.net
 William.roberts@camdenccg.nhs.uk
 damien.holdstock@entecuk.co.uk
 customerservice@britishgas.co.uk
 townplanningpolicy@thameswater.co.uk

KTNF CONTACTS
CHURCHES

Our Lady Help of Christians:

kentishtown@rcdow.org.uk
 St Luke's: Jon March
 jon@slkt.org.uk
 St Benet & All Saints:
 peterbanthony@hotmail.com
 Kentish Town Congregational Church:
 ktcong@easynet.co.uk
 Hope Chapel – Church of Christ:
 info@churchofchrist.org.uk
 Luther Tyndale:
 church@luthertyndale.org.uk
 Christ Apostolic Church:
 cacuk@btopenworld.com
 St Andrew's Greek Orthodox
 Cathedral:
 apostolosandreas@live.co.uk

RESIDENTS' GROUPS

Bartholomew Road Residents
 Association, Isky Gordon:
 i.gordon@ucl.ac.uk
 Inkerman Area Residents Association:
 inkermanara@hotmail.com
 Kelly Street Residents
 Association: Rosemary Lewin
 lewinr@gmail.com
 Dartmouth Park Neighbourhood
 Forum, Kay Hughes:
 kay.lavington@gmail.com
 North Camden Town Neighbourhood
 Forum, Kate McLaren:
 kate@kmclarendesign.com
 Evangelist Road Residents
 Association, Belinda Wakefield:
 belindawakefield@hotmail.com
 Torriano Cottages Association, Patsy
 Ainger: patsy.newey@googlemail.com
 Leighton Road Neighbourhood
 Association, Joy Townsend:
 joy.townsend@lshtm.ac.uk
 Bartholomew Estate and Kentish
 Town Conservation Area Advisory
 Committee, Celia Goreham:
 Celia@nice06.fsnet.co.uk
 College Lane and Little Green Street
 Residents Association:
 a.marsh@psi.org.uk
 Hadley Street Residents Association,
 Judy Love:
 hadleystreetadmin@me.com

TENANTS' ASSOCIATIONS

John Webb (Kennistoun & Willingham
 Close TRA):
 JohnLondon@hotmail.co.uk
 Greenwood Tenants Association:
 jstephhall60@yahoo.co.uk
 Ingestre Road Tenants Association:
 ingestreta@hotmail.com
 Peckwater Estate Tenants
 Association:
 manly.hastings@hotmail.co.uk

ORGANISATIONS

Somali Youth Development Resource
 Centre: Ibrahim.isse@sydrc.org
 Citizens Advice Bureau:
 judy.whalley@camdencabservice.org.uk
 Camden Carers Service:
 info@camdenccs.org.uk
 Camden Community Law Centre:
 admin@cclc.org.uk
 Caversham Elder People's
 Organisation: cepo.info@gmail.com
 Elfrida Rathbone Camden Family and
 Advocacy Services:
 lyn@elfridacamden.org.uk
 Camden Society:
 admin@thecamdensociety.co.uk
 Transition Kentish Town:
 info@transitionkentishtown.org.uk
 Voluntary Action Camden:
 vac@vac.org.uk
 Crossroads Women:
 contact@crossroadswomen.net
 CAB: www.camdencabservice.org.uk
 Homestart:
 info@homestartcamden.org
 Volunteer Centre:
 info@volunteercentrecamden.org.uk
 Voluntary Action Camden:
 vac@vac.org.uk
 Kentish Town Cluster:
 hello@kentishcluster.com
 Campaign for Real Ale North London:
 john.cryne2@googlemail.com
 African Families Association:
 africansfamilies@yahoo.co.uk
 British Somali Community:
 khadija@britishsomali.org
 Camden Cypriot Womens Centre:

Koula@ccwo.org.uk
Clean Break:
general@cleanbreak.org.uk

HEALTH CENTRES
Kentish Town Health Centre:
jameswiggpractice@nhs.net
Peckwater Health Centre:
pss@camdenpct.nhs.uk
Caversham.practice@nhs.net

COMMUNITY CENTRES
Somali Youth Centre:
Ibrahim.isse@sydrc.org
Kentish Town Community Centre:
bookings@ktcc.org.uk
Ingestre Community Centre, Jessie
Ellis: ingestrecc@yahoo.com

BUSINESS
Car Wash Hexagon Modern Stephen
Potter, Paul Michaels:
stephen@hexagon.uk.net
Murphy Group:
paulbrosnahan@murphygroup.co.uk
Regis Road:
peterregis@asphaltic.com

Shane McCarthy
<shane@asphaltic.com>

POLICE
www.met.police.uk/camden
Camden Police Safer
Neighbourhoods Team Kentish Town
Ward:
KentishTown.SNT@met.police.uk
Community Wardens:
communitysafety@camden.gov.uk

COUNCILLORS
Cllr Richard Cotton:
richard.cotton@camden.gov.uk
Cllr Patricia Callaghan:
patricia.callaghan@camden.gov.uk
Cllr. Lazzaro Pietragnoli:
Lazzaro.Pietragnoli@camden.gov.uk
Cllr Jenny Headlam-Wells:
jenny.headlam-wells@camden.gov.uk
Cllr Meric Apak:
meric.apak@camden.gov.uk
Cllr Georgia Gould:
georgia.gould@camden.gov.uk
Cllr Angela Mason:
angela.mason@camden.gov.uk

Cllr Danny Beales:
danny.beales@camden.gov.uk
Cllr Phil Jones:
phil.jones@camden.gov.uk

SCHOOLS
Torriano Infants School:
admin@torrianoinf.camden.sch.uk
Kentish Town Church of England
Primary School:
admin@kentsishtown.camden.sch.uk
Acland Burghley School:
genadmin@aclandburghley.camden.
sch.uk
Eleanor Palmer Primary School,
Sarah Ewins:
admin@eleanorpalmer.camden.
sch.uk
St Patricks Catholic Primary School:
admin@stpatricks.camden.sch.uk
Torriano Junior School:
admin@torrianojun.camden.
sch.uk
Camden School for Girls:
csg@camdenirls.camden.sch.uk
Collège Français Bilingue de Londres:
info@cfbl.org.uk

DRAFT ANALYSIS OF STATUTORY CONSULTATION

EXPLANATORY NOTES

The following table seeks to summarise the main points raised in the 96 representations that have been made on the KTNP. It is necessarily synoptic and reference should be made to and checked with the original submissions for clarification of the notes included in the table. It does not seek to include every point that has been raised. Some points raised by those who responded are more complex or extensive than has been possible to express in a summary.

There have also been substantial submissions from statutory bodies which have been the subject of separate discussion and are marked in purple and are not summarised here

The four columns seek to split the representations that have been made into categories

- (i) Those which are supportive are marked green where there is no specific point
- (ii) Those which are seen as supportive or not in conflict with the KTNP and where clarification or additions to the plan would be consistent
- (iii) Those which raise an issue which directly or indirectly may lead to an objection to the plan and in some cases marked red to highlight them
- (iv) Those which raise issues which are not planning matters or represent aspirations not appropriate to the policies in the plan but may be treated as recommendations (or pursued separately by the KTNP)

Those submissions which are not commenting on the plan or are merely procedural are shown in grey

	SUPPORT	MODIFY / CLARIFY	OBJECTION / CONCERN	ASPIRATIONS / NON-PLANNING
1	Station access Views			Shop type Cinema
2				
3				
4				
5		Adverts		
6				
7		Parking Bus Lanes		
8				
9				
10		York Mews		
11				
12		Fortess Road		
13		Regis Road Timescale		
14			Parking Restrictions	No of Pubs
15				
16		Safety	School policy	
17				
18		KT Square Access No of betting shops		
19		Access Cariton School		
20				
21	Core retail KT Square Rolling of Railway Deal Use of Sidings	Police Station site Prince of Wales Raglan St open space Public Toilets	Loss of Pubs	
22		Public Realm Regis Rd / KT Junction		Sirens
23	KT Square	Circulation		Rat runs
24	Vision	KT Square circulation Strengthen Greening	Car Wash retain	No of restaurants
25				
26				Singing Teacher
27			Cycle danger	
28		Define Green Route Change from A1 shops Non listed properties	Overall Environmental Policy	
29				
30	Vision	Pedestrian movement		
31				
32				

33	Everything			
34	KT Square	Traffic (& speeds) Open space (Leighton Grove) Street trees		
35		KT Square enlarge Parking (?)	Survey of small sites	
36				
37	Arctic St Link Cycle provision Green space	City Farm		Small outflts Litter bins
38	Listed Building			
39				
40				
41		Walking route		
42			Parking Policy	Building cleaning
43		More trees		Building cleaning
44	Help small business Listing of pubs Protect views Arctic St Step-free access to Station			
45				
46	Help small business Listing of pubs Protect views Arctic St Step-free access to Station			
47		More listed premises Other map changes (?) CA & L Building		
48		Signage Redevelopment of KT Road & Elsfield Bicycle Scheme Discourage Takeaways New Road Proposal		Walking the Fleet
49		New business accommodation	Plans Road Sites	
50	Station access Arctic Street / Spring Place	Falkland Place	Need to prioritise Cycleway pie in sky Traffic Circulation Car wash retain	
51	Viewing Corridor	Better enforcement		Estate agents boards Christmas lighting
52			Keep car wash	
53		Tree safeguarding		

54		inc private gardens Affordable housing / self build Comm Land Trust Replacement site for CAB/CLG	Discrimination against cheap shops	
55	Business use, retail, restaurant or other on North or South Woisey Mews, or residences	Adjust contra flow Woisey Mews safety Pedestrianisation, or openings, Tree planting		Anti-social behaviour Encourage start up businesses
56	ENGLISH HERITAGE	Add to Policy local character should also be reflected and enhanced in the choice of materials for public realm works. Statement on bricks Prepare Design Guidance	Policy D4 make an action point	Include the proposed non-designated heritage assets to the local list and to analyse those elements that positively contribute to local character.
57				Plans for 257A, KT Road
58		Add Leighton Arms to the list of protected Pubs		
59	THAMES WATER	ADD NEW POLICY		
60		Clarify policy SW2/SW3 Support for extensions Pre-app requirements Add open space off Leighton Road Add Bartholomew Road to small sites policy	Disagree with view about role of pubs etc in Policy CC4	Apply design review Particularly for: POLICY D2 /SSP2/ SSP3/ SSP4/ SSP8
61	CIL	Supplement Basement policy		
62	Opening from Regis Rd to Arctic Street			
63		Access to Tufnell St and Hampstead Heath		
64				Pitch Hire costs
65		Lift in Station needed		
66		Lift in Station needed		

67		More rented houses		Lighting Raglan – Inkerman Road Passage
68		Better station access (buggies)		
69				Move Bus Stop at Car Wash
70		Lift in Station needed		
71				Pavement design(?)
72		Lift in Station needed		
73		Lift in Station needed		
74				After School Centre
75		Lift in Station needed Link between Kelly St & P of Wales Improvements to Falkland Place		
76		Better Station access Youth centre		
77A				Gospel Oak Liaison
77B		Relationship to Gospel Oak Regeneration Area (GORA) & KTNP industrial sites inc. Vaolla Site Site for New Mosque	(It is not clear whether they are against the level for intensification that the KTNP seeks)	
78	KT Square Theatre proposal			Protect number of small shops Shop Design advice
79	OLA RESPONSE			
80	KT Square	Decking implications for affordable housing Regis Road Site design	Highgate Road not given sufficient attention	Strengthen policy for supporting small shops
81		Increase number of council houses Protect public spaces	Create public spaces from former industrial land	Traffic free Sundays
82		Open space proposal College Lane / Gospel Oak Barking		
83		Clarify approach to Monitoring & Review Add sustainability goal Consultation with Community on proposals	Create woodland as part of Regis Rd / Murphy site policy Add new Cycle route proposals	Sustainable Building standards Collaboration with adjoining NPF

84	Open space projects	Clarify Policy SW/ Add Tapping the Admiral pub Support for KT Cluster of IT firms		Shop front design Street cleaning etc
85				Concern for impact of change on Fortress Road
86		Safeguard business space (relationship to Gospel Oak)		
87			Kelly Street Open Space	Need to coordinate with Kelly Street initiative
88		Need to clarify the proposals for the KT Square et al (to make sure that they are deliverable)		
89				NOT READABLE
90	NATURAL ENGLAND			
91	CAMDEN BOROUGH COUNCIL			
92	HEALTH IMPACT ASSESSMENT			
93	LENE LEASE			
94		Priority to Green and Open Space policy Wolsey Mews 'traffic management & calming' Concern for loss of law centre & CAB Specify Disabled access	Green priority for access / museum	Clarify Role of NP Clarify funding of additional school facilities
95	Overall and especially to green network proposals in the NP			Offer of help in designing projects
96	?????	???	???	(not sure what is being asked for)

STATUTORY CONSULTATION COMMENTS

KENTISH TOWN NEIGHBOURHOOD PLAN – CONSULTATION COMMENTS 16 MARCH – 19 MARCH 2015

Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
<p>1. Hello, I was happy to receive the leaflet today about the plans. I very much would like a step free access, i.e. Lifts, at all the stations, especially the Overground which is one I use a lot. I am elderly and cannot do the stairs up to the trains now. I have to go on a bus to Gospel Oak first as they have a lift there.</p> <p>Also it is very important to retain the view of the Heath from the town and to keep unsavoury shops out of the town, like phone shops/sex shops/gambling outlets, things like that. It is nice that we have so many independant shops that sell a good variety of goods. I would like to see an M&S food outlet here though as that would be very welcome. I am not keen on the Halal food shop, although it does have other goods I find it bad to have that sort of thing around here as it is available in many other places nearby. I don't agree with it at all as it is very cruel and should be against our laws here in the UK.</p> <p>Also I would like to see a more English cafe which is like the old Lions Corner House that was in Holloway Rd for many years. It had hot tomato soup and rolls and no foreign food, afternoon tea also should be served with pots of tea and warmed plates and cups. We are missing something like this and the locals who remember the old days would all frequent it I'm sure.</p> <p>Lastly, I would like to see a small cinema in the area, with just the one screen and be onsite like it was in the old theatre on the corner of Prince of Wales Rd. I didn't go into it as am not old enough to remember it but I used to walk past the exterior on my way to school at Rylands Girls school at 40 Prince of Wales Rd, which is now a private estate of flats in the listed building. I grow up in Tufnell Park but went to school there until 1965 so I have many happy memories of the area. PS. It is a shame there is no shoe shop in the town, there used to be a good one on the left going up to the station, but now there is none at all sadly. Regards, Susanne [aged 65].</p>	16/03/15	Email	Susanne Munslow-Adair	Thank you email 17/03/15 Support noted for policies SW1; SW2; D1; GA; SSP7 – improvement in shops; the view of the Heath; step free access to trains and a cinema.	N/A

KENTISH TOWN NEIGHBOURHOOD PLAN – PRE-CONSULTATION COMMENTS 16 MARCH – 19 MARCH 2015

Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
2. Please can you add me to the membership of KTNF? Thank you!	16/03/15	Email	Nick Wharton	Thanked and added to KTNF membership 17/03/15	N/A
3. Please add me to the KTNF community!	16/03/15	Email	Tom Berlin	Thanked and added to KTNF membership 17/03/15	N/A
4. Please can you add me to the membership of KTNF?	16/03/15	Email	James Davies	Thanked and added to KTNF membership 17/03/15	N/A
5. Estate agent boards and signage: I have had a quick scan through the plan - I didn't notice anything about signage. If you look up or down the High Street the view and the appearance of all the buildings is ruined by old estate agent boards and the signage of shops. Could you include the aspiration that estate agents boards are voluntarily withdrawn and removed (it is in the estate agents interest to improve the look of the area after all)? Also that shop signage should be uniform and standardised as per Regent Street, Gloucester Road.	16/03/15	Email	David Turner	Estate Agent boards Thank you email sent 17/03/15	This is not a land-use issue and therefore not relevant to KTNF, but it is the sort of matter that Kentish Town Road Action (KTRA) can take up, and will do.
6. I'd like to join the KT Neighbourhood Forum	16/03/15	Email	Sarah Nicholl	Thanked and added to KTNF membership 17/03/15	N/A

KENTISH TOWN NEIGHBOURHOOD PLAN – PRE-CONSULTATION COMMENTS 16 MARCH – 19 MARCH 2015

Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
<p>7. Thank you for the flyer we received today (16/03/15) - we are a medium-sized business that has taken a lease on a large unit in Regis Road. We are 35 employees and have recently moved from the West End to Kentish Town.</p> <p>I think the plan for the area is generally positive and well thought out. In our opinion the biggest issue for the area is traffic and lack of parking. We are in the logistics business and deal with many small business and independent traders – many in the NW5 area of town.</p> <p>The High Street has a disproportionately low number of car parking spaces and a one of the most intrusive CCTV parking monitoring systems I've encountered. Once motorists have been stung once by hidden cameras huge fines, they don't return to shop in the area again. If shopping in the area is going to continue to be made up of diverse, local traders - then more roadspace needs to be given to parking and enforcement toned down.</p> <p>Traffic is also a huge issue in the area, the phasing of lights at both ends of the high-street is terrible, leading to considerable tail-backs up to Highgate and down to Camden - leading to extremely high amounts of air and noise pollution. The bus lanes need to be accessible to motorists for longer periods of time (why are they closed to cars from till 10am and then from 4pm to 7pm?). This will allow traffic to flow more freely, which will reduce the levels of air and noise pollution.</p> <p>Are these two issues (traffic and parking) addressed in the plan? If not, then this presents a great opportunity to get these issues on the table and hopefully legislate for an improvement that will benefit the community.</p>	16/03/15	Email	Gary Bennett	Traffic and parking Thanked for email 17/03/15	Traffic and parking are not relevant to the main purpose of the Plan which is development. Public transport links in Kentish Town are extremely good – trains, the underground and buses.

KENTISH TOWN NEIGHBOURHOOD PLAN – PRE-CONSULTATION COMMENTS 16 MARCH – 19 MARCH 2015

Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
<p>8. Tom Allen at Transition Town Kentish Town has suggested I contact you. I'm moving into the Kentish Town area and my enthusiasm is for urban food-growing. I've been involved in some successful projects in Manchester.</p> <p>While I will probably get involved in existing projects in the area, I'm keen to initiate and grow new ones. So I'm starting by looking into a mapping exercise of the greens spaces and bits of unused land.</p> <p>Tom said KTNF may have some maps, but certainly will have the knowledge of what's where.</p> <p>Any advice would be great.</p>	16/03/15	Email	Julia Whitehead	Referred to Alice Brown of Transition Kentish Town and a KTNF Advisor 17/03/15	Not a direct comment on the Plan
<p>9. I just came back from work to find the flyer on our house on Castle Road. The plan looks good, it's great to see there has been a positive interest.</p> <p>I'm a landscape architect and urban designer, working for a small practice in the city. I've been meaning to drop KTNF a line for some time.</p> <p>As a KT resident, I would be interested in getting involved in some way and offer some spare time to the project if my expertise would be of assistance? My job consists of preparing local strategies and reports, with design of housing and public realm.</p> <p>Is there a regular evening meeting I could perhaps attend? Having lived in Kentish town for nearly 7 years, I've often felt the change to the area is positive, but could be better guided by Camden and the city, so it's good to see KTNF come to fruition.</p>	16/03/15	Email	Marcus Shields	Emailed to ask if he'd like to join the committee 17/03/15 Accepted	N/A
<p>10. I'd like a little more information to clarify accessing to the housing being mentioned on York Mews on the allotment area. This is actually classified as Regis Road as the mews itself is a small drive way accessing the backs of the shops of Kentish Town Rd and some of the flats above. Blocked by a brick wall from this land. Will this housing be accessed from the Mews, demolishing the brick wall? Or will this housing be accessed from Regis Rd?</p>	16/03/15	Email	London Bead Company	Thanks sent 17/03/15 Query forwarded to Paul Seviour re. Policy SSP4.	This matter discussed with Paul Seviour. We concluded that, when development happens on this site, the surrounding area will be reconfigured and planning applications will be applied for.

KENTISH TOWN NEIGHBOURHOOD PLAN – PRE-CONSULTATION COMMENTS 16 MARCH – 19 MARCH 2015

Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
11. Can you pls send me a copy?	16/03/15	Email	Martin Plaut	Email sent explaining why not 17/03/15	Only a few copies printed – too expensive to print more. Plan can be seen on the website and hard copy in Library etc.
12. Thank you for all of the great work you are doing for Kentish Town. I wanted to bring these buildings to your attention. 3, 5 & 7 Fortess road. The buildings are dilapidated and look dangerous as their structural integrity has been compromised. Above all, they are an eye sore in the area and have been this way & unoccupied for a very long time. I can send pictures if that will be of any interest to you.	16/03/15	Email	Baha The Bikhhouse	SW2; Housing Thanked and photos requested 17/03/15 Dileapidated buildings: Will take it up with Kentish Town Road Action. Not relevant to the Plan.	
13. As a new bus nerss in kentish town industrial estate on regis road I am concerned that I will be 'redeveloped'. Please could you tell me: 1. what plans are in place for Regis Road? 2. What is the time scale for any works?	16/03/15	Email	Martin Ashton	SSP2-1a Thanked and asked for address 17/03/15	It's not for KTNF to get involved in planning matters relating to individual businesses.
14. I live on Holmes Road near St. Patricks school and I believe that we need more parking bays as the whole street is limited and on a Thursday we have to share parking bays with Camden white Vans for some reason. There are too many yellow lines and not enough bays to accommodate drivers. Also is there a reason refuse collector decide to collect rubbish at 8.30am in the morning at the same time as rush hour for people going to work and dropping children to school? Wouldn't it be more convenient for them to collect earlier or later than that time. Especially as they insist on stopping in the middle of the road instead of parking to allow other drivers to pass. I definitely feel we already have enough good quality pubs and bars in the area already.	16/03/15	Email	Naomi Davidson	Traffic; Waste; CC3 Thanked 17/03/15	Traffic, parking and refuse collection are not relevant to the main purpose of the Plan which is development.

KENTISH TOWN NEIGHBOURHOOD PLAN – PRE-CONSULTATION COMMENTS 16 MARCH – 19 MARCH 2015

Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
15. Congratulations on a very well-presented and researched body of work. Much appreciated!	16-18/03/15	Box in KT Library	Hilica Matthews		N/A
16. I'm afraid I have only had a quick scan at the draft document due to shortage of time. SSP2: Kentish Town Industrial Area b) The gate at Arctic Street is opened – this is very important and I think deserves more of a focus. It is important because if this was opened it could be used by a lot of families with children of Primary school age who live around Fortess Road/Lady Margaret Road Area but need to get their children to school at Carlton School. This is not the first choice of school for most of the families that live in this area – mainly because of the distance. Although the school may be close as the crow flies it is not easy to access as a pedestrian. Opening up this gate would provide a 'short cut' for these families via Holmes Road. Page 53 – the Table of State Schools in the Kentish Town NF area It states in the Acland Burghley and Furthest Child Offered Place column that there is a 'Preference for Camden Residents'. This is untrue and would be unlawful due to an admissions ruling made years ago. Maybe it would be a good idea to change this table.	16-18/03/15	Box in KT Library	Rosemary Nicholson	SSP2-1a; Community & Culture Project 2 Emailed and thanked 18/03/15 SSP2: Arctic Street has now been given more of a focus in the Plan. Community & Culture Project 2 – Table of State Schools has now been deleted.	N/A
17. I would like to join the forum please.	17/03/15	Email	Richard Kirkland	Thanked and added to KTNF membership 18/03/15	N/A

KENTISH TOWN NEIGHBOURHOOD PLAN – PRE-CONSULTATION COMMENTS 16 MARCH – 19 MARCH 2015

Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
<p>18. Regarding the proposal for a Kentish Town Square, this is an excellent idea which our household fully supports. In the meantime, since this project would take years to complete, the canopy area could be vastly improved by:</p> <ol style="list-style-type: none"> 1. Making the area an alcohol and smoke free zone - there are numerous alcoholics who hang out in this area (on the chairs) who are a nuisance to the public, leave a lot of litter and set a terrible example for young people. Alcohol should be banned and proper policing should be in place to ensure this is adhered to. I would even encourage removal of the chairs since no-one else apart from the drunks makes use of them. 2. Encouraging busking and/or other musical performances or art installations 3. More garbage bins, cigarette butt disposal, newspaper recycling and regular cleaning <p>We also support making access to Kentish Town Station step free (we have a baby and I am unable to take the train and tube because of lack of step free access for me and my buggy).</p> <p>We also support reducing the number of betting shops on the high street. Further work needs to be done to support better restaurants, coffee shops and retailers opening on the high street. Retailers that are never open (e.g. Blustons) should be closed down and better retailers encouraged to enter the market. Also consideration should be given to zoning for a larger supermarket instead of the many small grocery and off licence stores that all sell the same things.</p>	17/03/15	Email	Michelle Rosswick	<p>Thanked 18/03/15</p> <p>Support for SSP1 Town Square policy noted. Suggestions will be considered when policy put into action.</p> <p>Support for GA Step free policy noted and for secondary shopping areas SW2; SW3.</p>	N/A

KENTISH TOWN NEIGHBOURHOOD PLAN – PRE-CONSULTATION COMMENTS 16 MARCH – 19 MARCH 2015

Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
<p>19. Thanks for the leaflet you put through our door a couple of days ago. In your draft plan you propose opening the link at Arctic Street, and other footpaths and cycleways in that area.</p> <p>I am a parent governor at Carlton School and live on Burghley Road. Some of the parents who live on this side of the railway but go to Carlton have discussed how beneficial opening the Arctic Street route up would be, and the school supports this. It is (I think) part of the school transport policy, and the headteacher has written to Camden about it, so far with little or no response. Obviously it is a matter of safety, as well as time and convenience, for us. Clearly, we should co-operate on this issue.</p>	18/03/15	Email	Tim Carew	<p>Thanks 18/03/15</p> <p>SSP2: Arctic Street has now been given more of a focus in the Plan.</p>	N/A
<p>20. Could you add me to your list of members please? If possible I would prefer email-only information though as I think hard copy is probably unnecessary.</p>	18/03/15	Email	Andy Kocen	<p>Thanked and added to KTNE membership 19/03/15</p>	N/A

KENTISH TOWN NEIGHBOURHOOD PLAN – PRE-CONSULTATION COMMENTS 16 MARCH – 19 MARCH 2015

Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
<p>21. Much gratitude is owed to the drafters of the plan for all their hard work. Most content cannot be contentious and the goal of achieving "a balanced and vibrant neighbourhood" must win universal support.</p> <p>1 consolidate core retail by suppressing the N and especially the S retail margins thereby separating KT and CT</p> <p>2 creation of KT square and improved station access would give a focal point and enhance core retail (SSP1) assisted by the proposed shop fronts policy</p> <p>3 rafting over railway lines (D2) would offer exciting development opportunities as would the intensification of uses on the Regis Road estate, especially for new and relocated employment. Should not be afraid of height to house business and people in our CBD (SSP2 1a)</p> <p>4 the vacant police section house is a disgrace. Would not like to lose the police station but better use must be made of this large site (SSP4) and Council owned land and buildings surplus or underused should be sold for development, it not being a primary function of local government to act as such. Any development should not be limited to affordable housing (3 and 7). The SSP5 and 6 aspirations can only be of benefit too</p> <p>5 have not entered 2 PolW road but a replacement building should not be vetoed as it could provide the asset of a quality theatre and cinema on its lower floors with new flats above (SSP7)</p> <p>6 agree better use should be made of schools outside teaching hours. Too valuable resources to waste (CC2)</p> <p>7 Loss of public houses (CC3) should not prevent the conversion of underused upper parts to residential, thus making full use of built floorspace (CC3)</p> <p>8 living in Raglan Street am nervous about the future of its open space. Support principle of retention and improvement as amenity land but not "cultivation" if this implies unsightly allotments,etc, which may become a nuisance and detrimental to the area. (GO2D)</p> <p>9 having lost two public lavatories there definitely is a need for one and KT station is a sensible location and it should be free to use</p>	18/03/15	Email	Robert A Lwock	<p>Thanked and will be considered 19/03/15</p> <p>CC2; CC3; GO2; SW2; SW3; D2; SSP1; SSP2-1a; SSP4; SSP5; SSP6; SSP7; Community & Culture Project 1</p> <p>There is a good deal of support here for all these policies except for SW2 and SW3 secondary shopping frontages policies. It's an opposite point of view which could be considered. There is strong local opinion in favour of the policies.</p>	N/A

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<p>22. The encroachment on to pedestrian pavements by business is making it very unpleasant to walk in Kentish Town. The worst offenders are – Kentish Canteen and the Fruit Bowl. We are now forced to walk in the gutter.</p> <p>The use by police, ambulances and fire engines of excessively loud sirens means it is practically impossible to go to the shops without being deafened and stressed – as they can never get through this route without being stuck in traffic.</p> <p>The Regis Road / Kentish Town junction is dangerous for pedestrians and cars – not a good place for a square – Prince of Wales / Kentish Town junction – less windy – less traffic conflict</p>	16-18/03/15	Box in KT Comm Centre	M Sawyer	<p>19/03/15</p> <p>SSP1 Town Square: a different location has been considered but Prince of Wales junction is too far away from the central hub of Kentish Town. We consider the proposed site is well situated close to the station and bus stop.</p>	N/A
<p>23. Kentish Town Square is a great idea! Baffled by the representation: p.35 of brochure.</p> <p>The area around the tube station is too crowded, the railings hem people in, and the fruit bowl is at times difficult to pass, especially during busier times, and in reality the street is becoming busier.</p> <p>Page 50: Anglers Lane is heavily used by traffic because there is no left turn at the lights into Kentish Town Road.</p> <p>Considering Leverton St is within the Conservation Area, it is used as a rat run – traffic from Falkland Rd, Ascham St, Leighton Rd, Countess Rd etc.</p> <p>Lady Margaret Road is double the width of Leverton St.</p> <p>Some other plan needs to be considered top alleviate this problem. Leverton St is very narrow.</p>	16-18/03/15	Box in KT Comm Centre	Cheryl McLennan	<p>19/03/15</p> <p>SSP1: Town Square map has been redrawn and improved, following these remarks.</p> <p>Getting Around Project 1: we have included Anglers Lane as a project because we hope that L B Camden will be encouraged to do something about the rat run problem.</p>	N/A

KENTISH TOWN NEIGHBOURHOOD PLAN – PRE-CONSULTATION COMMENTS 20 MARCH – 26 MARCH 2015

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<p>24. We greatly applaud the very considerable efforts that have gone into the Neighbourhood Plan - the clear, navigable website and the detailed consideration given to so many aspects of the Kentish Town environment as a physical and social space.</p> <p>We particularly endorse the points about a diverse but balanced population, affordable housing for young people, a variety of shops including independents (please, no more estate agents), the local 'listing' of pubs and other buildings of architectural character, 'pocket parks' (more trees everywhere please), expansion of high-quality local state schooling, attention to the street-scapes including retail facades - and so on.</p> <p>We have not gathered from the website how the Kentish Town Square would work in relation to the existing crossroads and traffic. The coffee stall and Natasha's flowers have been partly successful in reclaiming the canopy for all to use (it has always been about sharing, as the local alcoholics also need to sit somewhere). Something might well be done here but would rafting over part of the railway work? In any case, yes, keeping the view from here to the green of Parliament Hill is essential. Could it even be enhanced, by lowering the height of the stone parapet on the northern side and having protective railings?</p> <p>Unlike others, it seems, we don't think the car wash is 'a public eyesore' (though moving the bus stop is a good idea). The guys do a decent job and they add to the Kentish-Town mix. But if the lease will be up and the owner wants to develop it could be a useful little brown-field pocket up to the height of the current buildings. But we don't need another restaurant there. (Where will the car-wash go?)</p> <p>We strongly support the point (CC4) about the vital place of local stores.</p> <p>We would be keen that you add to the point about 'greening' (GO3.2) and 'pocket parks' the proper endorsement of planting (at least with bulbs) of the little micro-plots around trees in streets, and encouraging local maintenance. At present it is not clear if these are allowed or not.</p> <p>Your last image shows the flower tubs outside the Fire Station. They've been a real contribution to the neighbourhood for several years. All the work is done by one woman and she's occasionally thanked by passers-by, but it would be nice to give her a credit.</p>	22/03/15	Email	Mr. Sandy Nairne and Professor Lisa Tickner	<p>Thank you email 22/03/15</p> <p>SW2; SW3; CC3; CC4; D1; D3; D4; GO3; D1; GA; SSP1; SSP3; Design of Shop Windows Project; Green & Open Spaces Project; School Expansions Project</p> <p>Comments about all policies noted.</p> <p>SSP1 Town Square has now been rewritten and divided into a policy and a project, following comments from the consultation. The new maps help to clarify the policy and project.</p>	<p>SSP3 Car Wash - the owner of the site wishes to develop it.</p> <p>GO3 Biodiverse Habitats are very specific areas and there are only two in Kentish Town. Little micro-plots (guerilla gardens) would not qualify for this specification.</p> <p>Fire Station pots - The woman who plants them has been asked if she would like to be credited. She has very definitely said no.</p>

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<p>25. Please add me to your mailing list</p>	22/03/15	Email	John Dickie	<p>Thanked and added to KTNF membership 23/03/15</p>	N/A
<p>26. Dear Sir/Madam, my name's Alessia Piermarini, I just moved to this beautiful area, Kentish town: I'm a singer, songwriter, pianist and singing teacher. I'm looking to find new students, I'm giving vocal lessons at my place but I can easily move. I happened to check your web site and was wondering if you'd be interested in building up a sort of "local vocal ensemble" or maybe you have a wall where I could post my ad. Please let me know and I'm available for piano lessons for singers and Italian lessons as well. I can send you my bio, if you wish to know more about my musical experience.</p>	22/03/15	Email	Alessia Piermarini	<p>Thanked and explained why not 23/03/15</p>	<p>Comment is not relevant to the Plan.</p>
<p>27. DANGEROUS often cyclists ride the pavements & seem to often come from Anglers Lane area.</p>	20-22/03/15	Box KT Library	No name	No contact address	<p>Comment is not relevant to any policy</p>

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<p>28. Policy D2 Kentish Town needs a green route to Hampstead Heath, for pedestrians and possibly cyclists. KINTP should explicitly express this in the plan. Currently pedestrians share busy roads with heavy traffic causing noise and air pollution when making their way from Kentish Town to Gospel Oak or Parliament Hill! The railway line is the obvious route for a green route to be developed.</p> <p>CC4 Community & Culture Policy – Convenience Stores to be protected from change from A1 use. This protection should also apply to non-chain cafes and restaurants and food stores and other commercial use such as the Bead Shop and the Hardware Shop and Independent Coffee Shop.</p> <p>Non-listed buildings such as the former Polytechnic of London building on the corner of Prince of Wales Road and Kentish Town Road, Kentish Town Baths, should be protected</p> <p>ENVIRONMENT I note there is a Getting Around Project 1 SHOULD THERE NOT BE AN OVERALL POLICY ON THE ENVIRONMENT: Kentish Town Road, Prince of Wales Road, Leighton Road, Highgate Road, Fortress Road. All suffer severe noise and air pollution (latter due in particular to the number of buses, taxis & commercial vehicles & emergency vehicles using these routes. There are research results showing the health impact of air pollution and noise pollution. Kentish Town Road in particular is very air and noise polluted during busy times of the day. Can KINTP address this in any way? Thank you.</p>	20-22/03/15	Box KT Library	Judith Cook	SW2; SW3; D2; D4; CC4; SSP2; Traffic; Pollution.	<p>D2: green route to Gospel Oak is specifically mentioned in the Plan.</p> <p>CC4: in policies SW2 and SW3 retail will have a greater protection than at present. In the core area of Kentish Town Road there is already good protection for retail. Planning law does not permit specific protection of non-chain cafes or shops.</p> <p>The former Polytechnic of London building is protected by an Article 4 direction. Kentish Town Baths is listed.</p> <p>The environment – the main purpose of the Neighbourhood Plan development and land use. Pollution is not strictly relevant to the Plan.</p>

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<p>29. Hello! Please could my husband and I join the forum? Many thanks</p>	24/03/15	Email	Hannah & Alex Gat	Thanked and added to KTNF membership 25/03/15	N/A
<p>30. Well done to the volunteers who have worked on this plan and to the public who participated. I adhere to the vision. More cycling facilities, nicer looking shops, preservation of our best pubs, a square to increase the community feeling. All extremely important in making Kentish Town a better place. The chairs in the covered area outside the station is unfortunately used by drunks and drug addicts. A square would probably change this for the better. There should be a pedestrian crossing on Leighton road for Bartholomew Road. It is quite hard for families with prams/scooters/children bicycle to walk on the pavement of Kentish Town as it is often too busy. It would be great if Kentish Town children could cycle to Hampstead Heath without fear of being run over.</p>	24/03/15	Email	Sophie Echeverria Dupre	<p>D2; D3; CC3; SSP1; SSP2; SSP6; Shopping & Working Project: Design of shop windows; Getting Around Project 2: Bicycle parking racks.</p> <p>Green route; crossing on Leighton Road / Bartholomew Road; cycling facilities.</p> <p>Thanked and comments taken into consideration 25/03/15</p> <p>Support for policies noted.</p>	<p>Pedestrian crossing: This has been discussed and has not been added to the Plan because there is a pedestrian crossing a little further west by the Caversham Clinic.</p> <p>SSP2: a green route to Gospel Oak is specified in the Plan.</p>
<p>31. Hi, can you pls add me to your mailing list. Thanks</p>	26/03/15	Email	Vaughan Parsons	Thanked and added to KTNF membership.	N/A

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32. Please add me to your mailing list. Many thanks Brigitte	28/03/15	Email	Brigitte Ascher	Thanked and added to KTNF membership	N/A
33. hi...great plan...I agree with all of it, regards.	28/03/15	Email	Helen Staniforth	Thanked	N/A

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34. Hope all is well. My name is Seth Rosenfeld. I would like to provide some comments on the Draft Neighbourhood Plan. 1) I would like to see more attention paid to efforts to reduce traffic on primarily residential roads throughout Kentish Town. Leighton Road is a nearly entirely residential road flanked by conservation areas. While the road has signs moing it is for local traffic, only and that heavy trucks are not permitted, this appears to be entirely unenforced by local police. 2) In addition to elevated traffic levels, many cars routinely pass the 20mpa speed limit. While there are some speed bumps along the road, they appear very ineffective. Most speed bumps are very low, and as a result most cars do not need to slow down in order to pass the bump. In addition, some speed bumps do not stretch across the entire road so motorcycles can easily swerve around them. While I believe there is a serious speeding problem on our road, I have never seen a traffic officer present. The Draft Neighbourhood Plan highlights Anglers Lane as a target to prevent cut-through traffic. I believe Leighton Road also deserves this attention in order to ensure pedestrian safety. 3) The small park on Leighton Grove was recently redesigned, but appears to be very much underutilised at present. I believe a key failing of the park is a lack of seating/benches. While I am very happy with recent investment in the park, the current design seems very lacking and leads to a pretty albeit underused space. This park, and others, should receive further investment to ensure that Kentish Town's green spaces are fully used by local residents. 4) I believe that more attention can be paid in the draft report to efforts to maximise investment in street trees. Along residential roads and also busy commercial roads such as Kentish Town Road, there are many examples of tree beds left empty after older trees die. Creating a green environment in Kentish Town will clearly add to the broader neighbourhood feel. 5) Lastly, I believe that the draft plan's focus on creating a new Kentish Town Square is an excellent idea. The current canopy at the underground station has the potential to be a beautiful centre of the neighbourhood. I would support efforts to extend this space over the railway tracks so as to maximise usable space for community events and markets. Please let me know if you have any questions concerning my comments or if I can be of any help moving forward. Thanks Seth	27/03/15	Email	Seth Rosenfeld	Thanked and offer of help noted. GO1: Leighton Crescent Gardens (by Leighton Grove) is designated in the Plan as a Local Green Space. This means that the gardens will be protected from development and, hopefully, L B Camden will look into better design of the space. Street trees: we have had an offer of street trees from a local landowner. When the referendum is over we will look into taking up his offer. The Green & Open Spaces Project offers greening projects for the high street. Support for SSP1 Town Square noted.	Traffic in Leighton Road: If we had received a number of comments about traffic in Leighton Road we might have added another project on that subject. But this is the only comment on Leighton Road traffic so not enough support. There has been a lot of support for the Anglers Lane Project.

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<p>35. Generally: it was good to have a hard copy; having studied the online copy I realised that I was not really understanding the method. The result is most impressive as printed.</p> <p>Comments: SSP1 The Square: I propose the site should be slightly enlarged to the east so that the physical alignment between LEVERTON STREET and FRIDESWIDE PLACE can be achieved. This could produce the opportunity of pedestrian and cycle access and bring them off Kentish Town Road. It would re-establish the historic route north south cut by the 19th century railway works. Reference could be made to Alan Morris whose idea this is.</p> <p>SSP2: Parking in the area needs to be examined in view of the proposed changes.</p> <p>SSP9: A survey of further small sites suitable for housing, workplaces or other should be carried out including ownership.</p> <p>Site specific studies should be increased. Existing buildings should, if unused, be assessed and new uses suggested.</p> <p>GO2: An important green space on the Maud Wilkes Estate needs to be added to the illustration.</p> <p>36. I think this is a well thought through plan and congratulate the NF.</p>	29/03/15	Library Plan and comment posted through my door	Richard Burton	<p>GO2; SSP1; SSP2; SSP9; Site Specific studies. Thanked and comments noted.</p> <p>SSP1: Following these comments, the site has been enlarged to include exits and entrances from Leverton Street and Frideswide Place.</p> <p>GO2: Following comments to the Consultation, Maudie Wilkes Estate has been added to the policy.</p>	<p>SSP2: Any development in the Industry Area will be car-free and parking in the Area will only be permitted for essential users such as blue-badge holders.</p> <p>SSP9: We have looked at all possible sites for infill development. Those in the Plan are the only suitable sites we could find.</p> <p>Site Specific: We have not found any more suitable sites.</p>
	26-30/03/15	Library Box	Patricia Pank	Thanked	N/A

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<p>37.</p> <ul style="list-style-type: none"> • Excellent. • Yes to Arctic Street link! • More cycle racks already not enough <p>Green & Open Spaces</p> <ul style="list-style-type: none"> • develop along permaculture lines, native fruit and nut trees • less lawns, less upkeep • prioritise more litter bins, more cigarette bins and chewing gum bins, more recycling bins • less street sweeping, esp outside stations which happened with Silverlink. • close scrutiny given to more café licence applications by chains. <p>Maybe other small outlets should be made assets of community value as small shops e.g. Bartlett Glass, Grafton Road Chinese Restaurant, Holmes Rd/Spring Place Andy's Cafe, Grafton Road/Wilkin Place Manio's, Kelly St etc. etc. I'm sure there are more.</p> <p>Also where does Kentish Town City Farm fit into this scheme?</p> <ul style="list-style-type: none"> • Can there be subsidised workspaces for operations such as vegbox which operates in Kentish Town. <p>38. Developers have applied to considerably alter this listed building (2015/1289/P). I know this is the time of your larger consultation, but can South Kentish Town offer our comments on the proposal for discussion? Please email reply Good wishes</p>	26-30/03/15	Library Box	Julietta Cochrane	<p>Rubbish; Workspaces; CC3; SSP2; Getting Around Project 2; Bicycle parking racks; Green & Open Spaces Project Thanked and explained that City Farm outside KTNF Area.</p> <p>Support for SSP2 and Getting Around Project 2 noted</p> <p>Green & Open Spaces Project Ideas noted</p> <p>Subsidised workspaces: when the Industry Area is developed there could be spaces for small and start-up businesses SSP2.</p>	<p>ACV suggestions: these are not sufficiently supported to be ACVs.</p> <p>City Farm outside KTNF Area.</p>
	31/03/15	Email	Mark McCarthy	<p>Comment acknowledged. Planning application is for Walter Jennings building, 259-263 Kentish Town Road.</p>	<p>Decision had been made previously by KTRA and KTNF not to oppose planning application. Mark McCarthy notified 01.04.15</p>

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<p>39. Although I do not live in the KTNF catchment area, it is my local town and I do visit at least four times a week - I would like to be able to have a say and vote on the Neighbourhood Plan.</p> <p>I use the Lloyds, Cooperative Bank, Oxfam/Owl book shops, library, tube, bus stops, Post Office, Earth, Franchi's, James Wigg, Costa, new artisan cafe, DOMA, Deutsche Motors, Police Station, Morgan's, the Recycling Centre, organic fish and meat shop, haberdashers, chinese hardware shop, bring my visitors to admire Blustons, collect my Evening Standard, pound the pavements, watch out for birds, admire gardens and enjoy my favourite trees.</p> <p>Is that possible please?</p>	31/03/15	Email	Angela Dougall	Thanked but explained that those living outside the KTNF Area cannot vote in the referendum.	N/A

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Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
<p>40. Will you please send me Map and details of proposed re-development of Kentish Town Centre.</p>	01/04/15	Email	Geoffrey Riley	SSP1? Sent KTNF web address 07/04/15	N/A
<p>41. I really support the idea of the kentish town neighbourhood forum and many of the ideas put forward in the plan. I think it's a shame that the area doesn't also include gospel oak as we are very near - kentish town is our nearest high street.</p> <p>Aside from that, I feel some consideration should be given to linking kentish town and hampstead heath better. There are large industrial estates (Regis road, Murphy) and pedestrian access from kentish town high street to the heath encourages use of our fantastic green spaces. Perhaps a walking route along the railway line (either side) could be introduced to allow some integration through these large areas of land?</p>	01/04/15	Email	Jessica Morrison	SSP2 Thanked 07/04/15	D2: green route to Gospel Oak is specifically mentioned in the Plan
<p>42. I write to you as the chairman of the Kentish Town Business association, and a high street retailer in Kentish Town for over 28 years.</p> <p>I have witnessed the decline of a once vibrant and mixed retail high street, to a mess of betting shops coffee bars and many other non retail units, the slow decline started in November 1999 with the introduction of the draconian parking restrictions scheme. Twenty three independent businesses have been forced to close due to these restrictions unless the parking scheme is totally reviewed the decline will continue. Other London boroughs have such as Barnet and many others have introduced a half hour free parking policy to all shoppers and parking permit holders within there Borough to stem the decline, perhaps The Kentish Town Neighbourhood Plan can consider this proposal ??</p>	02/04/15	Email	Nick Mavrides Ace Sports	Parking	Parking is not relevant to the main purpose of the Plan which is development and land use

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<p>43A. The Neighbourhood plan is great. Hope it gets rid of the overbearing advertising in that area What about more trees to enhance the area. If the council won't pay maybe a contribution by each street. The streets look very bare Many houses have been cleaned but could not there be a more comprehensive cleaning of each street paid for by the street itself or by the council but organised centrally by KTNF</p> <p>[2nd email, same person]: 43B. I visit my daughter in Kenish Town frequently and would like to make two points Why are there not more trees in the streets especially the residential streets. Apart from the environmental and aesthetic plusses there is also the enhancing of the value of the area Lots of houses have had their exterior brick-the houses look cleaner and brighter as a result but it all seems rather haphazard. Would it not be possible to arrange a comprehensive cleaning of a street-the costs being reduced this way either by the council or by private cleaners. The whole area would look so much brighter and bring colour to the streets Meanwhile I am so delighted with the neighbourhood plan for the K Town Underground area. I do hope getting rid of the adverts is part of the plan</p> <p>44. I agree with- Help for small businesses to stay in Kenish town Opening up gate at artie street- I definitely agree that this needs to happen Listing of pubs in the KTNF area as 'assets of community value' Protection of view of Parliament hill as seen from Kenish town station Step-free access for Kenish town railway especially and also for the tube Preservation of green spaces etc</p>	02/04/15	Email	E Shamash	<p>Thanked 07/04/15</p> <p>Street trees: we have had an offer of street trees from a local landowner. When the referendum is over we will look into taking up his offer. The Green & Open Spaces Project offers greening projects for the high street.</p> <p>Support for SSP1 noted</p>	Cleaning of houses is not relevant to the Plan which is primarily about development and land use.
<p>44. I agree with- Help for small businesses to stay in Kenish town Opening up gate at artie street- I definitely agree that this needs to happen Listing of pubs in the KTNF area as 'assets of community value' Protection of view of Parliament hill as seen from Kenish town station Step-free access for Kenish town railway especially and also for the tube Preservation of green spaces etc</p>	06/04/15	Email	Cass	<p>SW1; D1; GA; GO1; GO2; CC3; SSP2. Thanked 07/04/15</p> <p>Support for all these policies noted</p>	N/A

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<p>45. I would like to join the KTNF. Live locally, two children passing through our school system, happy with things in Kenish Town but would like them better</p>	06/04/15	Email	Hamish Dobbie	<p>Thanked and added to KTNF membership 07/04/15</p>	N/A
<p>46. I agree with- Help for small businesses Opening up of artie street Listing of pubs as 'assets of community value' Protection of view of parliament hill Step free access of railway and underground Preservation of green spaces</p>	06/04/15	Email	Jessie Mond Wedd	<p>SW1; D1; GA; GO1; GO2; CC3; SSP2. Thanked 07/04/15</p> <p>Support for all these policies noted</p>	N/A
<p>47. [continued on next 2 pages] I am pleased to provide consultation from South Kentish Town CAAC. I have recommended fuller attention to Local Listing of premises along the south of Kenish Town Road forming the 'panhandle' of the Forum boundary. I am therefore copying this to Mr Alan Wilo who is responsible for this aspect within Camden Planning Department. We welcome the opportunity for input to the Draft Neighbourhood Plan, taking into account the Strategic Environmental Statement. South Kentish Town CAAC was established in 2003 after the creation of Rochester CA and extension of Jefferys CA. From 2011, South Kentish Town CAAC has contributed to North Camden Town Neighbourhood Forum, with this proposed boundary area. Fig 1. NCTNF proposed boundaries (2014) The south of Kenish Town Road overlaps Fig 2. Kenish Town Shaping the Future 2014, p Both Kenish Town and Camden Town are designated 'centres' in Camden's draft Local Plan. Fig 3. Map: Camden's Centres – LB Camden Draft Local Plan (2015) p 224 North Camden Town NF is proposed to serve the area west-east from Camden Market to Agar Grove (including the canal, the railway and St Pancras Way). The CAAC agrees with the NP statement "The retail function of the secondary shopping areas, at the northern and southern ends of Kenish Town Road, is not sufficiently</p>	07/04/15	Email	Mark McCarthy	<p>KTNF Boundary Area (NCTNF Area is not designated); SW2; SW3; D4. Thanked 07/04/15</p> <p>Support for policies SW2 and SW3 noted.</p>	Local Listing suggestions: these have been discussed but at the present time there is not a majority in favour of including them in D4 .

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<p>protected by the Council", and wishes to suggest local listing as a means for enhancement.</p> <p>Conservation and Local Listing The Neighbourhood Plan (Plan) and its Strategic Environmental Assessment (SEA) describe the four conservation areas within the Plan. The Plan recognises that Camden also has Local Listing, which gives provides protection of equivalent status to the conservation areas. (It would be welcome for the final Plan to have a map showing all features – conservation areas, English Heritage Designated, current Local Listing sites (as in the Local List document) and further proposals. The SEA provides a map which includes the English Heritage Designated buildings, but lacks reference to the Camden Local List – a failure of quality in the SEA work?</p> <p>The lower west side of Kentish Town Road is shown in King's Panorama, which has views of around 1800, and commentary provided around 1850. "Providence Place, wooden Cottages, since pulled down and replaced with Brick fronts. The vacant frontage is now filled by small Shops, continuing to ... a Splendid Gin Palace erected in lieu of the Old Castle Tavern". C:\Documents\Settings\Mark\Local\Settings\Temporary\internet\Files\Content.Word\2015\0407_115311.jpg</p> <p>Kentish Town Neighbourhood Forum has a 'panhandle' extension south from Castle Road to include the nineteenth century buildings. It is important that the Forum proposes full protection of the buildings for their history as well as their current retail purposes.</p> <p>The only Plan new proposal for Local Listing in the south sector is for 87 Kentish Town Road, where Dame Lillian Barker resided. Social interest of a building may not be sufficient criterion for Listing. However, the row from Quinn's pub 83 to 91 deserves listing on architectural and historic grounds as a group of early nineteenth century housing along the road to Kentish Town, with the Fleet river at the rear. The more northerly parts of the row are less well preserved individually, but also retain low roofline and some sash windows.</p> <p>Camden's Draft List of Nominations (October 2013) included nomination of "Building or Group of Buildings 99-</p>			Mark McCarthy continued		

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<p>147 Kentish Town Road, and to 5 Castle Road". The reason given for rejection was "Need to look at these individually with them. ... Needs more work." This nomination was made before the proposal for development of the Castle pub. An application for development of no 123, and subsequently for the full row 119-127 Kentish Town Road, were both rejected in 2012/2013, and the buildings 19-131 were subsequently taken into the List, Ref 379, as well as the Castle.</p> <p>Walking the Fleet? A tributary to the Fleet River from Highgate passes down the West side of Kentish Town Road – from Spring Place, past Angler's Lane to Water Lane, where it joins the Hampstead branch. (The river is shown in Camden's Local Plan (2015) for flooding.) The river forms the western boundary of the KTNF's southern handle, and is a small service road at the back of No 99 Kentish Town Road at Farrier Street. C:\Documents and Settings\Mark\Local\Settings\Temporary\internet\Files\Content.Word\New Picture (11).bmp</p> <p>Gillian Tyndall, in 'The Fields Beneath' (1977, p105) says of Kentish Town Road: "A very few of these houses built in these years are now there, hacked about and disfigured, disguised behind inappropriate modern shop fronts, their twelve-paned windows usually replaced by sheets of later glass. One stands below the (rebuilt) Castle [public house]... That building is number 133, and the row of 119-127 is shown at the edge in the book's illustration 13a. C:\Documents and Settings\Mark\Local\Settings\Temporary\internet\Files\Content.Word\New Picture (10).bmp</p> <p>Further northwards, while Local Listing has been given to No 147 for its traditional shop front, the whole row from 147 to 161 also deserves to be Listed. The buildings are around two hundred years old, forming a slight curve with the road, with original butterfly roofs and chimneys behind parapets, some single-windowed (paying less tax), several with positive shop front features. The purpose of listing all the buildings in the 'panhandle' of KTNF would be to promote sympathetic improvement within an overall management plan, and escape the piecemeal undistinguished redevelopment higher up the road. The shops are functioning economically, and should not be converted to housing.</p>			Mark McCarthy continued		


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<p>48. [continued on next page] I have read with interest the master plan that you have proposed for Kentish Town. There are some very interesting points. I would add just a few lines where I think we could have space to manoeuvre:</p> <p>1) Pages 16-17 and Page 49 "Shopping and Working Project" about the shopping fronts. In particular I refer to Page 16 and in particular to the shopping fronts and signage of 381-385 Kentish Town Road. These are some obscene, horrible signages of all Kentish Town. There should be rules to prevent flashing lights, multiple neon signs and multi ple signage (picture attached). Some of their signs are also in the near pavement.</p> <p>2) The whole area 381-385 Kentish Town Road should be redeveloped together with the Garage nearby, as you rightly point out in your Master Plan. The buildings have different styles, heights and shapes and the shops, with horrible signs, are mainly take-away shops.</p> <p>Other proposals worth exploring:</p> <p>1) Extend the "Barclays-Santander Bicycles Scheme" to Kentish Town and Gospel Oak</p> <p>2) Redevelop the area of, around and behind, Kentish Town Fire Station, currently used as a warehouse or deposit. There is a lot of potential there.</p> <p>3) Re-develop the front part of the building know as 'Elsfield' in Highgate road. It is completely out of touch with the area (mainly a conservation area). It has no value and the colour scheme is not in line with the rest of the area. Proposals could be changing the colour (sand to the building, white-ish or brown to the balconies, as it is in similar building nearby) or cover it with green walls (vertical garden) and decorate the balconies with flowers or consistent plants.</p> <p>4) The number of take-away shop should be limited and it should be discouraged the lining that takes place nearby</p> <p>5) Would it be possible to build a road (for cars but also some cycling lanes above the platforms from Kentish Town to Gospel Oak and from Gospel Oak to Kentish Town West? I know that it may be technically difficult, but we could use a bit of the Industrial Area and the Murphy sites to help.</p>	08/04/15	Email	Alessandro Moro	<p>SW3; D2; SSP3; Shopping & Working Project: Design of Shop Windows. Thanked 08/04/15</p> <p>Bicycle Hire Scheme: following this suggestion, this is now included in the Projects section of the Plan.</p> <p>Shopping & Working Project: the neon signs etc are historic and now would not be permitted by L B Camden. As for redeveloping the whole area – that is a problem because no developer has come along with a planning application and a redevelopment here would put a lot of people out of work.</p> <p>Fire Station and Elsfield: redevelopment here is not suitable for the Plan.</p> <p>Take-away shops: these are not relevant to the Plan but Kentish Town Road Action keeps a close eye on them.</p> <p>D2: green route to Gospel Oak is specifically mentioned in the Plan. This will not be for cars but for walkers and cyclists.</p>	<p>Shopping & Working Project: the neon signs etc are historic and now would not be permitted by L B Camden. As for redeveloping the whole area – that is a problem because no developer has come along with a planning application and a redevelopment here would put a lot of people out of work.</p> <p>Fire Station and Elsfield: redevelopment here is not suitable for the Plan.</p> <p>Take-away shops: these are not relevant to the Plan but Kentish Town Road Action keeps a close eye on them.</p> <p>D2: green route to Gospel Oak is specifically mentioned in the Plan. This will not be for cars but for walkers and cyclists.</p>

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<p>This would remove most of the traffic from Highgate Road and Kentish Town Road and redirect it to an area currently without residents.</p> <p>Please let me know if I can be of any help. All the best for your hard work, [continued on next page]</p>  	08/04/15	Email	Alessandro Moro continued		

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 <p>Link to photo of Elsfield: http://modernarchitecturelondon.com/buildings/elsfield.php</p>	08/04/15	Email	Alessandro Moro continued		N/A

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<p>49. [continued on next two pages London's Industrial Land: cause for concern? Jessica Fern Edward Jones UCL Planning, February 2015</p> <p>The quotes are intended as commentary on the risks, and potential naivety, of believing mixed use on the Regis Rd site will amount to anything unconventional.</p> <p>In Camden, a local authority covering central and inner London, studies conducted in 2008 and 2011 (Roger Tym & Partners, 2008:2011a) showed a shortfall of supply of industrial land relative to demand. In 2011, the study revealed a very low vacancy rate of around 2.3%, whereas a balanced healthy market would expect vacancy rates between 5-10%. Sites that were unoccupied could be characterised as those which were 'compromised' by proximity to residential uses (fear of complaints around noise created deliveries and production provisos and smells) and those which were being marketed were being so at inflated rents because of the 'hope value' of redevelopment for housing. There was evidence in both studies of planned reductions in supply (through existing planning permissions) and predictions of continuing loss due to a shift from low to high value uses, whereas demand was not predicted to drop significantly over the next 10-15 years. Thus, despite these pressures and evidence of continued demand for industrial locations, sites are lost through redevelopment for other uses: even though Camden is identified in the London Plan as a borough where 'restricted' transfer of industrial land should take. The problem is acknowledged by the local authority in its Core Strategy:</p> <p>The Camden employment land review 2008 found that the cost of industrial locations in Camden is high,</p>	09/04/15	Email	Tom Young	<p>SSP2 Thanked 11.04.15</p> <p>SP2 Regis Road Site: KTNF, L B Camden and the GLA are fully aware of the potential pitfalls of mixed use development on the Regis Road Site. The policy has been written, and rewritten, with that in mind. It has now been approved by Camden and the GLA. There follows a section of the rewritten policy text: "A mixed use approach will be taken to the development of the site, which will result in some residential buildings incorporating active commercial uses at ground level, where appropriate. This will intensify the use of the site and will ensure the continuing viability of commercial and light industrial uses. The imposition of conditions will be considered to allow industrial uses to continue to operate alongside residential uses. Any new development will minimise impacts on the existing occupants. The operation of the existing uses will not be impaired by the introduction of incompatible uses. Appropriate noise mitigation measures will be made in accordance with Camden policy DP28 and Camden UDP Appendix 1. The site is currently occupied by mainly single or double-storey sheds, open-air yards, car parks and the access road. Therefore future buildings must reflect the density and scale of an inner London location. New proposals will be supported that ensure that the amount of industrial and other employment</p>	N/A

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<p>indicating that supply does not meet demand. However, there has been pressure to redevelop the borough's stock of land used for employment purposes, particularly manufacturing and industry, for higher value uses, principally housing. Once employment land in the borough has been developed for an alternative it is very unlikely it will ever be returned to industrial use. There has been virtually no new provision of such premises in the borough for many years.</p> <p>...an often-overlooked role for industrial land, particularly in a high value city with overheated property prices such as London...is that industrial land - through its separation from higher value land uses, such as housing - is naturally more affordable. Couple with the flexibility of many industrial premises, which can be easily adapted, this has meant that a whole range of businesses and activities are occupying industrial premises, because they cannot be easily accommodated elsewhere. These include artists and creative industries, faith uses, diverse businesses that require hybrid office/industrial premises, charities, education and community providers. Many workspace providers are, in fact, capitalising on demand from such diverse group of occupiers, and this is fundamental to their business model, which relies on acquiring premises of land for development in industrial areas.</p> <p>...industrial areas in London are often surrounded by areas of lower-value housing, naturally more affordable to people on low and middle incomes.... Redevelopment of industrial land will have a knock-on impact on surrounding land values, creating the trigger for regeneration in many areas of London that have been hitherto cushioned from its impacts. Residents in areas due to be affected by major redevelopment of industrial land are concerned about (a) the impact on land values over time and that existing residents (and</p>	09/04/15	Email	Tom Young	<p>floorpace on the site is maintained and increased.*</p> <p>We are all aware of the desperate need for housing and we cannot ignore the fact that the Regis Road Site is an area which can include housing as well as industrial uses. There is a changing definition of industrial uses – industrial activities once 'dirty' are now becoming 'clean'. The difference between 'industrial' and 'office' use has become blurred. Most, if not all, of the industrial uses on the Regis Road Site are 'clean' and these can be combined with housing on a well-designed site.</p>	

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<p>employees) will be displaced from the area through rising rents and property prices; and (b) that new jobs provided in any future redevelopment will not provide suitable jobs for local people: either they will not directly benefit, or the jobs provided will be low-value jobs in retail and hospitality.</p> <p>We have asked, whether it is possible, through clever urban design, to accommodate businesses currently occupying industrial land within a higher density mixed use context? Such optimism is prevalent but ultimately does not address the fundamental problem, which is that there is currently no effective mechanism within the UK legislative and planning system to manipulate land values with a mixed-use context.</p>	09/04/15	Email	Tom Young		
<p>50. Comments on the Draft Neighbourhood Plan [continued on next three pages]</p> <p>It goes without saying that I am basically very pro the KTNF. It is a great watchdog and former of opinion, and all credit to those who have got it off the ground and devoted so much time and energy to it. I hope, therefore that any criticisms I make of items in the current Draft will not be taken as a negative view of the whole. It is just that I do feel it is important for the Forum to target its efforts at specific and manageable goals. If it puts forward ideas that, in all the prevailing circumstances, are unrealistic or just too grand, it is less likely to be taken seriously by the Council.</p> <p>A good example of the specific that has already happened is the achievement of an extra gate in and out of KT station rather than through the tube station. Given that the 1970s destruction of the original railway station should never have happened in the way it did, this has opened up an old pathway excellently. I would welcome a similar initiative - mooted in the Draft p.40 - for a further out-of-hours entry from Friesdeswide</p>	09/04/15	Email	Gillian Tindall	<p>Thanked 11/04/15</p> <p>SSP1 Town Square has now been rewritten and divided into a policy and a project, following comments from the consultation. The new maps help to clarify the policy and project. The proposed cycle lane is now deleted from the policy following comments from this and a previous consultation.</p> <p>SSP2: Arctic Street has now been given more of a focus in the Plan. The entrance was closed by the Regis Road Estate management after an arson incident. Despite the best efforts of Camdon Council the management has refused to open up the gate, except for one brief interlude. However, when the area is developed for mixed use, the gate will be opened up.</p>	N/A

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<p>Place, and also the suggested improvement of that rather pathetic cul de sac, which was cut short when the railway was built in the 1860s and has never recovered. I also agree that a lift in the station would be extremely welcome (other Overground stations with lifts of steps have them, see Camden Road) though I think, given the split lay-out of KT station, it would probably have to be two separate lifts.</p> <p>Regarding the notion of a 'Kentish Town Square' at the main road junction that is already graced by the canopy (p.33), this does seem to me over-optimistic as stated. More public space, better pedestrian crossings, better access to the stations, a market - all these would indeed be nice to have, but eight seems to have been lost of the fact that this spot, with two major roads feeding in to the busy High Street from the north, Leighton Road coming in on the east and Regis Road on the west, is one of the busiest junctions in London, and short of a complete rethink of London roads and banning of cars, which is not going to happen in the foreseeable future, it is going to remain so. Already, at least thirty years ago or more, Camden Council was looking desperately for a way of making KT High Street one-way like Camden Town, and I well recall the chief Planning Officer of that time saying to me in the course of a chat "We've looked and looked and it's just not possible." Similarly, a few years later, they looked long and hard for a way to make a bus lane, only to realise that, given the width of KT High street, this was out of the question too.</p> <p>In these circumstances, the Draft suggestion that 'a north-south bicycle lane' should be added to this already intensely crowded and complex stretch of roadway is pie-in-the-sky.</p> <p>In contrast, the suggestion (p.34) of opening up a pedestrian plus cycle-way from dead-end Regis Road through to Arctic Street and Spring Place is an excellent one. As you indicate, for several years, once</p>	09/04/15	Email	Gillian Tindall	<p>Getting Around Project 1: we have included Anglers Lane as a project because we hope that L B Camden will be encouraged to do something about the 'rat run' problem.</p> <p>SSP3 Car Wash Site: The reason this policy is included in the Plan is that the owner of the site wants to develop it for mixed use. It is his right to apply to do so. After discussions with him we have written a policy that encourages use of the site in keeping with the surrounding area.</p> <p>GO2 Falkland Place: Recently there was a consultation about improvements in Falkland Place. Following the NP consultation, we introduced the idea that there could be housing development in the garden area. This was universally turned down, partly because the garden has become a much needed 'dog poo' area where local people exercise their dogs and partly because the people who live opposite don't want to look out on houses.</p>	

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<p>Regis Road was built on the old railway land, one used to be able to get through that way; the opening should never have been shut off. Its reinstatement would go some way toward undoing the damage to the shape of Kentish Town that occurred when the Midland Railway first came through it. Might it be worth asking the Council to explain why they haven't attended to this before, as there may be some reason that needs discussing?</p> <p>On the subject of traffic, there is, by the way, a misunderstanding in the Draft regarding Anglers Lane (p.50). It is not, as stated, a 'rat run' which implies a short-cut, but a necessary half-left turn for traffic coming east along Prince of Wales Road and needing to go north, because there is a prohibition on a left-turn at the junction with the High Street. The only alternative is the right-hand turn across the traffic in P of W Road and lengthy deviation via Castle Road that the 383 bus is forced to take - it would be highly undesirable for the area if all traffic were compelled to do that. 'Traffic calming measures' for Anglers Lane, as suggested in the Draft, would mainly have the effect of making traffic there slower, bumpier and therefore noisier. - more gear changes and revving etc.</p> <p>A much simpler and more sensible solution would be to allow traffic to turn left again from P of W Road into the High Street as it did till the late 1970s. The whole purpose of preventing left-hand turns (which, unlike right-hand ones, do not cause traffic accidents) has always been obscure, and it is now a vestige of a quite outdated concept of 'traffic management'. (There is a similarly pointless prohibition at the junction of Brecknock Road and Camden Road, which people frequently ignore if they judge they can get away with it). Why not ask the Council to consider letting traffic turn left from P of W into the High Street as it logically should?</p>	09/04/15	Email	Gillian Tindall		

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<p>And while on the subject of cars, what has the Draft got against the harmless and useful car-wash (p.38)? This is a modest and well-used amenity of exactly the sort that should not disappear from a High Street. It occupies, as such places usually do, a piece of marginal land (in this case ex-railway land), and I can't imagine why it is regarded as an 'eye-sore' when it has no frontage of its own on the street. If you are not careful, I shall start a petition to save it! And the same applies to the Veolia depot for the Council refuse lorries. Districts need these useful, unglamorous spaces. I am all for vest-pocket house-building schemes on sites that are derelict or under-used, but that does not apply to either of these sites.</p> <p>Finally, and pursuant to this, may I make a radical suggestion regarding Falkland Place? Falkland Place, till a bomb or two fell there during the war, was a pedestrian way lined with small houses all along on both sides and should have been reinstated as that after the war. Had it been, it would now be regarded as an even more desirable habitat than Leverton Street. It wasn't rebuilt; partly because all Councils then were taking a long time to get round to any rebuilding, and partly because there was a dreadful County-of-Londonish idea hovering in the air that perhaps the whole of KT should be slum-cleared.... Such was the zeitgeist of the times. By the time the Council got round to rebuilding, (late 1980s, I think) some local people had turned the bomb site into a rough-and-ready garden, and you can imagine the sentimental fuss there was about keeping it. But the fact of the matter is, that 'garden' in FP has never, ever been much used: it is slightly sinister and out-of-the-way. Even the playground has not proved as useful as it was thought it would be, and has suffered a lot from vandalism. One probably can't/shouldn't get rid of the playground. But how about a modest run of small town houses on the unused 'garden' opposite?</p>	09/04/15	Email	Gillian Tindall		

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<p>51. I live just outside your footprint but use KT on a daily basis. Document looks excellent. Regret not having time to read all as going away. However a few points I hope will be incorporated: 1. Indicate Viewing Corridor: from Hampstead Heath to St Paul's (Ridge) as it will affect height of development ie restrictions (see LDF map) in parts of KT. 2. Design & Enforcement: Camden have been so slack in enforcing unauthorized changes to fenestration above all shops in Kentish Town Road – much more can be done to stop this unsympathetic erosion a) through enforcement b) publicising good design principles ie advice. 3. a blanket withdrawal of Estate Agents boards on Kentish Town Road and Fortress Road. Most boards are unauthorized (ie stay up beyond the legal two week 'SOLD' & 'LET' Rule) and many are bogus. Note: on listed buildings NO boards are permitted under current rule. The boards visually blight the facades. 4. Design Shopfronts Enforce unauthorized installation of shutters & internally illuminated signs to fascias & projecting signs. 5. Christmas Light / Illuminations on KT Road. Additional to the current policy could the two trees (large) in the side streets be illuminated with white lights ie isip St and street south. Council has a Christmas lighting policy that gets reviewed from time to time. Best to contact Camden early Spring to catch such reports going to committee.</p>	10/04/15-13/04/15	Library Box	Nori Howard	D1; Shopping & Working Project – Design of Shop Windows	<p>Viewing Corridor to St Paul's: it is not necessary to add this to the map because all developers are well aware of the restriction.</p> <p>Estate Agent Boards; Christmas Lights etc: These matters are not relevant to the Plan, the main purpose of which is land use and development. Kentish Town Road Action could take up some of these points.</p>

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Consultation Statement

APPENDIX 15 Comments 52 – 89

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<p>52. Congratulations on a well presented, well researched document. In general I support your aims but I do not want to see the carwash developed. It provides a valued amenity and could be improved visually without undue cost.</p> <p>Also: if I were a councillor I would appreciate some idea of your priorities either in terms of what is the most important or what is the most feasible.</p>	10/04/15-13/04/15	Library Box	Richard Lansdown	<p>SSP3 Car Wash Site: The reason this policy is included in the Plan is that the owner of the site wants to develop it for mixed use. It is his right to do so when applying. After discussions with him we have written a policy that encourages use of the site in keeping with the surrounding area.</p>	<p>Priorities: There are no specific priorities in the Plan because it all depends on when a developer comes forward. KTNF will be looking at the development of SSP1 Town Square as soon as possible.</p>
<p>53. Dear North Camcen Neighbourhood Fora, Nancy Mayo of Redington and Frogna Community Group and I of Hampstead Neighbourhood Forum would like to arrange a meeting with the Tree Officers at Camden to discuss the Camden Local Plan, the re-writing of our local Conservation Area statements and our own Local Plans.</p> <p>We think it would be useful to talk through how our local plans can help support the Tree Officers in protecting important trees and green corridors in our areas; supporting their case when for example planning applications refused by Camden go to appeal, or when section 106s are formulated. We'd like discuss with them what is important to us in regards to trees in private gardens which support a lot of the biodiversity in north London, the threats to them that we see, and how we can all work together on increasing canopy cover - as in the London Plan.</p> <p>The Tree Officers are very happy to meet with us, and it seems sensible for us to meet together. I have suggested that we meet towards the end of the day to make it easier for those who are working, and that we'd like to meet up sooner rather than later.</p> <p>I apologise for not knowing the contact details of your committee members who are responsible for biodiversity/trees/green spaces, and would be really grateful if you could pass this email on to the person/people whom you think most appropriate with regards to trees. We can then see which day is most suitable for those who would like to attend, and perhaps prepare the agenda together beforehand. Those who have already written their local plans and had contact with inspectors can also be of help to those of us who are a bit further behind.</p>	10/04/15	Email	Vicki Harding	<p>GO3 Thanked 14.04.15</p>	<p>Trees: Invitation not taken up because the proposals, although good, go beyond the scope of the Plan.</p>

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<p>54. I am generally in support of the policies in the draft plan, particularly those that aim to improve access and safety for cyclists and pedestrians. I also agree with the suggested improvements to the area adjoining KT tube station and to the preservation of the view of the Heath from the canopy.</p> <p>However I would raise the following points for consideration.</p> <ol style="list-style-type: none"> In view of the fact that "affordable" rents as currently defined are not in fact possible for many low paid workers to afford, the plan should aim to retain existing lower cost housing (such as that currently provided by the Council and most housing associations) and encourage the development of lower cost housing, for example via self-build schemes, or any other means possible. Has the option of a community land trust been explored? This would provide lower cost options and the future increase in land value would be retained for the public good. See link for information. The plan should ensure that the redevelopment of 2 Prince of Wales Road is accompanied by replacement accommodation for the CAB and Camden Law Centre. These are important local services and need to be in a convenient location close to public transport (though not necessarily at the same location as at present). Whilst shop fronts covered in posters may be less attractive than others, I don't consider the ones in Kentish Town Road to be "unfriendly and discouraging" as the plan does. The policy described as a CIL priority would appear to discriminate against the cheaper shops that are an important resource to lower income residents and could lead to a further decline in the diversity and extent of the shopping area. 	10/04/15	Email	Mary Goyder	<p>D1; GA; SSP1; SSP2; Housing; SSP7; Shopping & Working Project Thanked 14/04/15</p> <p>Support noted for D1; GA; SSP1; SSP2 cycling.</p> <p>Housing: The Plan mentions affordable housing throughout. The Plan Glossary states: "Affordable Housing: Social-affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Affordable housing does not include low cost market housing."</p> <p>Camden Council's requirement in a major development (50 homes or more) is for 50% affordable housing, of which 60% is social-affordable rented housing and 40% intermediate housing.</p> <p>Therefore, whenever the Plan supports affordable housing, it is supporting social-rented housing as well.</p> <p>SSP7: As a result of this consultation, alternative accommodation for CAB, CLC and Voluntary Action Camden has been added to the policy.</p>	<p>A Community Land Trust has been considered but is a different initiative to the Plan. It is something that could be set up by another group in the future.</p> <p>Shopping & Working Project: the Project text does not discriminate or threaten cheaper shops (and it's not only 'cheaper' shops that need to be improved). It will help shops to improve their frontage with CIL funds – therefore the customer footfall should improve.</p>

KENTISH TOWN NEIGHBOURHOOD PLAN – PRE-CONSULTATION COMMENTS 10 APRIL – 17 APRIL 2015

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<p>55. [continued on next three pages] We are the only current residents actually living on Wolsey Mews, as opposed to in buildings with access from Wolsey Mews, and have yet to have met anyone in relation to this consultation – however we are very excited about all of the plans relating to the changes in Kentish Town and supportive of all of them. That being said we would like to suggest some changes to the plans for Wolsey Mews. Kentish Town could certainly use an overflow from the main high street, and we would welcome more business use, retail, restaurant or other on North or South Wolsey Mews, or residences. We also think that adjusting the contra-flow to the one-way system to allow of bicycles was a very good idea - although we have been disturbed to witness a number of accidents with cars coming the other way including one incredibly bad one, on exiting Wolsey Mews and turning onto the high street. We watch every day the many children and young families who use Wolsey Mews to walk up to Kentish Town Primary. We watch every evening the many incinerated people leaving the Oxford to come south via Wolsey Mews from the benches outside (we have no problem with this - they can be a nuisance but its their pleasure to go the pub and we wouldn't change it) We watch many many drivers go down Wolsey Mews at high speeds to avoid jams on the high street or who are frustrated they can't access the high street via Islip street – even the police often use it to get off the high street. In particular lorries use the street with a very high frequency. This presents a significant issue at the Islip street end of Wolsey Mews where - people using the vegetable stall, - people approaching the school - people leaving the school - people leaving the pub - people running to the underground (every</p>	11/04/15	Email	Alfred Chubb & Fiona Deans	<p>Thanked 14/04/15 SSP6: Following this consultation, pedestrianisation of Wolsey Mews was considered but was not seen as feasible because of the increased traffic that would be rerouted onto Kentish Town Road, including cycles. However, the widening and improvements of pavements in Wolsey Mews has been added to the Policy. Cycle lanes and more traffic lights in Kentish Town Road would not be viable. Traffic is already snarled up and cycle lanes and more traffic lights would slow it down even more. The addition of trees is already included in the Policy.</p>	N/A

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Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
<p>morning) meet - cars coming down Islip street & cars coming off the high street It's pretty horrendously dangerous: However there's a really simple solution (which is pretty bad for us as we wouldn't have access to our house) - Pedestrianise Wolsey Mews - North and South - keep access onto Islip from the high street - divert Islip southbound traffic onto Hammond Street and they would then turn right onto Gaisford to get back on the high street There IS still a pub on Gaisford/Hammond in the Lion and the Unicorn – but the general public drinking outside have an area to sit in enclosed by hedges and there's a very significant pavement space between the exit of that area and the road, plus most of them turning right to the high road would go down pavement and then cross a then pedestrianised Wolsey Mews to the high road. If the pedestrianisation of the road doesn't make sense for KTNF - and I hope you at least give it some consideration now that there are at least three new residents opening up on the street - please at least consider widening and correcting the pavement. Since the road has been asphalted the traffic rate has increased but there is only one pavement and it has several gaps which make it impossible to run even one push-chair or wheel chair down. Design guidance would now suggest that • Footways in new developments are designed to minimum width standards of 2000mm to include the diverse needs of users. • Clear design information is provided on the positioning of permanent obstacles such that minimum widths of footways are maintained.</p>	11/04/15	Email	Alfred Chubb & Fiona Deans		

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<p>• Personal safety of pedestrians is prioritized such that temporary obstacles on footways are discouraged.</p> <p>The women's centre has wheel chair access as does the red windowed building on the corner and both have lifts capable of taking wheelchairs to the first floor - but no wheelchairs can approach either building in safety.</p> <p>Equally now that there are children under the ages of 3 living on Wolsey Mews and with the aforementioned school children walking or scooting - especially with lorries riding the pavement (which only goes down one side of the street anyway and therefore cannot accommodate pedestrian traffic in both directions (currently someone will step into the street) it's a bit of a mess.</p> <p>http://assets.highways.gov.uk/specialist-information/guidance-and-best-practice-cca-compliance-e/Highways_Agency_DDA_Compliance_Programme_-_Design_Compliance_Assessment_Guide_DDA_Training_Spring_2010.pdf</p> <p>Finally since we have lived here we have stopped two burglaries at No. 26 and failed to stop one (at no. 17), we have witnessed people defecating and urinating in Wolsey Mews and we have seen groups of secondary school kids playing dice and once setting rubbish on fire. There's a high degree of fly tipping and in part that's due to the fact that the rubbish collection is infrequent - probably three weeks in four - that's not your responsibility and we've taken it up with Veolia. However what it does mean is that the general sense of the road is that it is a neglected rubbish strewn alley. The council for instance have left quite a degree of building materials scattered next to the disused garages which now block the pavement and are too heavy to move.</p> <p>The directive to transform the use of Wolsey Mews is precisely supposed to improve this – however I'm</p>	11/04/15	Email	Alfred Chubb & Fiona Deans		

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Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
<p>not sure that without some trees and an improved pavement and/or change of use (bicycle traffic only) - i don't think that this behaviour will change which isn't really going to help engage new businesses to move into the road.</p> <p>I hope some of this is helpful and doesn't sound hysterical – as the only person fully on the street in question day and night i'm pretty much the only witness who can make comment. I love Wolsey Mews and I love what you want to do to it. I welcomed and supported the changes of use to the garages and I've tried to work with the women's centre to help them accommodate the new architects. Both my wife and I have started and run successful technology and media businesses from start-up to full growth and we know what we'd expect in either of those cases. We'd love to encourage more start-up / tech businesses on this road.</p> <p>56. [On the next three pages are scanned copies of a letter sent by Historic England – Statutory body.]</p> <p>Dear Caroline</p> <p>Thank you for your consultation on the Kentish Town Neighbourhood Plan and please see the attached letter for our comments.</p> <p>Kind Regards</p> <p>Melanie</p>	11/04/15	Email	Alfred Chubb & Fiona Deans		
	13/04/15	Letter	Melanie Millward Archaeology & Historic Places National Planning & Conservation Historic England London Planning	<p>Support for Policies D1, SW2 and SW3 noted.</p> <p>D3: use of materials has been clarified in the Plan, following this Consultation.</p> <p>Design Guidance – there is design guidance in this policy and it includes local character in the policy requirements. Following this Consultation the policy includes the following lines: "Given the significance of this policy, a Design Review is required to be undertaken on major schemes to help to develop exceptional design quality."</p>	<p>D4: Camden's Local List was adopted in January 2015. It will not be updated for some years. KTNF wanted the eight buildings in this policy to have the same amount of protection and recognition as those on the Local List. It would be too risky to wait until the next Local List update. If this Policy became a Project (presumably that is what is meant by "an action point"?) it would not have the same force as a Policy.</p> <p>Map: A map showing all buildings of merit and designated heritage assets proved to be too complex.</p>



Historic England

Miss Caroline Hill
Chair Kentish Town Neighbourhood Forum
13 Leverton Street
London
NW5 2PH

Our ref: HD/P5008/21

Your ref:

Telephone 0207 973 3783

Fax 020 7973 3792

13 April 2015

Dear Caroline

re: Draft Kentish Town Neighbourhood Plan and SEA

Thank you for your recent email to English Heritage inviting comments in respect of the submitted Kentish Town Neighbourhood Plan.

The Government through the Localism Act (2011) and Neighbourhood Planning (General) Regulations (2012) has enabled local communities to take a more pro-active role in influencing how their neighbourhood is managed. The Regulations require English Heritage, as a statutory agency, be consulted on Neighbourhood Plans where the Neighbourhood Forum or Parish Council consider our interest to be affected by the Plan. As English Heritage's remit is advice on proposals affecting the historic environment our comments relate to the implications of the proposed neighbourhood plan for heritage assets. Accordingly, we have reviewed your document against the *National Planning Policy Framework (NPPF)* and its core principle that heritage assets be conserved in a manner appropriate to their significance so they can be enjoyed for their contribution to the quality of life of this and future generations.

We do not wish to comment in great detail but can offer the following observations and suggestions for consideration in respect of clarifying compliance with the NPPF and local policy and developing a robust neighbourhood plan.

General Comments

We are pleased to note the emphasis on heritage within the plan, particularly through Core Objectives 1 and 2 and their supporting policies, and the identification of a local policy for the protection of the view to Parliament Hill.



Historic England, 1 Waterhouse Square, 138-142 Holborn, London EC1N 2ST

Telephone 020 7973 3700 Facsimile 020 7973 3001

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We note the concerns in respect of supporting the retail core of the High Street and support the intention to promote improvements to street frontages and local character and distinctiveness. Overall the Plan appears clear and comprehensive we do however have some observations and suggestions you may wish to consider.

Generally you might wish to consider some minor alteration to the layout as certain policies, for example SSP9 Small Sites and Infill Development (page 47) may have wider application than simply those specific sites identified. Also within the Shopping and Working Project (page 49) sections a and b are written as design policies and might be more appropriately identified as policies.

Page 17; although much of the plan area is not within a conservation area, the principal retail core of Kentish Town Road has considerable local character and a good collection of late Victorian and Edwardian shopping parades. Although requiring signage and shopfront improvements these provide a strong sense of enclosure of the main shopping street. As such we would suggest the Neighbourhood Forum work with the Council to assess and potentially include the proposed non-designated heritage assets to the local list and to analyse those elements which positively contribute to local character. You may wish to consider, in developing design guidance to consider this in respect of predominant form and massing, for example the need to reinforce the linear nature of the High Street, or scale of historic residential areas within the Plan area, and to consider how the rear of the retail streets relate to the wider area (possibly linked to Policy SSP9).

We would suggest that where policies indicate a need for proposed developments to be 'in keeping with the surrounding area' that local/historic character is included alongside scale and massing, particularly within the Site Specific Policies. Local character should also be reflected and enhanced in the choice of materials for public realm works.

The Plans policies are supported by Camden Councils existing policies and it may be helpful to include links to SPD's and relevant policies as an appendix.

We note the inclusion of a map of conservation areas and the proposed buildings of architectural merit (page 21). It would be helpful to include a more comprehensive map which encompasses existing buildings of merit, and designated heritage assets. This would assist in considering setting issues in relation to Site Specific Policies.

On the 1st April 2015 English Heritage will have split into two organisations with Historic England undertaking statutory activities relating to heritage (i.e. Listed Buildings, consultations on Neighbourhood Plans), as such and to avoid confusion we would recommend that all references within the document to English Heritage are changed to Historic England.

Policy Specific Comments

Policy D3 d, page 18 - The example within this sub section states that 'London Stock brick, if used must be of a precise match'; however it is not clear what the brick should be matching too. We assume that this policy seeks to discourage a default material choice of



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“stock brick”, and to ensure development is contextual and materials reflect the immediate built context, and support local character. However, this requires clarification or relocating the example within the Policy text. It may be more appropriate to consider inclusion of an additional design guidance section or the creation of a clear link between this policy and the relevant design guide SPD by Camden Council.

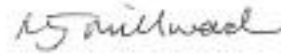
Policy D4, page 20 – This policy states that eight buildings and features were omitted from the Camden Local List. We are pleased to note the Neighbourhood Plans intention to protect important buildings and structures of local character. However, we wonder if this might not be better dealt with as an action point rather than a policy to ensure that Neighbourhood Plan “policies” remain relevant in the event of additions to the list or partial adoption as locally listed buildings.

Conclusion

Our comments are intended to encourage a more beneficial Plan and we would hope that you find the comments and observations useful. We would of course be happy to provide further advice in respect of any of the above, or other, issues, if this is helpful.

Finally, it must be noted that this advice is based on the information provided by you and for the avoidance of doubt does not reflect our obligation to advise you on, and potentially object to, any specific development proposal which may subsequently relate to this or later versions of the Guidance, Appraisals and Management Plans, and which may have adverse effects on the environment.

Yours sincerely



Melanie Millward
Assistant Advisor – Historic Places: London
E-mail: melanie.millward@HistoricEngland.org.uk



Historic England, 1 Waterhouse Square, 138-142 Holborn, London EC1N 2ST
Telephone 020 7973 3700 Facsimile 020 7973 3801
HistoricEngland.org.uk
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<p>57. I live at 257a KT Rd, and have been made aware of proposed plans for next door; ground floor / basement will remain retail unit, with 2x 1bed flats on 1st floor, 2x 1bed flats on 2nd floor and a new 3rd floor providing a 3x bed flat. In order to achieve this they will extend the building back and add a new 3rd floor. I feel this will spoil such a beautiful building and all for the benefit of the freeholders GIMS estates, who also converted the old Gingerbread offices (at 255 KT Rd) into 4x 1beds and 2x 2beds.</p> <p>The plans can be seen on the Camden planning page: Application Number2015/1286/P Site Address259 - 263 Kentish Town Road London NW5 2JT</p> <p>Application TypeFull Planning Permission Development TypeNew Mixed Redevelopment</p> <p>If you have the time to make any comments, this would be appreciated, today is the last day! Sorry for the short notice, I just found out from a neighbour in Crown Place.</p>	15/04/15	Email	Jo Reuben	Thanked and reason for non-action given 16/04/15	KTNF doesn't get involved with minor planning applications. This is a matter for KTRA and that group decided not to object to the application.
<p>58. Re The Leighton Arms</p> <p>We have been residents of Kentish Town for 35 years and am in full agreement with most of your points in the draft plan. We in Torriono Avenue and the top end of Leighton Ave have been battling plans to save our local, the Leighton, being decimated. Yes, yet another local pub bought by developers to make as much money as possible. They shut the pub garden and put their treble tables and smokers out onto the street hoping to build 2 luxury houses in the pub garden and put 5 residential flats above the pub. We have been successful in having planning permission turned down (40 people against none for) but are well aware they will be back. We would very much like to have our neighbour pub included as an asset of a community value which may give it some protection. Could it be included in the list of pubs you have drawn up ? Or could you give us some advice ? We would be happy to meet up with you to discuss the issues.</p>	16/04/15	Email	Ross and Ann Fairley	Thanked. 16/04/15 CC3: Following this Consultation, The Leighton Arms is now included in policy CC3.	N/A

Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
<p>59. [On pp.46-47 are scanned copies of a letter sent by Savills on behalf of Thames Water – Statutory body.]</p> <p>Dear Sir/Madam,</p> <p>Please find our response to the above attached on behalf of Thames Water</p> <p>Regards,</p> <p>Katherine Jones Planning Administrator Planning</p>	17/04/15	Letter	Katherine Jones Savills	Following this Consultation a section on Infrastructure and Utilities has been added to the introduction in the Plan.	N/A

17 April 2015
15.04.17 L CB Camden Draft Kentish Town NP



Sent by email to: secretaryatknf@yahoo.co.uk

Carmelle Bell
E: cbell@savills.com
DL: +44 (0)118 952 0503
Ground Floor, Hawker House
5-6 Napier Court
Napier Road
Reading RG1 5GW
T: +44 (0) 118 952 0500
savills.com

Dear Sir/Madam

CAMDEN – KENTISH TOWN NEIGHBOURHOOD PLAN – COMMENTS ON BEHALF OF THAMES WATER UTILITIES LTD

Thames Water Utilities Ltd (Thames Water) Property Services function is now being delivered by Savills (UK) Limited as Thames Water's appointed supplier. Savills are therefore pleased to respond to the above consultation on behalf of Thames Water.

As you will be aware, Thames Water Utilities Ltd (Thames Water) are the statutory water and sewerage undertaker for London Borough of Camden and are hence a "specific consultation body" in accordance with the Town & Country Planning (Local Planning) Regulations 2012. We have the following comments on the consultation document on behalf of Thames Water:

General Comments on Sewerage/Wastewater Infrastructure capacity:

New development should be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 156 of the National Planning Policy Framework (NPPF), March 2012, states:

"Local planning authorities should set out strategic policies for the area in the Local Plan. This should include strategic policies to deliver.....the provision of infrastructure for water supply and wastewater...."

Paragraph 162 of the NPPF relates to infrastructure and states:

"Local planning authorities should work with other authorities to: assess the quality and capacity of infrastructure for water supply and wastewater and its treatment.....take account of the need for strategic infrastructure including nationally significant infrastructure within their areas."

The web based National Planning Practice Guidance (NPPG) published in March 2014 includes a section on 'water supply, wastewater and water quality' and sets out that Local Plans should be the focus for ensuring that investment plans of water and sewerage/wastewater companies align with development needs. The introduction to this section also sets out that **"Adequate water and wastewater infrastructure is needed to support sustainable development"**. (Paragraph: 001, Reference ID: 34-001-20140306).

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Specific Comments

Omission of a 'Infrastructure and Utilities' Policy

With the above points in mind it is important that developers demonstrate that at their development location adequate capacity exists both on and off the site to serve the development and that it would not lead to problems for existing users.

In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water & sewerage infrastructure. Where there is a capacity problem and no improvements are programmed, then the developer needs to contact the water company to agree what improvements are required and how they will be funded prior to any occupation of the development.

Thames Water would therefore recommend that developers engage with us at the earliest opportunity to establish the following:

- the developments demand for water supply and network infrastructure both on and off site and can it be met;
- the developments demand for sewage treatment and sewerage network infrastructure both on and off site and can it be met; and
- the surface water drainage requirements and flood risk of the area and down stream and can it be met.

We therefore consider that there should be a section on 'Infrastructure and Utilities' in the Kentish Town Neighbourhood Plan which states:

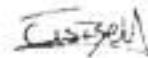
'In line with Local Plan Policy DM1 (or as it may change), it is essential that developers demonstrate that adequate water supply and sewerage infrastructure capacity exists both on and off the site to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water & sewerage infrastructure. Where there is a capacity problem and no improvements are programmed by the water company, then the developer needs to contact the water company to agree what improvements are required and how they will be funded prior to any occupation of the development.'

Further information for Developers on water/sewerage infrastructure can be found on Thames Water's website at: <http://www.thameswater.co.uk/cps/rde/xchg/corp/hs.xsl/555.htm>

Or contact can be made with Thames Water Developer Services
 By post at: Thames Water Developer Services, Reading Mailroom, Rose Kiln Court, Rose Kiln Lane, Reading RG2 0BY;
 By telephone on: 0845 850 2777;
 Or by email: developer.services@thameswater.co.uk

We trust the above is satisfactory, but please do not hesitate to contact me if you have any queries.

Yours sincerely,



Carmelle Bell BA (Hons), MSc, MRTPI
 Planner

Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
<p>60. (continued on next three pages) My comments for consideration are as follows:</p> <p>A) POLICY SW2 / SW3 Clarification would good: If retail relates to A1 uses only (Shops, Retail warehouses, Hairdressers, Undertakers, Travel and ticket agencies, Pet shops, Sandwich bars, Showrooms, Domestic hire shops, Dry cleaners, Internet cafés.) then it should be added into the wording of the policy.</p> <p>I suggest upper floors and basements are considered part of the potential high street offer (A1 to A5 uses and services) and as such supported through the KTNP.</p> <p>B) We still have 2 storey high buildings along the high street and I propose that the KTNP supports the extension of these buildings as part of supporting more services, jobs and homes with great access to public transport within the plan area.</p> <p>C) I propose the inclusion of a policy relevant for all major applications that are coming forward along the following lines:</p> <p>PRE-APPLICATION CONSULTATION: Applicants preparing Development Proposals for major development shall facilitate a proactive, early and meaningful engagement with residents and other stakeholders prior to submitting a planning application. Any subsequent planning application will detail this work and indicate how the proposal has responded to comments from the community.</p> <p>Further, applicants are encouraged to submit as part of any planning application the following: a) Full colour drawings and detailed specifications of</p>	20/04/15	Email	Angela Koch	<p>Pre-Application Consultation. Thanked and asked if she'd seen Policy CC1: Statement of Community Consultation. Reply from Angela Koch: I didn't. Apologies. I clearly tried to do this too quickly. There is a lot of very good stuff in CC1.</p> <p>SW2, SW3: Following this Consultation, A1 Retail shops usage details have been added to Glossary</p> <p>Two storey buildings: This must be looked at on a case-by-case basis as applications come in, with consideration to the height and style of the surrounding buildings.</p> <p>GO1: Following this Consultation, Maude Wilkes Estate, off Leighton Road, is now included in this policy as a Local Green Space. We have had discussions with the Housing Association and it will not be opened to the public because it is privately owned.</p>	<p>A1 to A5 uses: Article 4 Direction is now in place on all buildings in Kentish Town Road, therefore any change sought, including from A1 to A2-5, would have to go through a change of use planning application.</p> <p>D2: The suggestions for D2 are premature. This policy relates to future proposals. If and when proposals come forward, there will be intense scrutiny into design quality.</p> <p>D2 / SSP2 / SSP3 / SSP4 / SSP8: These suggestions are useful but premature. In the future, when applications are being considered for these sites, Policy CC1: Statement of Community Consultation will kick in and all these matters will be discussed, as listed in the relevant Policy texts.</p> <p>CC1: In our public consultations there has been strong support for this policy as it stands.</p> <p>SSP9: We have looked at the site next to 65 Bartholomew Road, but it appears to be the entry into a private garden.</p>

KENTISH TOWN NEIGHBOURHOOD PLAN – PRE-CONSULTATION COMMENTS 18 APRIL – 25 APRIL 2015

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<p>proposed main building designs and materials.</p> <p>b) An explanation of how on-site natural building materials and traditional locally sourced materials are reclaimed and reused in the new building structures</p> <p>c) An explanation of the thermal performance of the building and how renewable energy is harnessed in the development, for instance through passive solar gain, insulation and/or application of renewable energy technologies.</p> <p>All applicants are encouraged to seek practical and early advice from the Local Authority and the KTNF.</p> <p>d) How the provision of Sustainable Urban Drainage is achieved.</p> <p>Giving the significance of Policy D Site [CH thinks this is D2] the Local Planning Authority is strongly requested to apply for a National Design Review to help developing exceptional design quality. It is suggested to organise a well resourceed design competition as part of this effort to achieve innovative design.</p> <p>Particularly for: POLICY D2 /SSP2/ SSP3/ SSP4/ SSP8</p> <p>EXAMPLE: CONTENT OF PRE-APPLICATION CONSULTATION ENGAGEMENT (based on work by CABE,2007)</p> <p>EXISTING STRUCTURES: How existing structures are retained.</p> <p>SCALE, BLOCK STRUCTURE AND URBAN GRAIN: How big the buildings and spaces would be (height, width and length) and how they respond to the surrounding street, plot and building pattern.</p> <p>LANDSCAPING: How open spaces will be treated to enhance and protect the character of a place and foster biodiversity.</p> <p>APPEARANCE: What the building and spaces will look like: building materials, colour palette, fenestration, roofing and other architectural details.</p>	20/04/15	Email	Angela Koch		

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<p>MOVEMENT AND INCLUSIVE ACCESS: Why the access points and routes have been chosen, and how the site responds to street layout, public transport provision and parking needs and how everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping.</p> <p>USES AND GROUND FLOOR USES: What buildings and spaces will be used for including proposed uses for ground floors/street level.</p> <p>LAYOUT AND BUILDING LINES: How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.</p> <p>RENEWABLE ENERGY EFFICIENCY: How the development and its operation reduce greenhouse gases and makes use of renewable energy sources.</p> <p>KEY REFERENCES -National Planning Policy Framework: §66, §71, §189</p> <p>POLICY GO1 The open space off Leighton Road lying just north of KT station is not identified in the Local Green Space Designation. It is suggested to designate this space based on the lack of other open spaces in vicinity of hughstreet and make it accessible to the public. Perhaps it could be explored if this land could be CPOed with help of CIL monies.</p> <p>POLICY CC4 I disagree with insisting on A1 uses only. A3 (restaurant/cafe) or/and A4 (Public house, Wine bar or other Drinking establishment) and other 'socialising spaces' could provide an important community focus with a better financial sustainability in the long run. From my observation the shops are not well frequented and underperform their potential as social hubs.</p>	20/04/15	Email	Angela Koch		

KENTISH TOWN NEIGHBOURHOOD PLAN – PRE-CONSULTATION COMMENTS 18 APRIL – 25 APRIL 2015

Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
<p>POLICY SSP9: SMALL SITES AND INFILL DEVELOPMENT I propose to add a currently underused site next to 65 Bartholomew Road. It has the potential of providing a terminating view while fulfilling its function as part of Camden School for Girls.</p> <p>I hope these comments are considered useful.</p> <p>61. A very clear well produced document.</p> <p>I am particularly pleased to see Policy GA -CIL priority. This is an urgent need. The passenger statistics produced by both TfL and Thameslink both show huge increases in the numbers of passengers using the 2 KT stations and this can only increase with new housing developments in the area. These figures would back up this policy.</p> <p>I would like to see something to support and supplement Camden's existing policies on basement developments. The recent problems with the Gloucester Arms site hitting the water table shows that the issue of basement building work is just as important here in KT as in neighbouring areas such as Hampstead. One of the problems that has been identified with basement developments is that structural problems with adjoining properties often do not come to light immediately but only after several years. I would like to see any permitted basement developments required to take out some form of insurance or bond to cover damage to neighbouring properties which might emerge say for up to 5 years after the works are completed. While Camden's existing policies may well prevent some of the more recent excesses, some developments will inevitably be given permission, sometimes after appeal and the adjoining properties would benefit from the protection of an insurance requirement.</p>	<p>20/04/15</p> <p>22/04/15</p>	<p>Email</p> <p>Email</p>	<p>Angela Koch</p> <p>John Nicholson</p>	<p>Thanked</p> <p>GA: Support noted for this policy.</p>	<p>Basements: We have discussed including a Basements Policy in the Plan but, since this Consultation was sent out, Camden Council's Basements policy was updated in July 2015 and is now much stronger. We decided that there was nothing extra we could add. We took advice and were told that it would not be in KTNF's remit to impose a demand for insurance or bond to cover third party damage.</p>

KENTISH TOWN NEIGHBOURHOOD PLAN – PRE-CONSULTATION COMMENTS 18 APRIL – 25 APRIL 2015

Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
<p>62. We are a group of parents of children in Carlton Primary School, who support strongly one particular proposal in the draft plan: the opening of a passage from Regis Road to Arctic Street.</p> <p>Such a passage - which used to exist - would shorten the journey of our children to school by a third. This is significant, as at the moment the school run takes us 2 hours a day. We believe the Council should do something to improve our situation, since it was the Council who placed our children in this school for lack of any places in any other closer schools. In December 2014, we petitioned the Council with a letter regarding the short-cut access to the school via Regis Road, but the Council has not responded yet (the letter is attached fy).</p> <p>Please let us know if -and how - we can support you on this specific point of your plan. If you succeed in organising a meeting with the Council on this issue, please could you let us know?</p>	<p>23/04/15</p>	<p>Email</p>	<p>Vesselina Newman</p>	<p>Thanked</p> <p>SSP2 Arctic Street opening: Support for policy noted.</p>	<p>N/A</p>
<p>63. Given Tufnell Park Station serves the eastern part of the Forum area it makes sense to support stepped access of this station, too. Also to encourage pedestrian access to Hampstead Heath from that station through less polluted streets – perhaps link with Dartmouth Park to signpost such a pedestrian route and take some strain off Kentish Town Station. Also all routes over and under the railway tracks should be wheelchair/bicycle friendly.</p> <p>Such a pity we are losing good industrial space to expensive housing.</p> <p>Thanks to everyone for their industry.</p>	<p>22-24/04/15</p>	<p>Box – Library</p>	<p>Mary Cane</p>	<p>Thanked</p>	<p>GA: This matter was discussed but, as Tufnell Park Station is situated outside the KTNF Area and also in a different borough, it cannot be included in the GA Policy.</p> <p>SSP2: This policy states that industrial space will not be lost; if anything it will increase with mixed use. Camden Council's requirement in a major development (50 homes or more) is for 50% affordable housing, of which 60% is social-affordable rented housing and 40% intermediate housing.</p>

KENTISH TOWN NEIGHBOURHOOD PLAN – PRE-CONSULTATION COMMENTS 18 APRIL – 25 APRIL 2015

Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
64. Access to Green Space – Canteen/lowes prices for pitch hire exclude local community – especially younger people – pitch hire is £90ph!! Something needs to be done!	22-24/04/15	Box – KT Community Centre	Halima Begum	Spoke to Halima Begum in person (see in next column). Unfortunately this is not within KTNF's remit, but it should be brought to Camden Council's attention.	GO1: The football pitch is owned half by Camden and half by Open Play. "Bankers" pay £5 each to book the pitch so local youth can't afford it and that's why they hang around estates with nothing to do. It's slightly cheaper if you join the membership but that costs £250pa. Booking the pitch costs about £77 – still too expensive for local youths and local youth groups.
65. Kentish Town is a great place to live. I have lived in KT for 18 years. My main concern is the KT Underground. There's no lift for disabled/parents with buggies. This is something that needs to be looked into.	20-24/04/15	Box – Somali Centre	Isahaq Abdikarim	Support for GA noted	N/A
66. After going through the Plan I think it should be a key priority to push TFL to introduce lifts for all stations in the Kentish Town area / Camden. The stairs in Kentish Town West are really not appropriate for families and those less able.	20-24/04/15	Box – Somali Centre	Saida	Support for GA noted	N/A
67. I think more Houses should be built in Kentish Town by Camden. [?Currents there seems] to be a great need for cheaper rented homes. Better lighting between Raglan Street and Inke-man Road Passage.	20-24/04/15	Box – Somali Centre	Maryam	Housing: Comments noted. Policy SSP2 should improve this situation	Lighting: Not in KTNF's remit
68. The need for better access on a number of train station is also important. Currently I find it hard to take a buggy when travelling via Kentish Town West, Kentish Town Underground.	20-24/04/15	Box – Somali Centre	Khaira Ahmed	Support for GA noted	

KENTISH TOWN NEIGHBOURHOOD PLAN – PRE-CONSULTATION COMMENTS 18 APRIL – 25 APRIL 2015

Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
69. I would welcome the need to move the bus stop next to the Car Wash in Kentish Town High Street as it causes obstruction due to lack of pavement space. I believe the amount of dog waste is out of control in parts of Kentish Town where you can't walk two feet without seeing dog mess on the street.	20-24/04/15	Box – Somali Centre	Buraicha Mohammed	Support for SSP3 noted	Dog mess: not within KTNF's remit
70. Better access for disabled people at train station, in need of lifts.	20-24/04/15	Box – Somali Centre	Kaadiga Yusuf	Support for GA noted	N/A
71. Lowed covers? (pavements) for those less able to walk.	20-24/04/15	Box – Somali Centre	Said Guled	Lowered pavements: this will be taken into consideration for detailed design guidance in new developments.	N/A
72. As I have elder family members who use the station, and have problems with the stairs, I champion the idea of installing lifts at the station for best convenience.	20-24/04/15	Box – Somali Centre	Mohamed Gelle	Support for GA noted	N/A
73. The idea of getting lifts installed into station is perfect for me and my family as they can't use the stairs. I've seen other elderly people around the local station who find it difficult to use the stairs.	20-24/04/15	Box – Somali Centre	Ahmed Abalicanim	Support for GA noted	N/A
74. More Centre for young children to access after school and school holidays.	20-24/04/15	Box – Somali Centre	Quall Buracaale	Support for CC2 noted	N/A
75. Step free stairs in Kentish Town Station. Through road would be nice between Kelly Street and Prince of Wales junction. Improvements to Falkland Place.	20-24/04/15	Box – Somali Centre	Abdi Ahmed Ali	Support for GA noted Policy GO1 Local Green Spaces: There have been consultations recently about improvements to Falkland Place. GO1 will help.	Through road: Not within KTNF's remit

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Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
<p>76. I think the Neighbourhood Plan has been put together really well and it touches upon very key issues in Kentish Town like Underground station which is currently is not really suitable for a disabled person or those with young children in a buggy.</p> <p>The decline in new businesses taking up vacant spaces is also a real worry as the high street is now dominated by estate agents, coffee shops, large chain supermarkets and betting shops.</p> <p>I think more opportunities need to be invested for Youth in the area. Possibly a sub-hub for 16-14 year olds.</p>	20-24/04/15	Box – Somali Centre	Abdi Kadir	<p>Support for GA noted</p> <p>Decline in new businesses: Policies SW2; SW3 should improve this situation.</p> <p>SSP2: Community leisure facilities are included in the details of this policy.</p>	N/A

KENTISH TOWN NEIGHBOURHOOD PLAN – PRE-CONSULTATION COMMENTS 23 APRIL – 28 APRIL 2015

Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
<p>77A. I am from Gospel Oak Regeneration area next door. We urgently need to talk about border areas BEFORE deadline for comments, eg Fri or sat.</p>	23/04/15	Email	Dinah Gallop GONAG Gospel Oak neighbourhood action group	<p>Thanked and asked for written comments (see below).</p>	N/A
<p>77B. [Comment continues on next two pages] Please see attached. We have only just become aware of the geographical extent of this plan. We would like to meet.</p> <p>Elaine Grove and Oak Village Residents' Association This is a response to the draft Kentish Town Plan from Elaine Grove and Oak Village Residents' Association (EGOVRA)... We have been active in the preparation of plans for the neighbouring Gospel Oak Regeneration area. I have copied this response to Gospel Oak Neighbourhood Action Group, a coordinating body for many groups in the area.</p> <p>First of all let us congratulate you on the production of the plan which obviously involved a huge amount of work.</p> <p>As the plan area adjoins the Gospel Oak Regeneration Area (GORA) on its western side discussion with us in this area is essential so a relationship between plans for both areas is established. There is also a Gospel Oak Business Group which covers a wider area than the regeneration area, including part of the KTNF area, as business does not identify with ward boundaries.</p> <p>Discussion with this group is also important. Most of the land in the GORA is owned by Camden Council and used for social housing. In order to improve the run down social housing stock, the Council is making use of high land values.</p>	27/04/15	Email	As above	<p>Thanked and said a meeting will be arranged.</p> <p>SSP2 Community Facilities: KTNF has not specified a dedicated space for other faiths. When development comes forward on these sites we will discuss the use of community facilities.</p> <p>Communication links: following comments from this Consultation, the Plan now has a map showing possible communication links through the Regis Road site. We haven't shown similar for the Murphy site because there are no plans for development here at the present time.</p> <p>D2: green route to Gospel Oak is specifically mentioned in the Plan</p>	<p>SSP8 Veolia Site: in the Plan the development of this site is specified as a mainly C3 residential-led mixed use scheme. L B Camden has approved this because housing is badly needed. However, this policy is looking to the future. Camden doesn't have plans for developing the site in the near future.</p> <p>SSP2 Kentish Town Industry Area: the Plan provides for workshops and workspaces suitable for small businesses and start-ups on both the Murphy and Regis Road sites.</p>

KENTISH TOWN NEIGHBOURHOOD PLAN – PRE-CONSULTATION COMMENTS 23 APRIL – 28 APRIL 2015

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<p>Considerable intensification is therefore planned including the building of up to 700 more homes in the area between Mansfield Road and Queens Crescent. More than 250 of these already have planning permission.</p> <p>Sadly this has included the demolition of workshops and the selling off of land in the area leading to a considerable reduction in employment spaces. And whilst housing plans have been given priority, plans for community and commercial facilities to revitalise the area and to serve the growing population have yet to emerge. Thus there is the real danger of a 'blomitory town' being created to the west of the KT area, an undesirable development for both Gospel Oakers and Kentish towners. This informs our response below.</p> <p>Site specific policies</p> <p>1. Vacant site This is currently a mixed use site and a mini employment hub supporting over 200 jobs. It lies on the border of the Kentish Town and Gospel Oak area and its development cannot be determined without considering what is happening to the west and north of it. Given:</p> <ul style="list-style-type: none"> The large amount of new housing already planned to the west. The considerable loss of employment space already suffered Gospel Oak and Haverstock wards. The easy accessibility of this site to the people of Gospel Oak in contrast to difficult access to both the Regis Road and Murphy's sites <p>This site should remain a mixed use site with a significant employment hub rather than become residentialised site. This is consistent with plans to protect employment spaces.</p> <p>2. Kentish Town industrial area Adequate provision on both the Murphy's and Regis Road sites for workshops and workspaces suitable for small businesses and start-ups is essential.</p>	27/04/15	Email	Dinah Gallop		

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Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
<p>3 Community Facilities The plan area has plenty of churches but no dedicated space for other faiths, in particular the growing Muslim population. We suggest that provision is needed for either a mosque or a "Faith Space" facility which can be used by all faiths.</p> <p>4 Communication links The lack of east west communication links between Kentish Town and Gospel Oak creates a major and undesirable barrier between the two communities. We have strong common interests here. We have, for example been campaigning for many years for a route for pedestrians and cyclists to Regis Road. An examination of other possible links would be beneficial.</p> <p>Finally, can we re-emphasise the urgent need for discussion with Gospel Oak groups, including GOMAG and the Gospel Oak Business Group.</p> <p>Dinah Gallop Secretary Elaine Grove and Oak Village Residents Association</p>	27/04/15	Email	Dinah Gallop		
<p>78. [Comment continues on next page] Policy SW - Shopping and Working 'Fewer young people are coming to KTHS' - so who is turned on by the numerous fast food outlets? Certainly not the cyclists, who long for a comfortable brasserie type restaurant! 'We came to Camden Town as a young hard-up couple in 1961 and moved to Kentish Town in 1996. We watched our lovely veg stalls disappear and be replaced by the terrible fat stalls. Recently three really good and useful shops disappeared from Camden This gives KTHS an opportunity to retrace the balance. We do have some useful shops in KTHS of course - we just need to cut down on fast food, estate agents, betting shops and endless little useless shops that appear and disappear because they do not sell</p>	23/04/15	Email	Rosemary White,	<p>Thanked 27/04/15</p> <p>Support noted for CC3; SSP1; SSP7</p>	<p>SW2, SW3: These policies in the Plan should improve the shops in the secondary areas. Planning rules prevent the exclusion of different types of A1 Retail shops but over-provision of estate agents and betting shops is regulated.</p> <p>Shopping & Working Project supports design principles for shop fronts</p>

KENTISH TOWN NEIGHBOURHOOD PLAN – PRE-CONSULTATION COMMENTS 23 APRIL – 28 APRIL 2015

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<p>anything anyone really wants! And how we miss that lovely Pizza Express, and now, tragically, we've lost the Kentish Canteen!</p> <p>Policy C3 and C4</p> <p>The few remaining pubs and other interesting buildings must be protected from hideous modernising (and silly names) that has taken place in Camden Town. And would it be possible to have some kind of overall design advice for would be shops. Most of them look so dreary!</p> <p>KT Square</p> <p>A brilliant idea! But "provision for a market" alarms me! How can we ensure that it is a proper market and not like Camden High Street. Which reminds me to ask if we could manage without any more tattooists!</p> <p>Policy SP7.2</p> <p>Planning app for theatre - brilliant! And please can we have a good cafe or restaurant attached.</p> <p>I think this is enough for now, but I would love to be involved as plans mature.</p> <p>79. Dear Kentish Town Neighbourhood Forum</p> <p>Please find attached a copy of the Mayor's letter in response to the Kentish Town Neighbourhood Development Plan 2015-2030 - Draft for Consultation. The original letter will be posted to you. Also attached for your information is the Mayor's response to the Draft Camden Local Plan Consultation.</p> <p>Please do not hesitate to contact me if you would like to discuss any of the representations in the letter.</p> <p>Actions taken continues on next page Mayor's Letter copied on following three pages TfL comments on following two pages</p>	23/04/15	Email	Rosemary White		
	24/04/15	Email	Elliot Kemp MRTPI Greater London Authority and Transport for London	<p>SSP2: Kentish Town Industry Area; the London Plan; the Draft Camden Local Plan; General conformity and evidence base.</p> <p>KTNF spent several months redrafting the Policy (which is now SP2 and SP2a in the Submission Plan). On 25 September 2015 the GLA and TfL replied to the last draft:</p> <p>"We welcome the changes made to the text which address many of the comments in my email of 6 August 2015. In particular we welcome the changes in the document to explicitly reference employment floorspace rather than employment levels. However, we have the following comments on the current text:</p> <p>The reasoned justification for Policy SP2 on page 40 states: 'Policy SP2a is in conformity with the London Plan, published March 2015, which states that London's population is anticipated to rise from 8.2 million in 2011 to 8.84 million in 2031, and that the Mayor seeks to "accommodate growth within the capital's boundaries and without intruding on its protected green and open</p>	

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<p>79. GLA and TfL comments</p>	24/04/15	Email	Elliot Kemp MRTPI Greater London Authority Transport for London	<p>spaces.' Housing development targets for Camden up to 2030/31 are set at 1000 new homes per annum.'</p> <p>As stated in the Mayor's letter of 24 April 2015 the release of the industrial area is not in conformity with the London Plan without a robust evidence base to justify de-designating it. It is acknowledged that Policy SP2a recognises that Kentish Town Industry Area is, at present, safeguarded as an employment designation in Camden's Core Strategy, however it is inaccurate to imply that London Plan policy supports the redevelopment of site with the current evidence base. We suggest you remove this statement from the text. We also query the housing target stated for Camden of 1000 new homes per year up to 2031. The London Plan housing targets for boroughs runs to 2025 and Camden's current Local Plan document's also only run to 2025.'</p> <p>KTNF has taken the amendments suggested above into the new Policies SP2 and SP2a (previously SSP2). The GLA has accepted the new versions of the policies.</p> <p>*SP1: TfL notes that in addition to CIL funding, SP1 now includes reference to s106 funding. However, TfL would again reaffirm our concerns from previous consultation with the regard to the overall cost of implementing step free access at Kentish Town and Kentish Town West stations and the likelihood of securing funding for this through mechanisms under the planning application process. Again, TfL would note that it may be pragmatic to prioritise other interventions that could reasonably be delivered by CIL and / or s106 payments to help improve access to the stations, such as improved public realm, pedestrian facilities or bus infrastructure.</p> <p>The reasoned justification for SP1 now identifies that the through movement role of Kentish Town Road as part of the Strategic Road Network which will need to be balanced against the place-making objectives for the upgrade of Kentish Town Square. There is now also acknowledgement that the KTNF will need to work proactively with TfL (and other stakeholders) to deliver improvements to Kentish Town Square. These amendments are supported by TfL.</p> <p>SP2: As previously highlighted, the transport sections of this policy; promoting car free development, the opening up of new pedestrian routes and cycle ways through the site, etc. are generally supported by TfL.</p> <p>KTNF has not "prioritised other interventions that could reasonably be delivered by CIL and / or s106 payments to help improve access to the stations, such as improved public realm, pedestrian facilities or bus infrastructure", because these interventions will not help those with reduced mobility to be able to use the steps which presently exist to the trains and tube in Kentish Town and the trains in Kentish Town West. We will continue to urge TfL to include step-free access in Kentish Town Stations in its next Business Plan 2019, well within the lifetime of the Plan.</p>	

GREATER LONDON AUTHORITY
Development, Enterprise and Environment

Kentish Town Neighbourhood Forum
C/o Kentish Town Library
262-266 Kentish Town Road
London
NW5 2AA

Our ref: LDF06/LDD14/EK01

Date: 24 April 2015

Dear Neighbourhood Forum

Re: Kentish Town Neighbourhood Development Plan 2015-2030 -Draft for Consultation March 2015

Thank you for consulting the Mayor of London on the Kentish Town Neighbourhood Development Plan 2015-2030 -Draft for Consultation. As you are aware, all Local Development Plan Documents in London including neighbourhood plans have to be in general conformity with the London Plan under section 24 (1)(b) of the Planning and Compulsory Purchase Act 2004. Paragraph 184 of the NPPF also requires neighbourhood plans to be in general conformity with the strategic policies of the Local Plan. The Local Plan for the Kentish Town Neighbourhood Area includes all the Development Plan Documents (DPD) adopted by Camden Council and the London Plan. The Mayor has delegated authority to me to respond and his representations are set out below. Representations from Transport for London are attached in Appendix 1.

The draft Neighbourhood Plan is generally welcomed, however, there are some matters that require further work to ensure the plan is in general conformity with the London Plan as well as the other strategic policies in the Local Plan. The representations below and in the accompanying appendix address matters of general conformity, and also provide comments which are intended to help clarify or improve policy.

Kentish Town Industrial Area

Policy SSP2 and the accompanying Site Policy 1a and Site Policy 1b propose to permit the comprehensive redevelopment of the area currently defined in Camden's Core Strategy as the Kentish Town Industrial Area, which is a locally significant industrial site in terms of the London Plan. The draft Neighbourhood Plan policies support the introduction of non-industrial uses to this area, including: residential, offices, educational institutions, healthcare and community leisure facilities.

Managing industrial land supply in London

The London Plan seeks to manage the supply of industrial land across London to ensure there is a sufficient stock of land and premises to meet the future needs of different types of industrial and related uses in different parts of London, including the need for waste management facilities. Inner London industrial sites also serve a particularly important function for London's economy by providing sustainable distribution services for the Central Activities Zone. Some of these industrial uses may have low employment densities but provide vital services which support other businesses in London, many of which will have significantly higher employment densities.

London Plan Policy 4.4 (Managing Industrial Land and Premises) requires boroughs to demonstrate how the borough's stock of industrial land and premises will be planned and managed to ensure there is ensure there is a sufficient stock of industrial land and premises. Robust evidence in the form of integrated strategic and local assessments of industrial demand is required to inform the release of industrial capacity. The London Plan supports the release of identified surplus industrial land to help meet requirements for a mix of other uses such as housing, social infrastructure and in appropriate locations to contribute to town centre renewal. However, the release of industrial capacity must be justified by robust evidence.

As part of managing London's industrial land and its release, the London Plan groups London boroughs by categories for the transfer of industrial land to other uses (see map 4.1) based on the borough's benchmarked release of industrial land. Camden is placed in the 'restrictive' group for the transfer of industrial land to other uses. Boroughs placed in the restricted transfer category typically have low levels of industrial land relative to demand. These boroughs are encouraged to adopt a more restrictive approach to the transfer of industrial sites to other uses and set appropriate evidence based criteria to manage smaller non-designated sites. This does not preclude the possibility of smaller scale release where boroughs have made adequate provision for industrial land in their DPDs, especially for waste management, logistics and for SMEs/creative industries. The Mayor's Land for Industry and Transport Supplementary Planning Documents (SPG) sets out the indicative industrial land release benchmarks for Camden of -5 ha for 2011-2031 (-0.3 ha per annum). The Mayor's Annual Monitoring Reports show that Camden has already released a total of 4.6 ha in the first 3 years of this period (FY2011-FY2013) in planning approvals.

Draft Camden Local Plan

Camden Council has recently consulted on its draft Camden Local Plan 2015, which proposes to de-designate part of the existing Kentish Town Industrial Area. The industrial area proposed to be released approximates to the Regis Road Site (Site Policy 1a in the Neighbourhood Plan), and the area the Council are proposing to retain as a protected designated industrial area approximates to the Murphy Site (Site Policy 1b in the Neighbourhood Plan). The Mayor has made representations to Camden Council on the draft Local Plan and I attach these to this letter for your information. The Council's current evidence base (LB Camden Employment Land Study 2014) does not currently justify the de-designation of the Regis Road part of the Kentish Town Industrial area. However, the Council may wish to provide further evidence to the GLA on this issue.

General conformity and evidence base

The proposed mix of uses in Site Policy 1a and 1B are unlikely to be compatible with requirements of London Plan industrial land policy and could undermine the integrity of the industrial area. The Neighbourhood Plan will effectively de-designate the Kentish Town Industrial Area. As acknowledged in the draft Neighbourhood Plan, the proposed policies for this area are not in conformity with Camden's Core Strategy Policy CS8, and Development Policy DP13. It should be noted that if the Council's draft Local Plan policy for the Regis Road site was adopted the Neighbourhood Plan's policy for the Murphy Site would still not be in conformity with Camden's new Local Plan.

The Neighbourhood Plan lacks the robust evidence base necessary to justify de-designating the Kentish Town Industrial Area, as required by London Plan Policy 4.4. Planning for this locally significant industrial site needs to be based on a strategy for the supply and management of industrial land in Camden, and its relationship with London's economy. The Mayor's Land for Industry and Transport SPG provides guidance for developing the required evidence base to plan, monitor and manage industrial land.

The SPG highlights that in managing and reviewing industrial capacity account should be taken of the scope for consolidating industrial capacity at particularly appropriate locations. However, this should be considered in the light of strategic and local assessments of industrial land demand and supply (quantitative and qualitative) and must be informed by a robust appreciation of short and longer term market trends and policy guidance. It must also be cast in the context of robust and sensitive relocation arrangements, which ensure that London jobs, and Londoners' access to them, are not compromised. This exercise must be coordinated strategically (and structured to minimise 'hope value') taking account of transport and regeneration as well as planning objectives to ensure that London's overall future industrial needs are addressed.

I hope that the matters raised within this consultation response will be resolved through joint discussions between the Neighbourhood Forum, Camden Council officers and GLA officers. If you would like to discuss any of my representations in more detail, please contact Elliot Kemp (020 7983 4908 / elliott.kemp@london.gov.uk) who will be happy to discuss and arrange a meeting.

Yours sincerely,



Stewart Murray
Assistant Director – Planning

cc Andrew Dismore, London Assembly Constituency Member
Nicky Gavron, Chair of London Assembly Planning Committee
National Planning Casework Unit, DCLG
Alex Williams, TfL

Appendix 1: Comments from Transport for London

Kentish Town station is located in the centre of the Kentish Town Neighbourhood Plan area and provides London Underground services on the High Barnet branch of the Northern line, as well as Thameslink national rail services. To the west of the plan area is Kentish Town West station, which provides London Overground services. There are also numerous bus services operating in the area, particularly along Kentish Town Road. As such, the majority of the plan area records an excellent Public Transport Access Level (PTAL) of 6, the highest possible, although some areas in the east and west of the plan area record PTALs of 4 or 5 (representing good or very good levels of access respectively), notably around Regis Road.

The A503 Camden Road forms part of the Transport for London Road Network (TLRN) and forms part of the south-eastern boundary of the plan area, and the A400 Kentish Town Road / Fortress Road that runs from north to south through the middle of the plan area forms part of the Strategic Road Network.

Policy GA supports the implementation of step free access at Kentish Town and Kentish Town West stations and identifies this as a CIL priority for the portion of CIL receipts collected by the Neighbourhood Forum. TfL is fully in agreement over the importance of step free access at stations and is working towards its introduction in as many locations as possible. However, it must be acknowledged that retrofitting step free access into existing stations is often a lengthy and expensive process and as such schemes are subject to prioritisation to ensure that resources are used in the most effective way possible. At present, other stations within Camden are being given a higher priority for step free access and although this could change in future, particularly if significant funding was to be identified for an intervention at Kentish Town, it is unlikely that a significant proportion of the cost of such a scheme could be secured via CIL. As such, it may be pragmatic to consider whether there are other interventions that could be delivered by CIL payments to help improve access to stations, such as improved public realm, pedestrian facilities or bus infrastructure.

Policy SSP1 identifies a further CIL priority as a Kentish Town Square. Although TfL would welcome any proposals to improve the public realm and to aid interchange between rail, underground and bus, it must also be acknowledged that Kentish Town Road forms part of the Strategic Road Network, which performs an important function in moving people through the area. TfL would request that it is consulted on any proposals for the square and to help inform the evidence base for any intervention in this location, the forum may be interested to note that TfL is currently engaging with Camden council to map the 'street types' of all roads in the borough, responding to their importance both for the movement of people and as a place. It should also be noted that as with the above comments on step free access, any proposals that incorporate decking above the railway lines are likely to be expensive and may not be easily funded through CIL.

If a revised plan considers the development of the Regis Road site, please note the transport and access arrangement will need to be discussed with TfL.

Policy SSP3 relates to the car wash site at 369-377 Kentish Town Road, and the requirement to widen the footway to provide for better pedestrian facilities is supported. However, for the avoidance of doubt this policy should refer to the relocation of the bus shelter rather than the bus stop, and that the pavement would be widened through the adoption of land within the site as highway rather than through building out into the carriageway.

'Getting Around Project 2' states that 'all new developments must incorporate racks for secure bicycle parking. Any new developments must include secure and easily accessible bicycle parking racks and also consider stations for bicycle hire schemes'. It may be useful here to clarify whether the plan would seek bicycle parking over and above that required by the London Plan. It should also be noted that at present the Santander Cycles scheme does not extend north of Camden Town, although given the proximity of Kentish Town consideration could be given to its introduction in the area. This would however be subject to land for sites being identified and safeguarded, funding secured and any sites coming forward not being isolated from the rest of the network.

80. Letter from Pat Gibson copied on next two pages

24/04/15

Box – Library

Pat Gibson
Highgate Road
Residents' Group

D2 Railway lands: This policy relates to future proposals. If and when proposals come forward, there will be intense scrutiny into the applications.

Area: The KTNP Area ends in the north just before Gordon House Road, at the railway line.

SSP3 Car Wash:
Restaurant is only one option. The other is A1 Retail. These options were suggested by the owner. He will have to apply for planning permission.

Tally Ho site: The ground floor was given planning permission for A1 Retail years ago. KTRA objected at the time but lost.

SSP1 Town Square: The policy includes a market which covers coffee and flower stalls.

SP2 Regis Road site: This policy includes green space.

Re Kentish Town neighbourhood plan
From Patricia Gibson, 3 Highgate Road, NW5 1JY (also see Highgate Rd. Residents' Group)
24 April 2015

1 Having read your report, it seems that Highgate Road is being treated rather like a poor relation by your members. Despite its having listed buildings viz The Forum, Little College Street, this terrace and other rows of 18th century houses, we only seem to figure in your ambitious plans as an area on which to build but not, it appears, to preserve or improve aesthetically. (Even the warehouses have their merit.)
Kentish Town surely ends at Gordon House Road, not the junction of Highgate and Fortress Road

2. Although I agree with your Policy SSP3 Car Wash Site as far as extending the pavement and moving the bus stop back, you cannot seriously suggest that another restaurant should be encouraged under the proposed flats? At a rough count, there are now in excess of 45 establishments selling food between the beginning of Kentish Town Road and Gordon House Road. What we need are more small, useful businesses – which you appear to champion on paper - NOT more restaurants.
3. I am also amazed that, despite this desire for more small businesses which appears in your manifesto, you haven't risen as one against the opening of yet another chain retail store: the small Co-op under the Tally Ho flats. Why not? We don't need it with two corner shops and Sainsbury's within minutes of each other. And won't this chain disastrously affect those two tiny shops? The preservation of existing small businesses and the exclusion of more chains should be a priority in this area. Hampstead Village is the ultimate example of what should not be allowed to happen here.
4. Policy SSP1, Town Square. When my husband and I moved here in 1979, there was a charming little row of shops on this pavement including a coal merchant, a florist and a baker's. Suddenly they were swept away. I welcome the idea of a square, providing it didn't mean that Natasha's Flowers and the hardworking coffee van man were removed. They are popular with locals and commuters alike and work very hard to survive against fierce competition. It would be a great pity if, in your zeal to make this rhomboid look more appealing, you forget about these two small, welcome businesses (Who also have to contend with the local drunks, as this space now stands)
5. Lastly I come to your somewhat grandiose idea for houses to be built over the railway lines
I agree we need more affordable houses, but it would cost a fortune to construct a raft of the kind suggested. There would be vibration from trains passing underneath, surely affecting house foundations, plus longterm disruption to railway services, pollution, destruction of trees, diminishing of light in existing properties backing on to the raft. Given the amount of money it would cost to construct these dwellings, I do not see how they could possibly be AFFORDABLE! The property developer is going to want his money back and a profit.

6 I am, however, in favour of the regeneration of Regia Road site, but it should not be a sea of concrete flats and offices. Kentish Town needs more green spaces as well. The same principal should also pertain to any building on the Murphy site. There are plenty of trees alongside the railway tracks here and obsession with "rafts" should not mean their destruction.

In general, I am pleased that your members are working towards an improvement in this area, but I hope they will seriously consider the opinions and suggestions of local residents. We do live here, too!

I do not want Kentish Town to turn into a bland could-be-anywhere place to live, but in the past 30-odd years I have seen so many useful shops close. It is even more important now to preserve the good things we have, to ensure that estate agents, chain stores and restaurants do not squeeze out hardware shops, fishmongers, vegetable barrows, bakers, or charming old pubs disappear. They are part of what makes this area special.

ENDS

Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
<p>81. Dear Members,</p> <p>thanks for your work on the plan and protecting the community.</p> <p>Just a few key areas that come to mind in relation to the plan:</p> <ul style="list-style-type: none"> - secure/increase council housing/ensuring developers contribute beyond lip service - protection of all public spaces at all levels - introduction of traffic-free Sundays on high street (if part of the remit of the plan) - introduction of first steps towards community-run green energy provision (e.g. via allocation of space for this - ensuring private developers have to allocate roof space etc.). - creation of additional community space/reclaiming of industrial areas/waste land instead of development. <p>Many thanks and best wishes, Tobias</p>	24/04/15	Email	Tobias Nolte	<p>Thanked</p> <p>Council Housing: Camden Council's requirement in a major development (50 homes or more) is for 50% affordable housing, of which 60% is social-affordable rented housing and 40% intermediate housing. Therefore, whenever the Plan supports affordable housing, it is supporting social-rented housing as well.</p>	<p>GO1 & GO2: These policies seek to protect all the public and open spaces in the NP Area.</p> <p>Traffic-free Sundays are not in the remit of the Plan.</p> <p>Green energy: this is included in the SSP2 policy for the development of the Industry Area.</p> <p>Community space: this is included in the SSP2 policy. The main purpose of Neighbourhood Plans is development and land use, but this can include community use as SSP2 does.</p> <p>Project: This was discussed in committee but thought to be non-viable</p>
<p>82. A project idea: How about the patch of grass adjacent to College Lane and the Gospel Oak - Barking railway line being developed as a community orchard? Maybe with input from Transition Kentish Town and Garden Organic / similar organisations (and me!). Maybe some funding from the property development of the old railway social club near to this site.</p>	26/04/15	Email	Liz Sheridan	<p>Thanked</p>	

KENTISH TOWN NEIGHBOURHOOD PLAN – PRE-CONSULTATION COMMENTS 23 APRIL – 28 APRIL 2015

Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
<p>83. [Comments continued on next page] First of all I wanted to congratulate you all on the KT Neighbourhood Plan - it's a great document, thank you for all the hard work in making it happen! I have a question about what happens when the 15 years of the Plan is up - can it roll on, or be renewed, or updated? My comments are below, I hope they make sense. Many thanks and kind regards, Sarah</p> <p>My general comments are:</p> <ul style="list-style-type: none"> • Cycling and including an alternative north-south cycle route that runs parallel to Kentish Town Road with access by bridge over the railway - and an east-west cycle/pedestrian route - through to Lismore Circus area/Kentish Town West area • Include and embed, in a much stronger way the need for sustainable practice to be a requirement in all new building and retrofitting work • Dedicated parkland and/or woodland to be required as part of any developments at Regis Road and the Murphy site <p>Specific comments:</p> <p>Page 18 - Policy D3 - Design Principles for innovative building design: There doesn't seem to be any mention at all about sustainability being a required part of innovative design within this policy, which feels like a glaring omission and therefore needs to be included.</p> <p>Pages 27-28 Policy CC1 - Statement of Community Consultation: The phrase 'Applicants proposing major developments.....are strongly encouraged' really needs strengthening to make it a requirement that any potential applicants for major developments must consult the community pre-application</p>	26/04/15	Email	Sarah Nicholl	<p>Thanked 27/04/15</p> <p>Following this consultation, 'Sustainability or Sustainable' have been added to policies: D3; SSP3; SSP4.</p> <p>SSP2: following this consultation, provision for an east-west cycle and pedestrian route has been added to this policy.</p> <p>SSP4 York Mews & SSP5 Frideswide Place: following this consultation, a cycle link has been added to SSP4. However the pedestrian link from the bridge by Kentish Town station may not be suitable for cycles. This will be reviewed when development comes forward.</p> <p>Green & Open Spaces Project: following this consultation, the statement has been deleted from this policy.</p> <p>Policy SSP2 specifies green and open spaces. Woodland exists on the Murphy site at present and there are no plans to remove it.</p>	<p>The Plan can be updated after 5 years. After 15 years a new Plan can be produced (and presumably this one used as a basis).</p> <p>Cycling routes: Kentish Town West is outside the Plan Area.</p> <p>CC1: 'encouraged' is a planning policy term. We have been told not to write 'must' or 'will' - if we do the policy will be turned down.</p> <p>SSP7: There is a plan for a cinema at 187 Kentish Town Road, but this has not been formalised yet. There are no plans for a theatre here.</p>

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Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
<p>Page 34 - Policy SSP2 - Development Brief: I can't see a mention of an east-west cycle/pedestrian route - wondering if this can be incorporated into this policy, presuming this would have to be in collaboration with Dartmouth Park NF though?</p> <p>Page 36 - Policy SSP3 & SSP4: I can't see any mention of sustainability as a requirement for any new buildings on this site? Again my comment is this needs to be a requirement as part of the policy.</p> <p>Page 39 & 40: Policy SSP4 York Mews & SSP5 Frideswide Place: It's not specifically mentioned in either of these policies but, im presuming the pedestrian link and the pedestrian link from the bridge by KT station will also be suitable for bicycles as well?</p> <p>Page 42 - SSP6 - It doesn't seem to be included in this policy but is there a plan to create a north-south cycle route that runs parallel to Kentish Town Road, via Wolsey Mews etc?</p> <p>Page 42 - I've no objections to the plan for a theatre, however isn't there already a plan for a cinema/theatre at the old North London Poly/Pizza Express site opposite?</p> <p>Projects page 51 - Green & Open Spaces Project: I disagree with the statement here as it seems completely possible to increase/include green space by incorporating dedicated woodland and/or a park area as a required part of any redevelopment at both the Murphy and Regis Road sites and possibly also at the Veolia site.</p>	26/04/15	Email	Sarah Nicholl		

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Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
<p>84. (Comments continue on next page) Many thanks for the great, detailed work in putting together the KT Neighbourhood Plan. As requested, please see below for my comments.</p> <p>Policies: SW1 – In its substance, SW1 opposes the unrestricted change of use from commercial to residential property for spaces that cater for small business (up to 20 employees). This is not clear from the policy title, and might benefit from clearer language. CC3 – Perhaps out of the Development Plan catchment area, but I would note that Tapping the Admiral is an extremely valued and well-integrated pub in the local area.</p> <p>Projects: Green and open spaces project - we completely support this project, and would strongly recommend the addition of trees on the high street. This would not only bring a visual improvement but would also have health and environmental benefits. Perhaps already covered in Camden Policy, but the stronger the support for this the better. Anglers Lane project - Again, fully support the project as outlined, but could it go further? Pedestrianised (or resident access only), potential for small retail/cafe/restaurant area? As it stands, the office development can feel rather unconnected to the road and the traffic is a real hazard. Shopping and working project - The examples of positive vs negative shop fronts are also highly influenced by the shop signage. As it stands this project focuses on obscured shop front and shutters. Supporting better/more sympathetic signage design would also have a big impact.</p> <p>General: As you will probably know, Kentish Town has a growing reputation as a startup hub, particularly in the tech sector but also independent coffee shops/cafes/restaurants. This is reflected in the great</p>	26/04/15	Email	James Lowery & Carly	<p>Thanked 27/04/15</p> <p>SW1: Following this consultation, the policy has been strengthened</p> <p>Shopping & Working Project: we will look at the whole design of shop fronts, including signage, when this project is being worked on.</p>	<p>CC3: Tapping the Admiral is outside the KTNF Area and therefore cannot be included in the policy.</p> <p>Green and open spaces Project: Tree planting in Kentish Town Road is already specified in the Green Gateways section of the project.</p> <p>Anglers Lane Project: the Council is looking into ways to improve the traffic situation here. Alternative solutions will be considered.</p> <p>Kentish Cluster etc: we are in touch with this group. The Plan is particularly strong in support of small business and start-ups.</p> <p>Waste etc: These matters are not about development and land use and therefore are not relevant to the Plan. Kentish Town Road Action is the group that can deal with them.</p>

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<p>support for the Kentish Cluster - a local group of around 800 members who live and/or work in the area in the start-up sector (see Kentishtowner article here). Could the plan support this group and associated industries more? Particularly given the new tech powerhouses that are moving into Kings Cross and the plans of the new Hawley Wharf/Camden Market development. Could KTNF help to influence some smaller points too? For example, the waste collection policy for shops on the High Street? More bins? Pressure for more regular street cleaning, including chewing gum removal? Better Christmas decorations? Perhaps down in the weeds a bit, but small changes could make a big difference to the high street. Once again, well done with the plan. It really is looking in great shape and it is evident that you've put a lot of time and effort into its development.</p>	26/04/15	Email	James Lowery & Carly		
<p>85. (Comment continues on next page) I've just been reading through the Plan (final comments date has snuck up on me). Such great stuff in here in so many ways. My interest is in maintaining a strong social mix as Kentish Town develops. That's what makes the place an interesting area to live. I know affordable housing is key to this, and I can see how this is being addressed by the KTNF. Is it at all possible to also look at the mix of retail on offer? There ought also to be a way of ensuring affordable shops? I am involved with the Friends of Fortess Road, a small group of neighbours who became concerned when Costa arrived that we might be headed for a local shopping street full of chain stores. That hasn't happened yet, but there is now a concern that the new Fortess Road shops are out of reach for many locals. I've spoken to longterm residents who are feeling priced out. We recently campaigned to save the much loved</p>	27/04/15	Email	Allison Huntington	Thanked	<p>A1 Retail: in planning law different types of A1 Retail cannot be excluded in a shopping street or elsewhere.</p>

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<p>and much used LCCCP (London Centre for Children with Cerebral Palsy) Charity Shop on Fortress Road whose lease was not renewed, largely it seems because its face didn't fit with the up-market route the street is taking. It would be great if the plan could in some way take this into account. Many thanks for the great work being done on our behalf.</p> <p>86. Plan response - co-ordinated workspace promotion Hello, I chair the Gospel Oak Business Group, centred around Queen's Crescent Market, but working with businesses right up to the border of the area covered by your plan. I think you've done a thoughtful and thoroughgoing job of this and wish to offer our support for the principles and practical outcomes that you are advocating.</p> <p>I am writing with particular regard to the safeguarding, promotion and creation of employment and workspace in our area. You quote the noble intentions of Camden in advocating and delivering this policy, and we see some evidence of it taking place (pop up shop activity in particular). However, such is the financial pressure on the council that we see many instances of unfettered residential development taking place at direct cost to employment space. We would be glad to share our insight and, where appropriate, campaign collectively to ensure that small local businesses can be afforded the opportunity - i.e. space - to thrive, and by doing so contribute to the quality of life in our area.</p> <p>Please feel free to contact me above; all good luck meanwhile</p>	27/04/15	Email	Allison Huntington	Thanked and said a meeting will be arranged including Gospel Oak Business Group.	N/A
	27/04/15	Email	James Waite		

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<p>87. [Comments continue on the next two pages] I think the Plan is superb, an extremely comprehensive document and excellently prepared. However I do have the following comments, one being a major one concerning the Kelly Street public open space.</p> <p>Section 1: Introduction p. 6, "Design Quality": para 2 states that buildings "outside the borders of Conservation Areas have no special protection unless they have been Locally Listed." I wonder why there's no reference here to buildings Listed by English Heritage. Maybe there is a reason, but if not could I suggest this reads "outside the borders of Conservation Areas have no special protection unless they have been Listed by English Heritage or are Locally Listed."</p> <p>p. 9 "Examination & Referendum": para 3 begins by stating that "If the Neighbourhood Plan is successful at examination and referendum and is brought into legal force by the planning authority . . ." I wonder if it is worth repeating here that this will happen if 51% of respondents in the Referendum approve the Plan?</p> <p>p. 11, para 4 of "6: Community & Culture": worth referring here to how the community could afford to buy a pub?</p> <p>Section 2: Policies p. 17, Policy D1, "Justification": para 1 states that "People say that they love the feeling of openness and space they receive when emerging from the station or walking in the street in this part of Kentish Town." The word "receive" reads oddly to me; could I suggest the word "experience" instead?</p> <p>p. 18, Policy D2, "Justification", (b) at end of para 3: surely this is spell Oscey (Crescent), not Osney?</p>	27/04/15	Email	Rosemary Lewin Chair, Kelly Street Residents Association	<p>Thanked 28/04/15</p> <p>Design Quality: suggestion has been added to the Plan.</p> <p>Examination & Referendum: suggestion has been added to the Plan.</p> <p>D2: Now corrected in text.</p> <p>CC4: Photos – these have been corrected.</p> <p>Green & Open Spaces Project: this has been amended and approved by the Kelly Street Residents Association</p>	<p>Community & Culture: How the community could afford to buy a pub is not the Plan's responsibility to suggest.</p> <p>D1: This sentence is no longer in the text.</p> <p>Green & Open Spaces: The space suggested is not a discrete contained space which is needed to qualify as a Local Green Space.</p>

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<p>p. 24, "Green & Open Spaces Policies": I assume this section is primarily about green open spaces? There is an open space area at the Castlehaven Rd end of Kelly Street (see comment below), but it is not particularly green, so presumably is not appropriate to be included here.</p> <p>p. 31, Policy CC4, photos: the descriptions of the bottom two photos of convenience stores are the wrong way round.</p> <p>Section 4: Projects</p> <p>p. 51, "Green & Open Spaces Project", 6: Kelly Street/Prince of Wales Road junction. I am very concerned that this possible project is included in this form in the Plan.</p> <p>* It is not at the junction of Kelly St & Prince of Wales Road. It is at the junction of Kelly St & Castlehaven Rd. There is a row of several houses between the end of Kelly St. and Prince of Wales Rd.</p> <p>* The suggestion reads: "Kelly Street / Prince of Wales Road junction: enhance the existing open space with further planted raised beds and seating, and possibly close one or two parking spaces to develop a 'pocket park'."</p> <p>* As Chair of the Kelly St Residents Association, I regret that there has been no liaison between KTNF and us about this possible project being included in the KTNPlan. For some months we have been in discussion with local Councillors & Council officers about severe problems that have been experienced with the open space. The seating (the circular bench) has for months been attracting rubbish, drunkards, and (most seriously) drug dealers & addicts, who have threatened & frightened residents. These included the Minister of the Congregational Church, who was so deeply affected that he has moved away. Other</p>	27/04/15	Email	Rosemary Lewin		

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<p>residents at that end of Kelly St. are also at the limit of what they can endure & are thinking of leaving the street. The almost unanimous opinion of Kelly St residents, the residents of the 60 flats in 1 Prince of Wales Road, and the police is that the circular bench must now be removed.</p> <p>An architect resident of Kelly Street has prepared two possible plans for re-designing the open space area, including re-designing the cycle gap installed by the Council last summer. This lets motorbikes & scooters through Kelly Street, threatening the safety of children who play in the street (something not referred to as a policy in the KTNPlan?), as well as of pedestrians, cyclists & car users - i.e. everyone.</p> <p>A small group of residents is about to examine the two designs, & put them out for consultation to other residents & ward Councillors. We need to estimate their cost and raise funds. There are, however, two aspects of the wording copied above from the Plan which we could not contemplate: more seating (which would encourage the very problems we're trying to design out of the open space), and planted raised beds. There would be problems maintaining these (residents could not be guaranteed to water & maintain them), and there is a risk that they would attract rubbish and vandalism (as experienced in the Castlehaven Community Centre's community garden).</p> <p>Council officers are currently trying to establish the ownership of the open space. A small part of it is owned by the company formed by the residents of 1 Prince of Wales Rd. We assume that the remainder is owned by the Council, but Council officers have not been able to confirm this from their records. We hope it will be confirmed soon.</p> <p>I very much hope that we and KTNF will be able to discuss the Kelly St open space in the near future.</p>	27/04/15	Email	Rosemary Lewin		

KENTISH TOWN NEIGHBOURHOOD PLAN – PRE-CONSULTATION COMMENTS 23 APRIL – 28 APRIL 2015

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<p>before the Plan is finalised and put to referendum. I think the wording about the open space will have to be amended. This is clearly an opportunity to improve the area, and we're also considering other suggestions have been made (eg to improve the paving & plant more trees). It would make sense to co-ordinate our thinking with the aims of the KTNPlan, if the limiting will allow that. It would not make sense for us to re-design the open space (with the agreement of the Council), only for our re-design to be superseded by a different policy aim that is part of the KTNPlan.</p> <p>I hope that these comments are of help.</p>	27/04/15	Email	Rosemary Lewin		
<p>88. [Comments continue on the next page] I have lived in Kentish Town for 58 years. I think you are a bit too late with your concerns over the 'loss of pubs'. Many pubs over the time I have lived here have closed and the site re-developed into something totally new, ie The Jolly Anglers into a Nandos. The rest have been re-invented as 'gastropubs' which really are just Restaurants where you can have a drink with your meal, they are not pubs in the true sense of the word. The last 2 standing as 'drinkers' are The George in Holmes Road and the Old Oak in Gospel Oak. So I am not sure what your Plan regarding pubs could achieve. Regarding the crossroads just past Kentish Town Tube Station (Kentish Town Road/ Regis Road and Leighton Road), this has never been a true crossroads and there is often confusion when traffic wants to turn right at these 'crossroads'. Something may be done to improve the situation here and make it simpler and safer. The canopy area just passed the tube station has always had historic problems with winos, dossers, drunks and beggars. When the latest 'improvement' was done many years ago I remember the dignity opening the new area saying the seats put there were for OAP's to have a rest with their shopping before carrying on up Leighton Road or wherever. I have NEVER seen any OAP stopping for a rest here</p>	27/04/15	Email	Peter Evans	<p>Thanked 26/04/15</p> <p>SSP1 Town Square Phase 1: the map and the text have been made much clearer in the new Submission amended Plan. There is also a Phase 2 Town Square Project in the new Plan.</p>	<p>CC3 Public houses: It is to be hoped that the many pubs in Kentish Town, that are much valued by local residents, will be helped to survive by making them ACVs.</p> <p>GA: If we can help the less mobile members of the community with this step-free policy then it is all to the good. There are no escalators to the Kentish Town Thameslink platforms or to the platforms in Kentish Town West Station. At the bottom of the Underground escalators there are steps. There are many disabled people and those with buggies who cannot manage steps.</p>

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Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken and Date	Reason for Non-Action
<p>because the seats are always full of the aforementioned winos, dossers, drunks and beggars. How are you going to improve the situation here? The police never do anything to stop the gathering so how will you? I'm not sure 'no lifts at our railway stations' is a subject for KTNP to be debating, surely that is TfL's responsibility and Escalators and Stairs are sufficient. Shops will open and shops will close, business rates are increasing all the time and only the big chains can afford them, unfortunately. Camden Council are therefore partly responsible for shops closing. Affordable housing is a thing of the past now. This country is great if you have lots of money or if you are skint. Everyone else in the middle pays.</p> <p>89. The following message is indecipherable. I've copied it here.</p>	27/04/15	Email	Peter Evans		
<p>Name: <u>Sandra James 47, New Lane, Nottm, Lut</u></p> <p>Your comments:</p> <p><u>Seems to have been a good idea, but I don't think it will work. I live in the area and I know the area well. I live in the area and I know the area well. I live in the area and I know the area well. I live in the area and I know the area well.</u></p> <p><u>I am disappointed to learn that the plan is to be abandoned. I live in the area and I know the area well. I live in the area and I know the area well. I live in the area and I know the area well. I live in the area and I know the area well.</u></p>	23/04/15-27/04/15	Box – Library		<p>HEAVEN! IS TO THE RESCUER OF THE POLICE EVERY 19 and OF COURSE APPROPRIATE!</p> <p>It says in the letter that you cannot see anything that is wrong with the plan, but you say that you are not sure what your plan regarding pubs could achieve. I am not sure what your plan regarding pubs could achieve. I am not sure what your plan regarding pubs could achieve.</p> <p>49) Community right to be lived in by local people, when they are there. These people are the life and soul of the area. I will do my best to ensure they are protected.</p> <p>50) It is to be hoped that the many pubs in Kentish Town, that are much valued by local residents, will be helped to survive by making them ACVs.</p>	

KTNF
KENTISH TOWN
NEIGHBOURHOOD
FORUM

Consultation Statement

APPENDIX 15 Comments 90 – 96

KENTISH TOWN NEIGHBOURHOOD PLAN – PRE-CONSULTATION COMMENTS 23 APRIL – 28 APRIL 2015

Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
<p>90. Thank you for your consultation in connection with the above. I attach our response to this email, together with a copy of our feedback form.</p> <p>If you have any queries, please do not hesitate to let me know.</p> <p>Comment copies follow on next five pages. These include</p> <p>a. A response from Natural England to KTNF's draft Plan dated 27 April 2015</p> <p>b. A response from Natural England to the KTNF SEA report (in the same letter)</p> <p>c. A response from Natural England (via Aecomm) to KTNF's SEA Report dated 22 January 2015.</p> <p>These SEA responses are the only Statutory Body replies to KTNF's SEA Report received.</p>	27/04/15	Email	<p>Gillian Fensome Sustainable Development and Regulation Thames Valley Team</p> <p>Natural England, Area 1C Nobel House,</p>	<p>GO1; GO2; GO3; Green & Open Spaces Project: Support noted</p> <p>D2 SEA comment: We accept there may be negative effects on biodiversity from this policy but, if and when development comes forward, the details will be closely scrutinised and bio-diversity could be protected.</p>	N/A

KENTISH TOWN NEIGHBOURHOOD PLAN – PRE-CONSULTATION COMMENTS 23 APRIL – 28 APRIL 2015

Date: 27 April 2015
Our ref: 14793



Customer Service:
Hornbeam House
Drewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GL
T 0300 090 3903

FAO Caroline Hill
Chair
Kentish Town Neighbourhood Forum
13 Leverton Street
London

SENT BY EMAIL ONLY TO secretaryatktmf@yahoo.co.uk

Dear Ms Hill

Planning consultation: Kentish Town Neighbourhood Plan and SEA

Thank you for your consultation on the above dated 13 March 2015 which was received by Natural England on 13 March 2015.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced and managed for the benefit of present and future generations, thereby contributing to sustainable development.

We have considered the contents of the documents submitted to us and have the following comments to make:

Green and Open Spaces Policies GO1, GO2 and GO3

We are in broad support of policies GO1 and GO2 concerning the designation of local green spaces and the protection of council open spaces, though we have no specific comments to make regarding these policies.

We support policy GO3 (protection of biodiverse habitats), particularly the extension of green corridors alongside railways, the use of native species of plants to encourage biodiversity, the creation of wildlife areas and the use of green roofs/walls and brown roofs.

All of these issues are in line with national planning policy. The National Planning Policy Framework (NPPF) states at paragraph 114 that:

"Local planning authorities should... set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure".

The NPPF also states at paragraph 117 that local authorities should plan for green infrastructure and:

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"... promote mixed use developments and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production)"

Green infrastructure potential

The Neighbourhood Plan area is within an area that Natural England considers could benefit from enhanced green infrastructure (GI) provision. As such, Natural England encourages the incorporation of GI into the Plan.

GI can be designed to maximise the benefits needed for this area, for example it can be used to promote opportunities for recreation, improve links between communities and enhance flood-water management to protect surrounding homes and businesses. It can also be used to improve connectivity to other green spaces and to improve conservation and biodiversity. We strongly encourage you to maximise opportunities to incorporate green infrastructure during the development of the Plan.

The following link provides access to guidance for local planning authorities on Green Infrastructure: <http://www.publications.naturalengland.org.uk/publication/35033?category=49062>.

Green roofs

One way of providing enhanced green infrastructure and biodiversity in such an environment can be through the provision of green roofs.

Natural England is supportive of the inclusion of green roofs in all appropriate development. Research indicates that the benefits of green roofs include reducing run-off and thereby the risk of surface water flooding, reducing the requirement for heating and air-conditioning and providing habitat for wildlife.

We would advise your forum that some living roofs, such as sedum matting, can have limited biodiversity value in terms of the range of species that grow on them and habitats they provide. Natural England would encourage you to consider the use of bespoke solutions based on the needs of the wildlife specific to the site and adjacent area. I would refer you to <http://livingroofs.org/> for a range of innovative solutions and <http://www.london.gov.uk/sites/default/files/uploads/living-roofs.pdf> (London GLA 2006) regarding the fit with the London Plan policy.

Accessible Natural Greenspace Standard

Natural greenspaces are important to our quality of life, providing a wide range of benefits for people and the environment. Evidence shows that access to natural greenspaces for fresh air, exercise and quiet contemplation has benefits for both physical and mental health. Research provides good evidence of reductions in levels of heart disease, obesity and depression where people live close to greenspaces.

In addition to their potential ecological value, greenspaces also help us adapt to changes in climate through their role in reducing the risk of flooding and by cooling the local environment. Where trees are present they also act as filters for air pollution.

Natural England believes that everyone should have access to good quality natural greenspace near to where they live and have produced "Nature Nearby" Accessible Natural Greenspace Guidance* to help people make this a reality.

The guidance is aimed at decision makers, planners and managers of green space. It describes the amount, quality and level of visitor services that we believe everyone is entitled to. ANGS1



- recommends that everyone, wherever they live, should have accessible natural greenspace:
 - of at least 2 hectares in size, no more than 300 metres (5 minutes walk) from home
 - at least one accessible 20 hectare site within two kilometres of home;
 - one accessible 100 hectare site within five kilometres of home; and
 - one accessible 500 hectare site within ten kilometres of home, plus
 - a minimum of one hectare of statutory Local Nature Reserves per thousand population.

Section 4: Projects

We welcome the suggestions at page 51 of the Plan to make small sites greener and to enhance them, for example through new community gardens and food-growing projects (including allotments). All of these types of projects are in line with the advice, which we have given above.

Strategic Environmental Assessment (SEA) of the Plan

The SEA contains all of the objectives and issues, which we would expect to see covered in such a document.

We note that in most cases significant positive effects on biodiversity are expected. The only case where negative effects on biodiversity are predicted is in the case of the proposed decking over of railway land (pages 59 and 60 of the SEA, pursuant to Policy D2 at page 18 of the Plan). As a result, we confirm that we would not be supportive of such a proposal and we would advise your Forum to consider suitable alternatives to this proposal, which would not have negative effects on biodiversity.

For any queries relating to the specific advice in this letter only please contact Gillian Fensome on 07879 800255. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Gillian Fensome
Sustainable Development and Regulation
Thames Valley



Date: 22 January 2015
Our ref: 8949/142312



Customer Services
Hornbeam House
Crews Business Park
Electra Way
Crewe
Cheshire
CW1 6JC

T 0300 060 3900

Mr Mark Fessey
Principal Consultant
Policy and Appraisal
AECOM
6-8 Greencoat Place
London
SW1P 1PL

BY EMAIL ONLY

Dear Mr Fessey,

Kentish Town Neighbourhood Forum – Consultation on the SEA Scope of the Environmental Report

Thank you for your consultation on the above dated 16/01/2015.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England has no substantive comments to make in respect of this consultation document; however, we offer the following general comments

The Sustainability 'topics' considered include those that Natural England would wish to see addressed in such a document, especially in respect of biodiversity.

Paragraph 5.1.3 refers to "Enhancing, preserving and improving existing spaces, and providing new, green spaces and playgrounds, improving and greening the local street environment and promoting biodiversity", this is to be welcomed and encouraged.

Section 6.3 – Biodiversity and Green Infrastructure

Paragraph 6.3.2 under key messages has good links to the National Planning Policy Framework (NPPF) and seems compliant with Paragraph 109 of the NPPF, however, reference to establishing coherent ecological networks that are more resilient to current and future pressures, should be referenced also. This is part of the section on minimising impacts on biodiversity and providing net gains.

This could be achieved through green chains/links/corridors which not only act as species corridors, but can link fragmented green spaces, provide opportunities for walking and cycling (linking in with Section 6.10 of the Plan)

Table 8.1 Strategic Environmental Assessment Framework, as commented above, the issues and topics identified in the strategy are those that Natural England would wish to see in such a document.

The approach and methodology is in line with advice that would be offered by Natural England.

For clarification of any points in this letter, please contact David Hammond on 0300 060 1373. For any further consultations on your Order, please contact consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely,

David Hammond
Lead Advisor
Sustainable Development & Regulation
Thames valley Team

91. (Copies of L B Camden's comments follow on the next nine pages).

Please find attached the council's comments regarding the Kentish Town Neighbourhood Plan.

If you have any questions, I am happy to help.

Kind regards,

Benjamin Vickers
Planning Policy
Officer
Strategic Planning
and Implementation
Regeneration and
Planning
L B Camden

Email

27/04/15

- SW1:** Policy has been amended along the lines suggested by L B Camden.
- D1:** Text of D1 has been amended. However, the View policy is an important one for the majority of local people who have taken part in KTNF public meetings and consultations. Once the View has gone it's gone. Clearly, as matters develop, there will be more discussions about the details of this policy.
- D2:** Text of D2 has been amended. Network Rail has said the policy is not affordable at the present time. However as land values rise, the policy will become more feasible. When there is development interest in the site, there will obviously be a dialogue with Network Rail.
- D3:** Policy has been amended along the lines suggested by L B Camden.
- D4:** Policy has been amended along the lines suggested by L B Camden.
- GO1:** The map is correct, the area of the nursery is not shaded in. Site 270 on Camden Policies Map is St Benet and All Saint's Garden which is clearly shown on the NP map. The text for Local Green Spaces has been expanded to identify why each space has been selected for this categorisation.
- GO2:** After discussions with L B Camden the text of this policy has been amended.

Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
91. L B Camden's comments	27/04/15	Email	Benjamin Vickers Planning Policy Officer Strategic Planning and Implementation Regeneration and Planning L B Camden	<p>CC1: Policy has been amended along the lines suggested by L B Camden.</p> <p>CC3: Policy has been amended along the lines suggested by L B Camden. Each pub now has a description added explaining why it should be listed as an Asset of Community Value.</p> <p>CC4: The Policy has been amended thus "in support of and as a local interpretation of L B Camden's policy DP10, the net floorspace associated with the following stores will be protected. These stores have been identified as attaining the applied standard in DP10: each store is more than 5-10 minutes walk away from alternative provision or is situated close to a nursing home."</p> <p>All Site Specific Policies: The nine Site Specific Policies have been reduced to seven. There is now a separate section of policies called "Spatial Policies". These Spatial Policies include the Town Square policy and the Industry Area policy. This reorganisation overcomes the problems mentioned by L B Camden in the comments on the following pages. Each of the sites will be available for development.</p> <p>SSP2: Please note the reply from KTNF to Comment 79 from the GLA. KTNF has taken the amendments suggested by L B Camden into the new Policies SP2 and SP2a. Camden and the GLA have accepted the new versions of the policies.</p> <p>SSP3: Policy has been amended along the lines suggested by L B Camden and by Transport for London.</p> <p>SSP7: The text has been amended as suggested by L B Camden. KTNF is asking for discussions with Camden about the use of this site as the Council's Community Investment Programme regarding this site has not yet been published.</p> <p>SSP8: Policy has been amended along the lines suggested by L B Camden.</p> <p>SSP9: Policy has been amended along the lines suggested by L B Camden.</p> <p>Other comments: Text on pp.6, 9, and 10 has been amended along the lines suggested by L B Camden. Getting Around Project 2 has been replaced by a Cycle Hire Scheme Project. Maps have been improved.</p>	<p>CC1: Policy has been amended along the lines suggested by L B Camden.</p> <p>CC3: Policy has been amended along the lines suggested by L B Camden. Each pub now has a description added explaining why it should be listed as an Asset of Community Value.</p> <p>CC4: The Policy has been amended thus "in support of and as a local interpretation of L B Camden's policy DP10, the net floorspace associated with the following stores will be protected. These stores have been identified as attaining the applied standard in DP10: each store is more than 5-10 minutes walk away from alternative provision or is situated close to a nursing home."</p> <p>All Site Specific Policies: The nine Site Specific Policies have been reduced to seven. There is now a separate section of policies called "Spatial Policies". These Spatial Policies include the Town Square policy and the Industry Area policy. This reorganisation overcomes the problems mentioned by L B Camden in the comments on the following pages. Each of the sites will be available for development.</p> <p>SSP2: Please note the reply from KTNF to Comment 79 from the GLA. KTNF has taken the amendments suggested by L B Camden into the new Policies SP2 and SP2a. Camden and the GLA have accepted the new versions of the policies.</p> <p>SSP3: Policy has been amended along the lines suggested by L B Camden and by Transport for London.</p> <p>SSP7: The text has been amended as suggested by L B Camden. KTNF is asking for discussions with Camden about the use of this site as the Council's Community Investment Programme regarding this site has not yet been published.</p> <p>SSP8: Policy has been amended along the lines suggested by L B Camden.</p> <p>SSP9: Policy has been amended along the lines suggested by L B Camden.</p> <p>Other comments: Text on pp.6, 9, and 10 has been amended along the lines suggested by L B Camden. Getting Around Project 2 has been replaced by a Cycle Hire Scheme Project. Maps have been improved.</p>

Camden Council comments on Kentish Town Neighbourhood Plan - Pre-Submission consultation version (March/April 2015)

At this point in the plan's preparation we are making informal officer-level comments on the Neighbourhood Plan with particular regard to the effectiveness and clarity of the plan and its consistency with borough and national policy. This includes input from relevant council departments. We hope the Forum will find these comments helpful in taking the Neighbourhood Plan forward. Officers would be happy to answer any questions you have regarding our suggestions.

Ref	Comment
Comments on planning policies	
SW1	<p>We acknowledge the aim of this policy is to protect small businesses and welcome the intent, however as drafted it will be difficult to implement.</p> <p>Planning policies are only able to influence land use matters such as floorspace. The number of employees cannot therefore be considered as a criterion for making decisions.</p> <p>We would suggest the policy should focus on promoting floorspaces suitable for small businesses. The Council's <u>Employment Land Review</u> notes there is an unmet demand for new types of start-up spaces such as incubators, accelerators and co-working spaces.</p> <p>It would be helpful to have further evidence of the levels of unmet need for employment premises within the neighbourhood area and the type of accommodation which is being sought. Is there evidence to suggest that local businesses are unable to secure suitable accommodation if they wish to expand and are there particular growth opportunities for the harnessing of skills within the local workforce? Would the stock of vacant floorspace assist in addressing local aspirations?</p>
D1	<p>The effect of Policy D1 on the viability and deliverability of the proposals for the Kentish Town Industry Area needs careful consideration. The redevelopment and intensification of the industry area to provide a wider mix of uses would result in changes in the layout, height and massing of buildings across the site. The policy should refer to the role of design in ensuring that development is compatible with the identified view in terms of setting, scale and massing. Protecting the view exactly as it exists today might restrict the positive opportunities for change anticipated by Policy SSP2.</p>

D2	The feasibility of this policy should be established through dialogue with Network Rail.
D3	<p>We welcome the inclusion of a design policy in the neighbourhood plan and the supporting photographs. There is potentially an opportunity to provide further information regarding the characteristics of these case studies that the Forum considers make a positive contribution. This detail could be set out in an Appendix to the Plan.</p> <p>We also suggest some wording changes to improve the clarity and effectiveness of this policy:-</p> <p>Criterion (b) – rather than just reinforce we suggest adding “and enhance”; the reference to local street scene may be deleted as character can also relate to townscape. This would bring the policy in line with paragraph 64 of the NPPF.</p> <p>Criterion (c) – extrapolate may be misinterpreted. We suggest changing this to “drawing upon positive aspects of character”; the list of design cues could include “grain” – this is a very important aspect of character and refers to the variety of plot sizes, which are often of historic significance.</p> <p>Criterion (d) – “a precise match” is an onerous requirement and may not be achievable. Rather than referencing one type of material within the policy, we suggest that materials used should be appropriate to the use and character of the proposal. You could refer to good quality materials that complement the existing palette of materials used in Kentish Town. Please note the <u>Fortune Green and West Hampstead Examiner</u> requested the removal of “red brick and London stock brick of existing development” from the Design & Character policy.</p> <p>Criterion (e) the word “modern” can be misinterpreted. We would suggest referring to opportunities for high quality innovative design unless this would be harmful to areas of homogenous architectural style. Note that NPPF paragraph 63 identifies the value of outstanding or innovative designs in raising the standard of design more generally in the area.</p>
D4	It is welcomed that the Neighbourhood Forum has identified locally important buildings. The photos and descriptive text provide valuable explanation of the value of the asset to the local community. For the sake of transparency and consistency in assessment, we would recommend cross-reference to the selection criteria used for the Council’s Local List. All assets had to satisfy a minimum of two of these criteria with a least one being either criteria (i) or (ii):- (i) Architectural significance; (ii) Historical Significance (iii) Townscape Significance (iv) Social significance. This could be presented as a table in an appendix to the plan. This would make it easier to defend the significance of these assets and avoids the practical complexity of having a number of ‘lists’ of buildings of local interest which have been defined using different criteria.

D4	Willingham Close Estate – although Community Investment Programme plans are at a very early stage, there is an intention to rationalise large areas of garages, parking and underutilised space to enable the development of 7 new homes.
GA	It is welcomed that the Forum has identified this issue as a CIL priority.
GO1	<p>Factual issue - please note that the mapped area of open space on Camden's Policies Map and page 25 of the Neighbourhood Plan includes land which is the garden of a privately owned nursery.</p> <p>We welcome that the policy seeks to safeguard open space in the neighbourhood area. We suggest consideration could be given to expanding the policy to encompass the enhancement and successful management of green space, e.g. through developer contributions.</p> <p>It is, however, unclear why site 270 on Camden's Policies Map is not shown in the Neighbourhood Plan.</p> <p>Local Green Space is a particular designation introduced by the National Planning Policy Framework (para. 77). It provides a very strong level of protection for local green space – spaces should be identified and appraised against a transparent set of criteria. This evidence could potentially form an appendix to the Neighbourhood Plan – this would give you a chance to explain why is space is of importance. Please see the example used by <u>Havant Borough Council</u> to support their Site Allocations DPD (available on the Council's website).</p>
GO2	The policy does not appear to support development of housing amenity land under any circumstances and it is unclear how proposals providing significant community benefits, eg. improvements to public open space or new affordable housing would be taken into account. The plan could include a criteria based policy setting out how such proposals would be managed.
GO3	This policy is welcomed along with the reference to the Camden BAP.
CC1	<p>It is welcomed that the policy no longer <u>requires</u> these documents. It would not have been possible to refuse a planning application in the absence of this material.</p> <p>To ensure that development briefs provide information which is relevant, necessary and material to the application, we suggest the words “where appropriate” or “which may include” are used to introduce the list of criteria. This should ensure that only</p>

	<p>appropriate information is provided with the planning application.</p> <p>It is welcomed that the policy now features a floorspace threshold for non-residential schemes. It is also noted that the reference to the Council favouring certain proposals has been deleted.</p>
CC3	<p>As worded, this policy is a community project rather than a planning policy. The Forum would need to seek the listing of the pubs as an Asset of Community Value in accordance with the procedures set out on the Council's website.</p> <p>We welcome the Forum's desire to safeguard the community's pubs through the planning system. We suggest including a locally tailored version of the pub protection policy which has been published in the Council's Draft Local Plan (Policy C3).</p>
CC4	<p>We understand the Forum's aims to protect convenience shopping within the neighbourhood area. As advised previously, although planning policies are able to protect the use of the building as a shop (A1), these convenience stores are free to change to any other type of shop without planning permission. As worded, this would not be a planning policy.</p>
All Site Specific Policies	<p>It will be important that the status of the site specific policies in the plan is clearly expressed. Page 36 suggests the policies are "allocations".</p> <p>The examination for the Fortune Green and West Hampstead Neighbourhood Plan tested this issue. In his report, the Examiner stated that neighbourhood plans can allocate land for development. However, in doing so this must be accompanied by a formal appraisal of options, including an assessment of individual sites (e.g. an SEA) and assessment of a policy's viability. Viability appraisal is used to test the cumulative impact of obligations on a site (such as new public open space) and the impact this would have on the delivery of development – policies must not deter development from taking place (paragraph 173 of the NPPF). This would only apply to substantive policy requirements extending beyond the adopted development plan (including site allocations).</p> <p>In the absence of viability testing, such requirements would be treated as community aspirations which the Council would take into account in determining planning applications.</p> <p>The Neighbourhood Plan should also consider whether each of the sites are deliverable too. It is important that landowners (including the Council) have confirmed that the sites will definitely be available for development.</p>
SSP2	<p>The Greater London Authority is seeking further evidence from Camden Council to justify the policy included in our recent Draft</p>

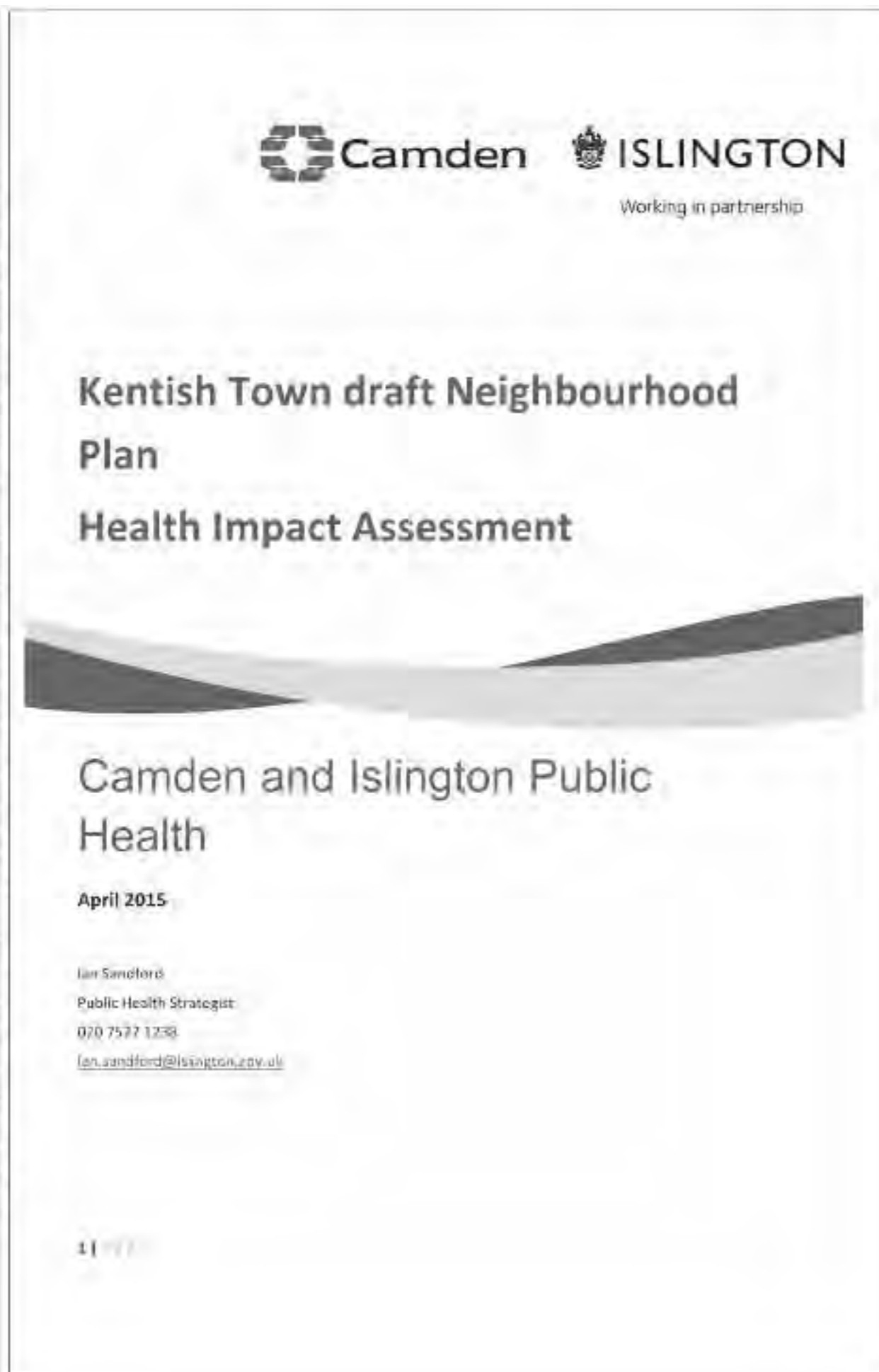
	<p>Local Plan consultation Policy G1 – 'Delivery and location of growth' and the priorities set out for the comprehensive redevelopment of Regis Road (para. 2.32 – 2.34).</p> <p>If the site is to remain as an allocation in the Plan, we suggest waiting to submit the plan until the scope and timetable for undertaking this work is clearer. An alternative would be for the policy to remain as guidance setting out the community's aspirations which would be taken into account for planning purposes. The policy would also be used to influence the approach used in the Local Plan.</p> <p>Please also be aware of the discussions raised during the neighbourhood plan examination for Fortune Green and West Hampstead on the allocation of sites, as highlighted above. In particular, the need for an allocation to be accompanied by an assessment of sites (through the SEA) and viability testing was highlighted. Viability testing would be expected to support a policy which introduces requirements which go beyond those in the adopted development plan – please see paragraphs 5.3 and 5.4 of the Examiner's published report.</p> <p>Notwithstanding these issues, we are pleased to see that the Forum's aspirations are broadly consistent with those of the Council. We also welcome the safeguarding of the recycling centre through criterion I.</p> <p>The policy will need to provide greater clarity on which employment uses should be retained and the type of space the Forum would want to see re-provided through the development, and what kinds or sizes of business should be accommodated. More detail relating to the types of housing being sought would also be useful: 1a (f) and 1b (d) seem to suggest only housing for the elderly is needed.</p> <p>The attractiveness and viability of ground floor employment space with residential above can be an issue. The site should be capable of supporting stand-alone employment buildings.</p> <p>The policy helpfully references the height of buildings as an important consideration which could adversely affect views. Criteria 1 a d) – "must not obstruct" implies very limited flexibility. Wording such as 'resisting proposals which would harm the view' would allow development which is compatible with safeguarding the view's qualities.</p> <p>Site Policy 1c - The change of use from office to residential under permitted development rights is subject to the condition that a</p>
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	<p>developer applies to the Council for a determination of whether prior approval (before the commencement of development) is required for transport and highways impacts, contamination risks and flood risks. It is difficult to envisage how the overarching approach of Policy SSP2 can override or add to this approach (although as you will be aware the Council is seeking to introduce an Article 4 which will provide greater protection of office floorspace, including in Kentish Town; it is also noted that the permitted development rights are temporary and for a property to benefit, residential use has to begin by 30 May 2016 – the situation, therefore, remains a fluid one).</p> <p>Highgate Road – Linton House was granted prior approval (change of use from offices to residential, 1st to 4th floors and subsequently basement and ground floors to gym and residential foyer).</p> <p>The CIP programme sites of 25-37 Greenwood Place and the Highgate Road Day Centre received planning approval (2013/5947/P) for redevelopment during December 2013.</p> <p>Please note under criterion (c) car free would include provision for disabled people.</p> <p>Page 35 refers to Camden's UDP which no longer exists. Further detail on how the Council implements noise controls is set out in Camden Planning Guidance 6: Amenity (chapter 4: Noise and Vibration) in line with Development Policy DP28.</p>
SSP3	<p>The range of acceptable uses should be highlighted in the main policy text.</p> <p>"No higher than surrounding buildings" would be unduly onerous. We suggest consideration of the wording used in the Fortune Green and West Hampstead Neighbourhood Plan "new buildings...respect and sensitive to the height of existing buildings in their vicinity and setting" (Policy 2, criterion vi.); the emphasis should be on achieving an appropriate relationship rather than imposing a height threshold.</p> <p>The views of Transport for London on relocation of the bus stop should be sought.</p>
SSP7	<p>The site is occupied by Camden Community Law Centre (CCLC), Camden Citizens Advice Bureau (CCAB) and Volunteer Centre Camden (VCC) – all key VCS organisations that the Council has a funding relationship with. CCLC and CCAB are mentioned in the Plan but VCC isn't.</p> <p>It should be noted that as drafted, the policy may not be compliant with the council's strategic policy seeking the retention of</p>

	<p>employment sites. Preferred alternatives use where justified would be housing.</p> <p>The Council has agreed to the disposal of this site as part of its Community Investment Programme. The funding generated from the sale of sites is being reinvested in homes and schools across the borough.</p> <p>A restriction upon the use of building solely for leisure/entertainment uses is likely to significantly de-value the property. The council therefore has concerns regarding this policy as it is likely to affect the delivery of other CIP projects.</p> <p>We would advise further consultation with colleagues involved with the disposal process of this site. Details below:</p> <p>Matt Sales: Interim Head of Community Investment & Regeneration 020 7974 2996 Matthew.Sales@camden.gov.uk</p> <p>Andy Sadr: Senior Area Review Surveyor Andy.Sadr@camden.gov.uk 020 7974 6690</p>
SSP8	<p>The reference to improving the public realm with better pavements and tree planting is welcomed. There is a particular issue in this area concerning the width of pavements for the current volume of pedestrians. There are also traffic speed and volume issues.</p> <p>The SEA refers to the "significant positive effects in terms of the economy" of redeveloping this site as a mixed use scheme. The environmental benefits of a housing-led scheme are acknowledged, such as improved air quality and reduction in noise levels. We suggest more detailed testing of an employment led option on this site / an option which allows retention of the existing level of employment floorspace as this site has employment potential, e.g. for creative workspace (being located opposite Spring Studios).</p>
SSP9	<p>Raglan Street garages (council land) abutting 51 Raglan Street – the Neighbourhood Plan notes there is space for 9 homes, whereas the indicative Community Investment Programme aspiration is for 34 homes (18 private and 16 affordable). This is one of the schemes in CIP's local growth fund mini programme with community consultation planned in (June) 2015. A proposal would need to be taken to Camden's Cabinet later in the year.</p>
Other comments on plan	

Page 6	"those outside the borders of Conservation Areas have no special protection unless they have been Locally Listed" – this would also include buildings with a statutory listing.
Page 9 – Community Infrastructure Levy	<i>"In areas that have put in place a Neighbourhood Development Plan the neighbourhood funding element passed on to Neighbourhood Planning Forums is 25% of Levy receipts for development in their area".</i> The Council is now more advanced in developing the spending system for local CIL projects which would be funded by the 25% proportion of CIL. The proposed system is that ward councillors will determine what the 25% gets spent on. If there is a neighbourhood plan in place, its priorities for infrastructure will be an important consideration for funding.
Page 9	"Development of land" paragraph - for the avoidance of doubt, it would be worth stating the distinction between policies and projects here.
Page 10	"non retail facades" – should refer to uses
Getting around project 2	It is not clear how this project relates to existing Planning Policy and Guidance. We assess the appropriate level of cycle parking using the standards set out in Appendix 2 of Camden Development Policies as well as the London Plan (FALP). This applies a threshold of 500sqm in most cases so not all developments would be expected to provide cycle parking. Camden Planning Guidance 7 – Transport sets out design standards the Council would expect cycle stands to achieve (in relation to security and accessibility). It is welcomed there is reference to cycle hire schemes. There is a particular opportunity to promote the extension of the London Cycle Hire scheme to Kentish Town. The cycle hire scheme has been a key objective when the Council seeks to secure financial contributions towards pedestrian, cycling and environmental improvements via S106 agreements. The Council is also seeking the roll-out of the 'legible London' scheme across the borough (as detailed on P.176 of the Core Strategy). Please note that we seek to secure car capped developments where some on-site parking is deemed to be acceptable (e.g. GPDO applications for a change of use from office to residential where existing parking spaces are to be retained). This helps to ensure that development does not impact on the operation of the Controlled Parking Zone.
Maps	The on-line maps low resolution makes them difficult to read. We suggest trying to enhance the resolution.

Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
92. [Health Impact Assessment copied on the next seven pages] Please find attached a Health Impact Assessment of the plan developed by colleagues from the council's public health team to be considered as part of the consultation. If you have any questions regarding the content of the report, Ian and I are happy to help. Kind regards.	27/04/15	Email	Benjamin Vickers Planning Policy Officer Strategic Planning and Implementation Regeneration and Planning L B Camden	Community & Culture Project 2 has been deleted from the Plan	Support noted for policies: SW2; SW3; D1; D2; D4; GO1; GO2; CC4; SSP1; SSP2; SSP3; SSP6; SSP8; Getting Around Projects 1 and 2; Community & Culture Project 1.



Introduction

A health impact assessment (HIA) helps ensure that health and wellbeing are being properly considered in planning policies and proposals. HIAs can be done at any stage in the development process, but are best done at the earliest stage possible. HIAs can be done as stand-alone assessments or as part of a wider Sustainability Appraisal, Environmental Impact Assessment, or Integrated Impact Assessment

Health Impact Assessments (HIA) consider the potential impacts of planning policies and decisions on health and health inequalities. They identify actions that can enhance the positive effects, and mitigate, or eliminate, the negative effects of developments. Undertaken prospectively HIAs provide an opportunity to assess proposed developments from a wide range of perspectives, including that of the community, and can follow up the impact of development from planning to construction and completion.

The draft Kentish Town Neighbourhood Plan

While the Camden Local Plan lays out a vision of future development for the whole borough, the needs of individual areas within Camden can vary. Neighbourhood Plans are optional documents that detail further development priorities for individual communities. The draft Kentish Town Neighbourhood Plan is community-led and is written by the Kentish Town Neighbourhood Forum.

As the Kentish Town Neighbourhood Plan adds more detail to the Camden Local Plan, the absence of specific references to policies that impact on health and wellbeing that are already referenced in the Camden Local plan should not lead to the assumption that this has been overlooked in the draft Neighbourhood Plan.

Methods

This review assesses the draft Kentish Town Neighbourhood Plan using the Healthy Urban Development Unit's *Rapid Health Impact Assessment Tool*.

The assessment tool takes an evidence-based approach to integrating health into urban planning, and takes into account legislation and policy changes both nationally and in London that relate to health and spatial planning.

The Rapid Health Impact Assessment Tool identifies eleven broad determinants that can be influenced by spatial planning:

- Housing quality and design
- Access to healthcare services and other social infrastructure
- Access to open space and nature
- Air quality, noise and neighbourhood amenity
- Accessibility and active travel
- Crime reduction and community safety
- Access to healthy food
- Access to work and training
- Social cohesion and lifetime neighbourhoods
- Minimising the use of resources
- Climate change

The draft Kentish Town Neighbourhood Plan was reviewed against wider determinants described above, taking into account available evidence and best practice from elsewhere, to identify whether the proposal was likely to have positive or negative impacts, or where there appeared to be gaps in considering the wider determinants. It was noted that some of the wider determinants are addressed in Camden's Local Plan, and it would not be expected that the Neighbourhood Plan would also address those determinants.

The resulting analysis (included in the appendix) was coded as below:

+	The policy addresses the determinants appropriate to that policy, and any changes are likely to be very minor
=	The policy broadly addresses the determinants appropriate to that policy, but changes are likely to strengthen the policy
-	The policy does not fully address the appropriate determinants and changes are recommended to ensure that appropriate measures are considered by planners and developers.

Health in Kentish Town.

The Kentish Town Neighbourhood area is not coterminous with the Kentish Town ward, therefore Census 2011 data on health and wellbeing is likely to be only generally applicable to the residents of the plan area.

Life expectancy at birth for men is lower in Kentish Town (76.7 years, 2009-2013) compared with all other Camden wards. The average life expectancy for men in Camden is 80.4 years. For women, life expectancy at birth is second lowest of Camden wards (80.4 years, 2009-13) and Camden as a whole (85.6 years).¹

In the 2011 Census, there were similar proportions of residents in Kentish Town ward who described their general health as "very good" compared with the borough of Camden (53%), slightly higher than London (50%) or England (47%). The proportion describing their health as "good" (31% in Kentish Town and Camden) was slightly lower than London (33%) or England (34%). The proportions of people who described their health as bad (4%) or very bad (1%) were similar in Kentish Town compared with Camden, London and England.

In 2011, 7% of Kentish Town residents were limited a lot in their day to day activities, similar to Camden and London but lower than England (8%). Another 7% of residents were limited a little in their daily activities, again similar to Camden and London, but lower than England (9%).

Similar proportions of Kentish Town residents have a serious mental illness (2%) or diagnosed anxiety or depression (11%) compared with Camden, and mental health need is known to be high in Camden.

Summary of Results

The draft Kentish Town Neighbourhood Plan brings policies to the planning system that are important for the local community. The Kentish Town Neighbourhood Forum has identified a number of aspects that would be likely to improve health and wellbeing in the area, including the proposed "Kentish Town Square", which would provide a focus that would enhance community cohesion. The draft plan also identifies areas for new housing, including affordable housing, and the retention and creation of employment space. The draft plan has a number of policies that support health and wellbeing through increased physical activity, as well as general amenity. The draft plan recognises the importance of local convenience stores and has identified seven such stores that it seeks to protect. The positive impacts are likely to apply to mental health and wellbeing as well as physical health.

¹ GLA. <http://data.london.gov.uk/dataset/life-expectancy-birth-and-age-65-ward> accessed 27th April 2014.

The draft plan supports new health and education provision, although the need for new provision is not clearly established. The area has two large modern GP practices which, along with the Peckwater Centre, also provide community health services. Consultation with NHS England (which commissions GP services) and Camden Clinical Commissioning Group (which commissions community health services) should be consulted regarding future health provision. The Annual School Places Planning Report (July 2014) did not identify a need for new school places in the area.

Conclusions

Overall, the proposed plan is likely to have a beneficial impact on health for residents in the Kentish Town Neighbourhood Area, and introduces policies that are important to the local community.

Health Impact Assessment of the draft Kentish Town Neighbourhood Plan (February 2015)	
Housing	+
Policy D2 provides that, should the railway land in the area be rafted over, applications would be supported if new well-designed residential accommodation, including affordable and social housing, were included. Policy SSP2 supports comprehensive redevelopment of the Kentish Town Industrial Area, which includes the provision of affordable housing. Housing, including affordable housing, is also included in policies SSP4, SSP5, and SSP8.	
Access to public services	=
Policy SSP1 proposes provision for new healthcare and educational facilities. There are two large GP practices in the area located in modern premises, which, along with the Peckwater Centre, also provide community services. Any proposals for new healthcare provision should be discussed with NHS England (which commissions primary care) and Camden Clinical Commissioning Group (which commissions community health services) at an early stage. The Annual School Places Planning Process (July 2014) did not identify a need for new education facilities in the Kentish Town area. This is an annual planning process and new housing is taken into account in the process. Community & Culture Project 2 should take into account Camden's Annual School Places Planning Process. The most recent report (http://www.camdendata.info/AddDocuments1/Forms/DispForm.aspx?ID=694) in July 2014 did not identify a need for additional school places in the area in the medium to long term.	
Opportunities for physical activity	+
Policy SW2 resists erosion of retail secondary frontages. A good local retail offer is more likely to encourage local shopping trips, which are more likely to be done on foot or bike. Should the railway land in the area be rafted over, Policy D2 requires that a contribution to a new pedestrian / cycle thoroughfare is provided (along the same alignment of the railway) Policy SSP1 includes improved pedestrian crossings and a north-south cycle route. Policy SSP2 supports the provision of community leisure facilities. "Getting around" projects 1 & 2 support a range of measures that are likely to encourage walking and cycling, including traffic calming measures and cycle racks.	
Air quality, noise and neighbourhood amenity	+
Policy D1 protects views of Parliament Hill from the Kentish Town Station/Kentish Town Square area. The policy cites local support from their street engagement with local people, where the view adds an important aspect to residents' amenity in the area. Should the railway land in the area be rafted over, Policy D2 requires that a contribution to a new pedestrian / cycle thoroughfare is provided (along the same alignment of the railway). Policy D4 seeks	

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to protect features of architectural merit in the area. Aesthetic features add to local amenity and encourage walking and social interaction. The "Community & Culture" project 1 proposes a range of measures to enhance amenity in the area, including the provision of adequate public toilets.	
Access to open space	+
Policy GO1 supports the designation of five sites to be designated as Local Green Spaces. Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. Policy GO2 supports the protection of existing open spaces on Council Estates	
Accessibility and Transport	+
Policy SW3 protects against the erosion of secondary retail frontages. A good local retail offer is likely to encourage local shopping, which reduces the need to travel by car.	
Crime and community safety	+
Policies include active frontages, which will enhance natural surveillance on streets which helps to deter crime and anti-social behaviour.	
Access to healthy food	+
Resisting consecutive non-retail retail secondary frontages discourages applications for conversion to less healthy uses, such as fast food takeaway (planning class A5). Policy CC4 protects seven convenience stores' planning use class (A1) because the Forum sees that they provide a vital service meeting the day-to-day needs of local communities, particularly those who are less mobile. Policy SW3 protects retail secondary frontages. A good mix of food retail is likely to avoid food being monopolised by a single retailer.	
Employment and training	+
Policies SSP1, SSP3, SSP6, and SSP8 support the provision of employment uses. Policy SW1 supports the retention of existing businesses employing up to 20 people as well as supporting proposals for new small business development.	
Social capital and social cohesion	+

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<p>Policy SSP1 supports proposals for a new Kentish Town Square, which would provide opportunities for social interaction. Policy SSP7 retains community use for 2, Prince of Wales Road.</p> <p>The local community has been consulted on the Kentish Town Neighbourhood Plan, and the Plan requires applicants of major developments in the area to consult with the Kentish Town Neighbourhood Forum</p> <p>Resource minimisation =</p> <p>No references to resource minimisation were found, although the draft Camden Local Plan does address this issue.</p> <p>Climate change +</p> <p>The Neighbourhood Plan supports Camden policies which state that buildings and services will be expected to achieve a reduction in carbon dioxide emissions of 20% from on-site renewable energy generation (which can include sources of site-related decentralised renewable energy).</p>	<p>93. [copies of letter shown on the next five pages]</p> <p>Dear Sir / Madam,</p> <p>On behalf of Lend Lease, I am pleased to attach our representations to the KTNF Draft Development Plan.</p> <p>Should you wish to discuss any of the points raised within our letter, please feel free to give me a call.</p> <p>Kind regards,</p> <p>Ed</p>	<p>27/03/15</p>	<p>Email</p>	<p>Ed Britton Associate Director GL Hearn Limited</p>	<p>Comprehensive development: KTNF welcomes the support of a comprehensive approach for SSP2. This has been reinforced in the Submission Plan by moving SSP2 into a Strategic Policies section and dividing it into two policies: SP2 and SP2a.</p> <p>A comprehensive Development Framework for SP2 and SP2a is specified, not a Planning Framework. The Development Framework is to be prepared and agreed in advance of the planning application.</p> <p>Many of the amendments to SSP2 suggested by Lend Lease are included in the Spatial Policy SP2 in the Submission Plan.</p> <p>SSP4: The text in the Submission Plan has been amended to include Lend Lease's suggestions.</p> <p>SSP8: The text in the Submission Plan has been amended to include Lend Lease's suggestions.</p> <p>D4: The text in the Submission Plan has been amended to include Lend Lease's suggestions.</p>
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GL Hearn Limited
250 High Holborn
London WC1N 7EE

T: 020 7060 1900
E: gl@glhearn.com

Consultation Response to KTNF Development Plan
Kentish Town Neighbourhood Forum
Kentish Town Community Centre,
17 Busby Place,
London
NW5 2SP

27 April 2015

Dear Sir/Madam,

Representations to the Draft Kentish Town Neighbourhood Forum Development Plan 2015 - 2030

On behalf of Lend Lease, GL Hearn is pleased to submit representations to the draft Kentish Town Neighbourhood Forum (KTNF) Development Plan 2015 - 2030, which has been published for consultation until 27 April 2015.

Lend Lease are leaders in sustainable urban regeneration with a proven track record of delivering large-scale complex projects in global cities. Examples of recent regeneration in London include The International Quarter at Stratford and Elephant Park, Elephant & Castle.

We welcome the opportunity to provide comments on the draft below and request these are considered by KTNF in the on-going preparation of the new plan.

Status of Site Specific Policies

It is relevant to consider the status of site specific policies within the Neighbourhood Development Plan, as this is a matter that has recently been considered at an Examination in Public for the West Hampstead and Fortune Green Neighbourhood Development Plan. In this recent case, the Examiner confirmed that a neighbourhood can allocate land for development, but to do so "... A qualifying body should carry out an appraisal of options and an assessment of individual sites against clearly identified criteria," as stated at paragraph 42 of the NPPF.

The Forum subsequently clarified that the site specific policies were not formal allocations and it was agreed that the text expressed the local community's aspirations for the sites. The Inspector agreed to this approach, as there was no viability appraisal to test the burden of obligations that might otherwise be placed on the identified sites, given that some requirements in the text go beyond the requirements in the development plan.

We also note the importance of proportionate and robust evidence to support the choices made and the approach taken within the plan. As stated at paragraph 40 of the NPPF, "The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft neighbourhood plan or the proposals in an Order."

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In the light of the Examiner's comments and an absence of specific evidence for each of the sites, we request that the draft KTNF site specific policies are identified as aspirations or guidance and not policy.

Site Specific Comments

Specific comments on draft Policy SSP2 (1a)

We consider that the promotion of this brownfield site for redevelopment and densification presents significant local and strategic opportunities to deliver much needed housing, more jobs, public realm and permeability.

Lend Lease's vision for future development in this location is in accordance with the draft reallocation proposed within the London Borough of Camden's draft Local Plan and we support KTNF's recognition of the range of opportunities that could arise from the redevelopment of the Regis Road Industrial Estate for mixed use development.

We also support the KTNF draft Plan providing clear guidance as to what a development would be expected to deliver at the site. However, whilst we support the majority of aspirations set out within SSP2 (1a), we request that some amendments are made, as set out below:

- *Change of Use* – Points L and M refer to "Any change of use of the site will only be permitted if...". For clarification, we request that the text is reworded to state "Comprehensive redevelopment should only be permitted if...".
- *Parking* – Whilst the aspiration for a car free development is recognised, it will be essential that appropriate provision is made for Blue Badge permit holders. As such, we request that reference is made to this requirement at point O.
- *Social Infrastructure (i.e. education, healthcare, public realm)* - We would support a requirement for a future development proposal to assess the impact it will have on social infrastructure and to include on-site provision, where necessary. Such an approach will ensure that any provision of social infrastructure on the site will respond to a need identified from up to date evidence.

We also request a point of clarification to be included within the text. As currently worded, we consider that the draft policy is ambiguous and it is unclear whether the future development would be expected to make provision for social infrastructure that mitigates the impacts of the development, or whether it would be expected to pick up any existing shortfall of facilities within the KTNF area or LBC.

Under current regulations, a future development would be liable for Community Infrastructure Levy (CIL) payments to both the Greater London Authority and LBC. It would also be required to make Section 106 obligations and contributions, where they are:

1. *necessary to make the development acceptable in planning terms*
2. *directly related to the development; and*
3. *fairly and reasonably related in scale and kind to the development.*

(Town and Country Planning Act 1990 (as amended), and NPPF Para. 204)

Therefore, we request that the text clarifies that the amount and type of social infrastructure to be provided on-site will be at least the minimum requirement to mitigate the impact of the development on existing facilities, unless demonstrated that it would be unfeasible or better provided elsewhere within the borough. Where it is demonstrated that on-site provision of facilities would be unfeasible or better provided elsewhere within the borough, then financial contributions towards off-site provision will be accepted.

For the avoidance of doubt, we would be unable to support any policy that requires the future development to make on-site provision for any pre-existing shortfall of facilities within LBC.

- *Mixed Uses* – Justification; Paragraphs 3 and 4 indicate that employment uses will be provided at ground level with residential above, which we consider is too prescriptive a statement. Whilst a mixed use development is likely to take such an approach for many of the new buildings, it will not be appropriate across the whole site. For example, it is unlikely to be appropriate to locate underneath residential Uses above replacement space for large floor plate light industrial occupiers who wish to remain on the site. As such, we request that this paragraph is reworded to state:

"A mixed use approach will be taken to the development of site, which will result in some residential buildings incorporating active commercial uses at ground level, where appropriate."

- *Height* – Justification; Paragraph 4 prescribes heights of between five and seven storeys as being appropriate across the site. As discussed above, there is a need for prescriptive policies to be justified by specific supporting evidence. In this case, such a prescriptive height requirement would be required to be justified by a townscape assessment. We also highlight that initial townscape analysis has been undertaken by our client, which demonstrates that height over seven storeys can be accommodated in the northern part of the site, due to the fact that the boundary is adjacent to the railway line and falls outside of strategic and local views. We request that the reference to specific heights on the site is removed from the KTNF local plan and that reference is made to a future development being required to undertake robust townscape and heritage impact analysis to ensure that key views and heritage assets are protected.
- *Comprehensive scheme* - We note the draft LBC Local Plan (February 2015) requires future development at the site to be brought forward for development in a comprehensive manner. We support LBC's requirement and request that it is reflected within the KTNF plan, so as to avoid the risk of piecemeal and uncoordinated development.

We would also like to highlight that a development of this scale requires significant up front capital investment and delivery is often dependent on the sequencing of phases to enable delivery. As such, we request that the draft plan clarifies that reference to a comprehensive scheme relates to a planning application only and that the scheme may be delivered in phases.

- *Planning Framework* - During our discussions with LBC, it has been agreed that, subject to adoption of the Local Plan and the reallocation, there would be a requirement to prepare a Planning Framework document that establishes more detailed requirements of any future development at the Regis Road site. It is anticipated that such a document would be prepared by LBC and include consultation with KTNF to ensure all parties have greater certainty over what will be delivered at the site. It is envisaged that the document would be

directly informed by joint working, up to date evidence, design development and consultation that would be undertaken as part of a comprehensive planning application.

It is expected that the preparation of a Planning Framework would run concurrently with the preparation of a planning application to ensure that it is fully informed by all relevant and up to date evidence and material considerations. We would expect a planning application to be submitted after the Council's ratification of the Planning Framework.

In this context, we request that the draft KTNF plan is amended to insert the text below:

"A Planning Framework to provide further detailed guidance on the development of the area should be prepared prior to the submission of a comprehensive planning application. The preparation of the KTNF will be led by Camden Council in consultation with KTNF."

Specific comments on draft Policy SSP2 (1b)

- **Evidence** - We support the aspiration within the draft plan for the future development of the Murphy's site. However, we consider that the same policy approach would apply to this site as those for the Regis Road site, and request that the text is amended to ensure that any requirements are informed by up to date evidence and viability.
- **Protected View (Policy D1)** - We also note the protected view that is proposed across the Murphy's site and would recommend further townscape analysis is undertaken to further justify the protection of a view that will have a significant impact on the future development potential at the Murphy's site, particularly within the context of Policy 3.4 of the Further Alterations to the London Plan (2015), which seeks to optimise housing output for different types of location within the relevant density range.

Specific comments on draft Policy SSP4 York Mews, Section House and Land around the Police Station

- **Comprehensive Redevelopment** - We consider that there could be an opportunity to include the site within a wider master-plan for the area. If the wider site were to be considered as a whole, the SSP4 site may not be the best location for the aspirations identified in the text. As such, we request that the text recognises that a comprehensive approach to the wider Regis Road area may provide opportunities for the identified aspirations to be located elsewhere.
- **Active Frontage** - Without the benefit of a masterplan exercise, we consider that it is premature to specifically identify York Mews for active frontage (refer to *Justification: Point 'a'*). As currently written, the plan assumes that the existing route will remain in its current layout, which cannot be guaranteed. We request that Point 'a' is amended to state:

"Deliver appropriate levels of active frontage to strengthen the east / west desire line from the High Street along York Mews."

Specific comments on Draft Policy SSP8 Future development of the Veolia Council depot site

The text indicates that the sale and development of the site will be subject to the criteria identified. We request that the text is clarified to state that the criteria only relate to future development proposals at the site.

As above, we consider that there could be an opportunity to include the site within a wider master-plan for the area. If the wider site were to be considered as a whole, the Council Depot site may not be the best location to deliver the aspirations identified in Policy SSP8. As such, we request that the text recognises that a comprehensive approach to the wider Regis Road area may provide opportunities for the identified aspirations to be located elsewhere.

Draft Policy D3(d)

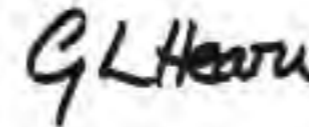
We would recommend the narrative relating to London Stock brick to be moved from Policy D3(d), to the supporting 'Justification' text. The resulting text of Policy D3(d) would thus read "Design proposals must be of the highest quality."

Conclusions

On behalf of the Lend Lease, we are grateful for the opportunity to comment on the KTNF draft Development Plan and request that our comments and suggestions are considered within the next revision of the document.

Should you require any further clarification, please do not hesitate to contact us.

Yours faithfully,



GL Hearn

KENTISH TOWN NEIGHBOURHOOD PLAN – PRE-CONSULTATION COMMENTS 23 APRIL – 28 APRIL 2015

Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
<p>94. [Comments continue on the next three pages]</p> <p>How the Neighbourhood Plan fits with the planning system (p8/9)</p> <p>We are concerned that there must be public scrutiny and accountability in the planning process. If we have understood correctly that the need for a planning applications to be submitted to the local authority has been removed, we are concerned that this will make it much harder for those most directly affected by any particular plan to object to planning applications. How the planning process will work, who exactly will be responsible, what checks are in place, etc. in the absence of the local authority's involvement needs to be extremely carefully explained and closely monitored to ensure it works to the advantage of local communities living and working in the area. We look forward to more detailed information about this than is currently in the draft plan, and opportunities to ask questions.</p> <p>Vision and objectives (p11, see also p41)</p> <p>3. Housing – It is vital that any housing development prioritise social housing available at social rents, not so-called "affordable" rents, which are close to market rents and beyond the reach of all but those on high incomes (It is estimated and income of £50,000 is needed for the rent to be 'affordable') We therefore propose that the Neighbourhood Plan commit to social rents and not 'affordable' housing. There are currently at least 25,000 people on Camden Council's housing waiting lists, and without a commitment to providing new homes at social rents, this will only get worse and promote social cleansing, the very opposite of what we understand the Neighbourhood Plan is meant to stand for.</p> <p>We have reservations and recommendations in relation to several Site specific Policies:</p>	28/04/15	Email	Anne Neale Crossroads Women's Centre	<p>Thanked 28/04/15</p> <p>Council Housing: Camden Council's requirement in a major development (50 homes or more) is for 50% affordable housing, of which 60% is social-affordable rented housing and 40% intermediate housing. Therefore, whenever the Plan supports affordable housing, it is supporting social-rented housing as well.</p> <p>SSP6: Following this consultation, pedestrianisation of Wolsey Mews was considered but was not seen as feasible because of the increased traffic that would be rerouted onto Kentish Town Road, and improvements of pavements in Wolsey including cycles. However, the widening Mews has been added to the Policy.</p> <p>Cycle lanes and more traffic lights in Kentish Town Road would not be viable. Traffic is already snarled up and cycle lanes and more traffic lights would slow it down even more.</p> <p>SSP7: Following this consultation, the amended policy now states that "The current occupiers are Camden Law Centre, Citizens Advice Bureau and Volunteer Centre Camden. When the building is sold alternative provision will be found for them, in Kentish Town if possible."</p> <p>Disability access: A Design and Access statement will be required for all the developments in the Plan. The statement requires: "Details of the proposed access to the development site and how equal and convenient vehicular and disabled access to buildings, spaces and the public transport network will be ensured and maintained."</p>	<p>Planning system: During the last few years permitted development rights existed (no planning applications necessary) for change of use from offices (B1) to housing (C3). An Article 4 Direction has now been made for specific areas of Kentish Town. This removes permitted development rights in these areas. You can look up the details by following this link: https://www.camden.gov.uk/oc/mit/content/environment/planning-and-built-environment/two/planning-policy-office-to-residential-article-4-directions/</p> <p>In 2015 new permitted development rights were passed for the conversion of retail premises to restaurants / cafes; the conversion of retail premises to assembly and leisure; the conversion of sui generis casinos or amusement arcades to dwelling houses; and the conversion of storage or distribution premises to dwelling houses.</p> <p>This is government legislation and is not the responsibility of the Kentish Town Neighbourhood Plan.</p>

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Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
<p>Policy GO1 and GO2 Green and Open Spaces (p24)</p> <p>This is a priority for us and we completely agree that any development which would reduce the amount of green and open space, including existing open spaces on council estates in Kentish Town should not be allowed. We agree with the proposals under Green & Open Spaces Project (p51).</p> <p>Policy SSP6: Wolsey Mews (p42)</p> <p>We agree with the proposals for Wolsey Mews, where we are based at No 25. However we strongly urge the Neighbourhood Plan to be amended to include the pedestrianisation of Wolsey Mews, with access for deliveries to shops which back onto the Mews allowed only within restricted times. The Mews is dangerous for pedestrians, wheelchair users, children in buggies, and cyclists because despite being so narrow, it is used by big delivery vehicles including articulated lorries, flouting the 7.5 tonne weight restriction, and because there is no pavement that goes all the way on either side of the Mews. Cars especially turn suddenly into the Mews, surprising people and giving little time to get out the way. What pavement does exist is not wide enough to be safe. Further the Mews is already used as a rat-run including by cars travelling up the wrong way making it more dangerous. We realise there are shops that back onto the Mews that need deliveries, but deliveries could be allowed with certain limited times while other traffic (except cycles) were banned from the Mews. This would be a significant improvement for the safety of those living and working in the Mews, and for those using it to reach other streets and local venues.</p> <p>The pedestrians using the Mews are mainly mums and children going to and from the school in Islip street, users of the Women's Centre and other people who live or work in any of the buildings on Wolsey Mews. Our users include wheelchair users and mothers with</p>	28/04/15	Email	Anne Neale		

KENTISH TOWN NEIGHBOURHOOD PLAN – PRE-CONSULTATION COMMENTS 23 APRIL – 28 APRIL 2015

Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
<p>prams/buggies and small children, for whom the pavement is not wide enough. With the conversion of two office buildings into flats underway, and the building of two houses immediately next to our building, there will be an increase in residents living in the Mews, for whom lack of adequate pavement will also be problematic.</p> <p>We do not think traffic (including bikes) should be encouraged to use the Mews as an alternative to Kentish Town Road. It would be much safer to promote Hammond Street as an alternative because both the pavement and the road are much wider and therefore safer for both traffic and pedestrians.</p> <p>We opposed the introduction of the contra-flow cycle lane in the Mews, for reasons of safety, and we do not want to see this retained in the Neighbourhood Plan as long as the Mews is open to traffic. If traffic were banned, there could be a two-way cycle lane so cyclists could use the Mews as an alternative to Kentish Town Road. But while other traffic is allowed, vehicles don't always recognise the Mews as being one-way, so having two-way traffic for cyclists increases the likelihood of mistakes being made, unless the traffic is otherwise restricted. The sharp turn into the Mews from Isip Street may be dangerous for cyclists coming in the opposite direction. At the Mews junction with Caversham Road, motorists who are parking often reverse across the junction at the same time as cars are exiting the Mews. We have witnessed a number of collisions there.</p> <p>We are in favour of more and safer cycle lanes and traffic light boxes on main roads throughout Kentish Town and in the borough generally, and this should be reflected in the Neighbourhood Plan. A number of our volunteers and users ride their bikes when they come to the Centre, so safety of cyclists is a major concern.</p>	28/04/15	Email	Anne Neale		

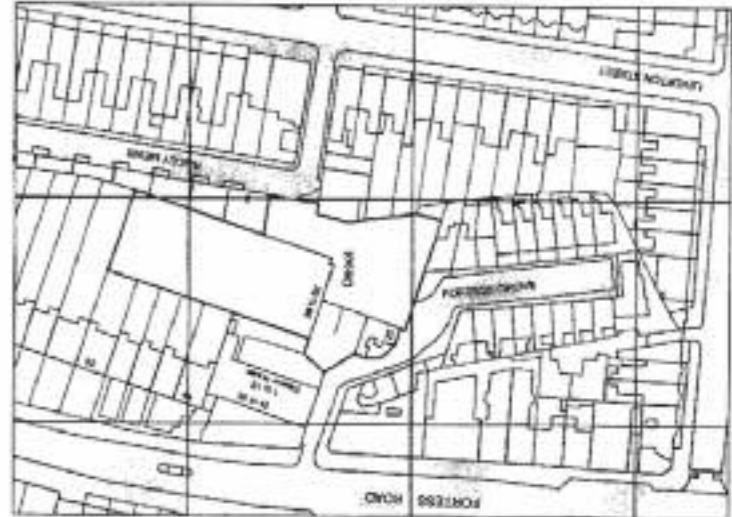
KENTISH TOWN NEIGHBOURHOOD PLAN – PRE-CONSULTATION COMMENTS 23 APRIL – 28 APRIL 2015

Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
<p>Policy SSP7 – 2 Prince of Wales Road (p43)</p> <p>We are very concerned that both the Law Centre and the CAB (which now shares the Law Centre's premises), should be relocated in Kentish Town. They are vital community resources which must not be lost as a consequence of the sale of the building which currently houses them. We are aware that newly emerging and future grassroots community groups need permanent low rent premises, as what is available now is very limited and only at commercial rents. We note that any expansion of school facilities for community use needs to be properly funded, and it was not clear where this would come from.</p> <p>Disability access:</p> <p>The level of disability access needs to be specified throughout the Plan, whether it relates to streets, shopping facilities, buildings, green spaces etc.</p> <p>We appreciate the amount of effort that has gone into producing the Neighbourhood Plan to date, and welcome the opportunity to comment in greater detail on the Plan at the next stage.</p> <p>Anne Neale</p>	28/04/15	Email	Anne Neale		

KENTISH TOWN NEIGHBOURHOOD PLAN – PRE-CONSULTATION COMMENTS 23 APRIL – 28 APRIL 2015

Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken	Reason for Non-Action
<p>95. [A booklet was attached with a plan for KT Square and other relevant plans – not shown here]</p> <p>Dear Caroline,</p> <p>We have read the KTNF's Draft Plan and are impressed by the quality, spread and depth of its argumentation and vision. We are in full support of its policies and propositions, and would like to congratulate everyone involved for producing such an excellent document.</p> <p>As local residents and architects working in the area for many years, we have a particular interest in the protection of the landscape along the railway, starting from Kentish Town Station and leading to Parliament Hill. We particularly welcome the policies of the Draft Plan for the enhancement of the green corridor and beautiful long views. We also strongly support the creation of a new Town Square at the junction outside the Station and above the railway on the northwest side.</p> <p>Being aware of the intentions to redevelop this area, we would like to contribute some thoughts for discussion. Please find attached a document summarising our ideas and research about this site, which we are happy to share with the KTNF. The pdf is in low resolution but if you could email us your postal address, we can send you a hard copy.</p> <p>Kind regards, Yeoryia Manolopoulou Partner DipArch, MArch, PhD, ARB</p>	28/04/15	Email	Yeoryia Manolopoulou and Anthony Boulianger Yeoryia Manolopoulou Partner DipArch, MArch, PhD, ARB AY Architects	Thanked A member of the KTNF committee attended a meeting at which this document was presented.	N/A

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Comment and Number	Date	Email or Box	Name and Address	Relevant Policies, Action Taken and Date	Reason for Non-Action
<p>96. [copy of letter on the next four pages] Please find attached our representations to the Draft KTNP on behalf of the Estate Charity of Eleanor Palmer, in relation to their site at the rear of 36-52 Fortress Road, Fortress Garage and 20 Fortress Grove.</p> <p>Please can you confirm receipt of these representations.</p> <p>Many thanks</p> 	28/04/15	Email	Matthew Roe Director CgMs Consulting Planning, Archaeology & Historic Buildings Consultants	Receipt of representation confirmed.	<p>SW1: We have considered including the suggested caveat but have decided against it because the policy as it stands is crucial to aid the retention of small businesses and the health and vitality of Kentish Town</p> <p>D3: We consider the policy covers all aspects of innovative development.</p> <p>CC1: A Development Brief is a central aspect of the policy. We will not be removing it from the policy.</p> <p>Housing: KTNF has not included a separate policy on housing. This is because housing is included in many of the Plan policies.</p>

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Mr [redacted] secretary@ktnp.org.uk
warden@ktnp.org.uk

Our Ref: MR/BH/1/019
 Direct Dial: 0207 832 1473
 Email Address: ktnp@camden.gov.uk

FAQ: KTNP Secretary
 Kentish Town Community Centre
 17 Busby Place
 London
 NW5 2SP

183 Lorton Way
 London EC2V 40H

020 7563 6707
 Fax: 020 7563 6701

www.coma.gov.uk

0207 832 1473
 183 Lorton Way
 London, EC2V 40H
 England, United Kingdom

27th April 2015

Dear Sir/Madam,

**KENTISH TOWN NEIGHBOURHOOD FORUM
 DRAFT KENTISH TOWN NEIGHBOURHOOD PLAN
 REPRESENTATIONS ON BEHALF OF THE ESTATE CHARITY OF
 ELEANOR PALMER**

We write on behalf of our client, The Estate Charity of Eleanor Palmer, to submit representations to the Draft Kentish Town Neighbourhood Plan (KTNP).

Our client, The Estate Charity of Eleanor Palmer, is a charity that manages a property asset in Kentish Town for the benefit of two designated 'relief in need' charities. These representations are made with particular interest to their site at the rear of 36-52 Fortress Road, Fortress Garage and 20 Fortress Grove. Representations are submitted:

1. To detail their development aspirations for the specific site (a site location plan is enclosed);
2. To recommend that a policy is drafted that supports the redevelopment of the site and does not restrict this to a specific commercial use; and
3. To identify the lack of policy on housing, mindful of the need for additional residential accommodation within Kentish Town.

The representations to the Draft KTNP are set out in the following paragraphs.

Background to the Site

The "site" at the rear of 36-52 Fortress Road, Fortress Garage and 20 Fortress Grove relates to a single storey vehicle workshop premises, a single storey warehouse and a dwelling located on the east side of Fortress Road and the northern side of Fortress Grove. The surrounding area is a mix of residential and commercial accommodation.

The site covers approximately 0.17ha and sits between Fortress Road and Leveton Street, north of Kentish Town Station in Camden. The existing buildings completely occupy the site. Access to the site is from both streets via two small mews, Fortress Grove and Railey Mews. The surrounding area is characterised by primarily residential dwellings with ground floor commercial use along Fortress Road. The buildings immediately along Fortress Road

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are 4 - 5 storeys in height with Leveton Street being lower in scale. The immediate mews streets are lower in scale and generally two storeys in height.

Part of the site sits within Kentish Town Conservation Area.

The industrial buildings at the site date back to 1930s/40s and their configuration is poor. They are currently partly occupied by a car workshop, however, there are a number of limiting factors to the site to be able to maximise the floor space and the commercial capacity. The constraints to the existing buildings include, the height, the split level floors and the capacity parking/unloading facilities. These contribute to the buildings limited capacity to be fully occupied, therefore, we believe that the site can be redeveloped to a more appropriate use given its location in the heart of Kentish Town.

Representations to the Draft KTNP

Existing Employment Use of the Site

Draft Policy SW1 'Shopping and Working Policies' states that the plan supports the retention of existing businesses and premises employing up to 20 people. This has evolved from the forums' concerns regarding permitted development rights which allow the conversion from offices to residential and is based on Camden's Development Management Policy DP13. We do not support this policy, we would encourage that this policy is further explored to have consideration to the type of business premises and their suitability to remain in employment use at specific locations. We believe this should be calculated on site viability and assess the businesses need to re-locate in certain circumstances. It should be noted that certain employment buildings are in a poor condition and can be redeveloped to offer an increased employment capacity as identified in paragraph 22 of the NPPF.

Therefore, we suggest draft Policy SW1 'Shopping and Working Policies' should include a caveat which gives consideration to the quality of the employment floor space weighed against the potential to redevelop. The policy should avoid the long term protection of sites for employment use as identified by paragraph 22 of the NPPF. In terms of the redevelopment of the site (identified on the enclosed location plan), we believe that it is an exception to the policy and the redevelopment of the employment floorspace should be considered given the existing configuration of the site and its context within a largely residential area.

Designation on the Site

The site is designated as 'Potential for development of better use'. This is wholly accepted by our client and the site should be allocated for a mix of uses in this draft policy document. The Draft KTNP does not elaborate on the definition of this designation and its expectations within the draft policy document, thus more detail is required. It is assumed that this designation recognises underutilisation of particular sites and seeks to promote better development opportunities which maximise development potential.

The designated site is currently being under utilised given its location within a highly sustainable location and widely residential area. Our client has identified this and is exploring a number of options to redevelop the site to comprise a residential led development including the replacement of commercial floorspace. The mixed use redevelopment of the site will offer the opportunity to enhance the localised economy through providing commercial floorspace that has the capacity to provide more jobs than the existing use.

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It is recommended that a more detailed policy should be drafted for these sites which sets out the definition of 'better uses' and the 'uses' that will be considered acceptable. We would encourage that at this site a residential led mixed use scheme is promoted as a 'better use', to both re-deliver high quality commercial space and contribute towards the local and wider housing land supply.

Housing Policy

Albeit that the KTNP recognises a shortage of housing within Kentish town and identifies sites for future housing provision, it fails to set out any specific housing policy. We suggest that a housing policy is drafted inline with the housing policies adopted by Camden Council (Core Strategy Policy 6 and Development Management 2 and 3) which encourages residential development to meet the identified need.

Design

Policy D3 details design principles for 'innovative building design' and details a criteria of which redevelopment and development proposals should meet. This includes:

- Proposals must be based on a deep understanding of the site and its context;
- Proposals must be well integrated into their surroundings and reinforce local character and the local street scene;
- Proposals must identify and extrapolate key aspects of character, or design cues from the surrounding area;
- Design proposals must be of the highest quality; and
- A modern approach will be acceptable provided that it demonstrably continues to the existing character and amenity of the surrounding area and meets all the other criteria in this policy.

We welcome Policy D3 which supports the redevelopment of existing buildings where proposals show an in-depth understanding of a site and its context. The policy details expectations of the design of proposals, however, we would encourage that point 1 is further explored. Given the density of Kentish Town and the number of infill sites, we would encourage that a modern approach is considered further to allow development to be unique and contribute to the character of Kentish Town. This is in accordance with Camden Council's Core Strategy Policy 14 and Development Management Policy 24.

The redevelopment of the site is proposed to be of a high quality and illustrates an understanding for the site and its context in terms of shape, scale and use of materials. The proposal will contribute to the existing context of the area, in particular the mews character of the area.

Community and Culture Policies

Draft Policy CC1 'Statement of Community Consultation' details that major developments are strongly encouraged to submit a development brief to KTNF and to LB Camden, and to actively engage in consultation with KTNF and the community as part of the design process prior to submitting a planning application.

We would promote the consultation process in respect to redevelopment of sites in Kentish Town and understand that local resident feedback is important, however, question the need for a development brief prior to an application being submitted. Whilst the policy encourages this, the detail required is extensive at this stage of the development process. We believe that this would hinder and delay development coming

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forward and consider other methods of public consultation to be far more valuable in addition to pre-application meetings with the LB of Camden.

As part of the development process of the site, the consultant team have engaged in pre-application meetings with the planning officers at Camden Council and partaken in a local consultation exercise to obtain the public views on the proposed re-development of the site. This has been a valuable exercise to engage the local community.

We would encourage that this policy is scaled back to detail methods of public consultation only and the requirement for a development brief is removed as this will hinder and delay development coming forward in Kentish Town.

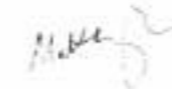
Recommendations

We have summarised the key points that we would like to make to the draft KTNP on behalf of the Estate Charity of Eleanor Palmer. These are as follows:

- A policy should be drafted to detail the 'development for better use' designation and our site should be allocated for a mix of uses.
- Draft Policy SW1 should be elaborated to give consideration to the quality of the employment floor space where businesses are located and should not restrict sites which employ up to 20 employees. Further evidence is required to justify this policy.
- A policy should be drafted to encourage the development of housing in Kentish Town. This is currently absent from the draft KTNP and we would encourage that this use is promoted widely on the redevelopment of sites.
- We support Policy D3 'Design' and would encourage the policy to further explore a modern approach to redevelopment.
- Draft Policy CC1 should be scaled back to include various methods of public consultation for major developments. Development briefs should be removed from the policy as the requirement is extensive prior to a planning application being submitted.

Please acknowledge receipt of our representations to the Kentish Town Neighbourhood Plan Consultation. We look forward to discussing matters with you further in the future.

Yours faithfully,



Matthew Roe
Director