



KENTISH TOWN  
NEIGHBOURHOOD  
FORUM

# Consultation Statement

Introduction and years 2011 – 2012





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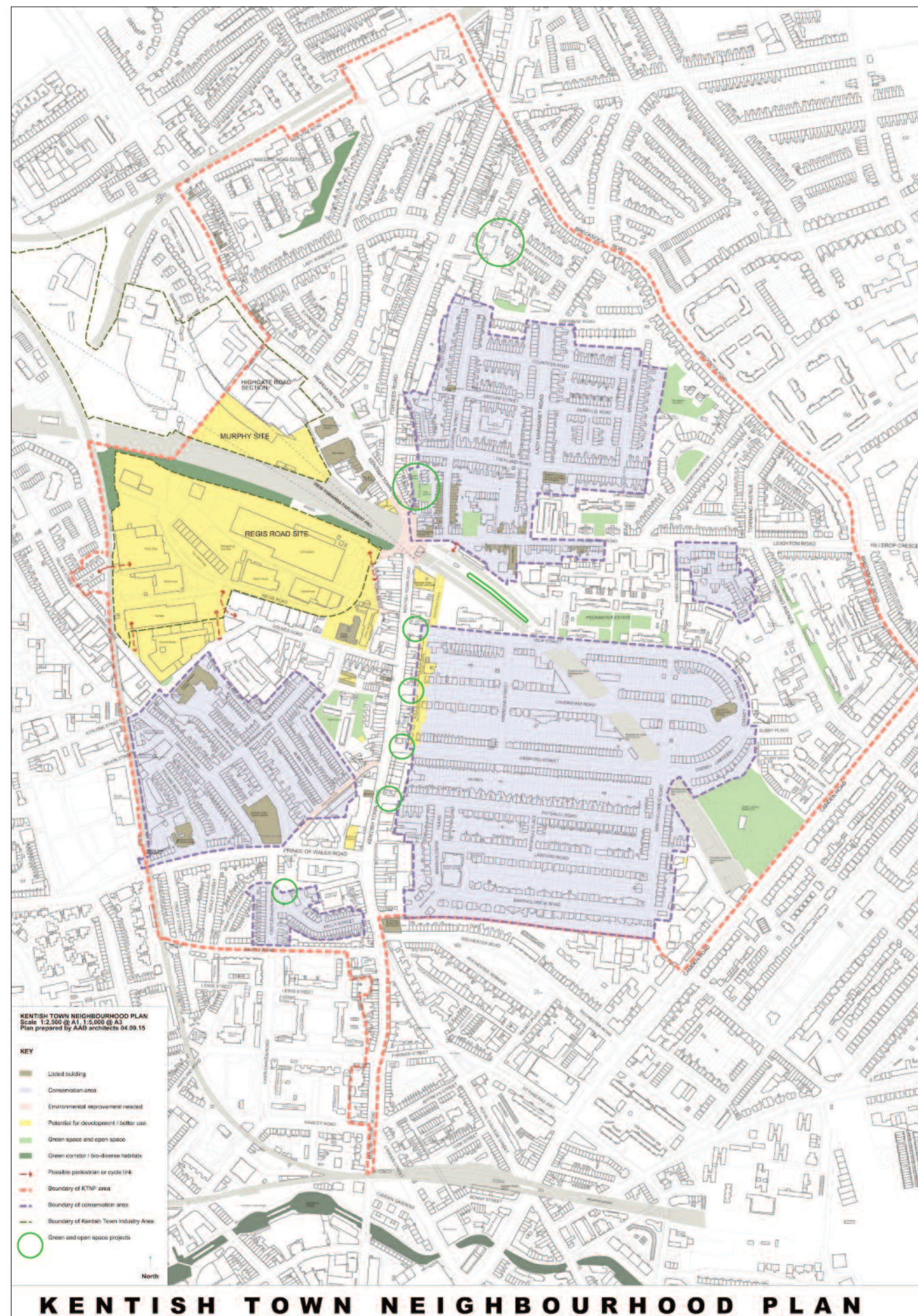
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## KEY

	Listed building
	Conservation area
	Environmental improvement needed
	Potential for development / better use
	Green space and open space
	Green corridor / bio-diverse habitats
	Possible pedestrian or cycle link
	Boundary of KTNF area
	Boundary of conservation area
	Boundary of Kentish Town Industry Area
	Green and open space projects

▲ 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
2. Diana Baynes
3. Hilary Barnes
4. Christopher Cross
5. Tony Dunne
6. Isky Gordon
7. Celia Goreham
8. John Grayson
9. Caroline Hill
10. Derek Jarman
11. David Johnson
12. Rev. Jon March
13. Wendy Munro

14. John Nicholson
15. Paul Seviour

Voluntary Advisors:  
Beattie Blakemore  
Alice Brown  
Raoul Bunschoten  
Richard Burton  
Clare Healy  
Alan Morris  
David Prout  
Will Upton  
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**

**ALL ABOUT 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: [secretaryatktnf@yahoo.co.uk](mailto:secretaryatktnf@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 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.

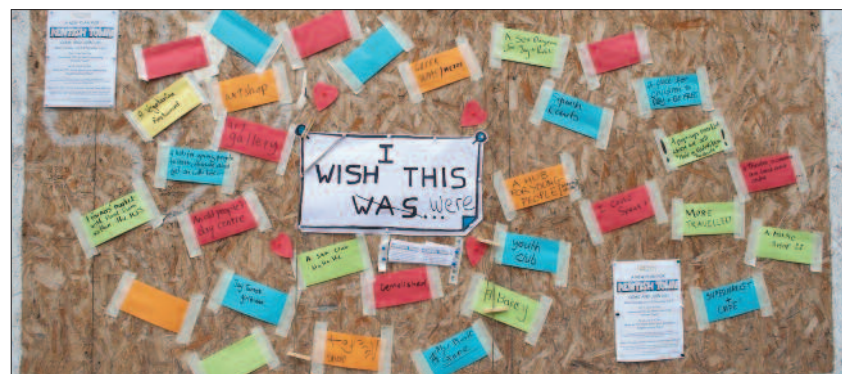
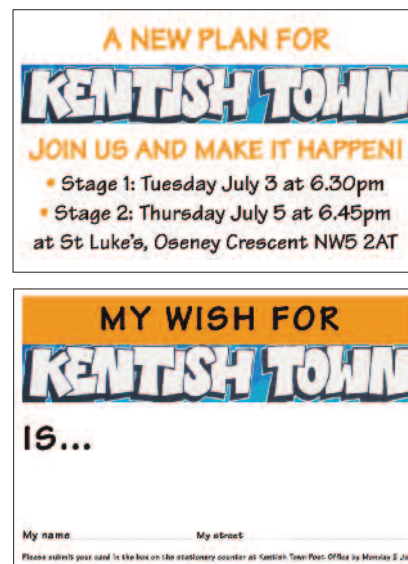
When we went into shops we took smaller blackboards. Shop keepers wrote down their ideas

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



▲ 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.

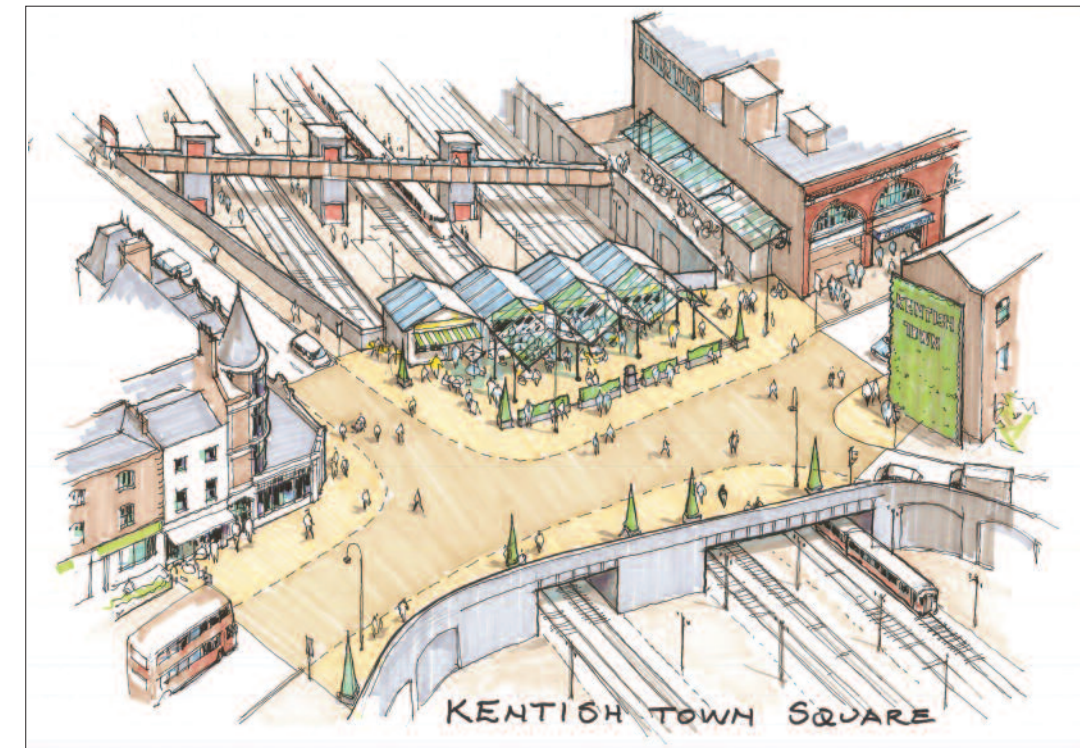
During the day of 5 July planners from the Prince's Foundation and representatives from the KTNF Committee worked to summarise all the work undertaken and put it together into a presentation highlighting some possible proposals to take forward.

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/>



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

### 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,

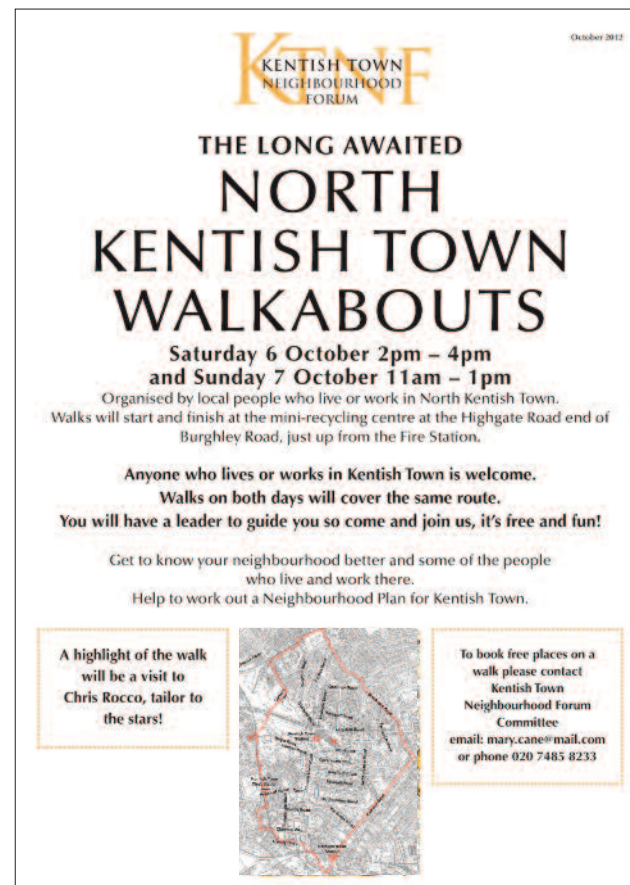
and to KTNF committee members for their support.

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 directors 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.