Resident of West Kentish Town - Objection to London Plan

Dear Sadiq Khan,

On the grounds you know a tree by its fruit I want to object to your London Plan. I live in West Kentish Town Estate NW5 and the Council is planning a redevelopment of our Estate along the current guidelines from your office. (Camden Planning Ref 2025/2667/P). Your draft Plan is following the same procedures.

In summary, they are going to demolish the whole Estate and rebuild it, providing 62 new social homes. 62 or even more new social homes could easily be added by far less expensive, time-consuming, and destructive plans such as retrofit, infill, extra storeys, building on car parks.

Below is a list of objections to the redevelopment compiled by the residents of the Estate. The figures quoted are from Camden Council's own documents as at April 2026.

1. 316 homes will be increased to 856, that is 540 new flats, drastically increasing the housing density of the area. This increase in population will put a strain on local services, including schools, doctors, parks, and libraries.

2. 530 of the new flats will be for private sale, only 326 or 38% will be for Council tenants. Originally all 317 homes were for Council tenants; 52 have been lost through right-to-buy, and one is blocked up, leaving 264. So only 62 new social homes will be built, against 530 private. A long-established Council estate with its community is being converted into a private estate for the wealthy. This is not affordable housing helping the homeless.

3. Extra flats for private sale are justified on the grounds that they are needed to pay for the complete demolition and rebuilding of the Estate. 62 or even more new social homes could easily be added by far less expensive, time-consuming, and destructive plans such as retrofit, infill, extra storeys, building on car parks.

4. The above figures assume the developer will keep to the contract. Developers have been known to halt building half-way through, and say they cannot afford to continue unless the number of private flats is increased.

5. Some blocks will be purely for private tenants. All Council tenants will be moved out of these blocks, regardless of how long they have lived there. Where they are mixed, social tenants will have separate entrances. Also there is no guarantee that the affordable homes will be built to the same standard as the flats for private sale.

6. 40% of new private homes will have only 1 bedroom. They are intended for wealthy, childless singles or couples; not for lower-income families. We suspect that they will be used as weekday homes for business people who have houses in the country.

7. New blocks will be 6 to 10 stories (currently 3-4). These are too large and dense buildings for the local area; completely out of character. There will be a loss of daylight, sunlight and views, as well as a heat island effect due to the over-crammed layout.

8. Nearly all green spaces built over, half the trees cut down (73 out of 141), with a great loss of biodiversity. These spaces are currently used for social gathering and for children to play in. All current gardens and allotments will go, some of which have been in place since 2009. This clearly contradicts the Government's Biodiversity ruling that developers must deliver a Biodiversity Net Gain of 10%. The trees that remain will not be viable, as the Council's layout shows them squashed into the small areas between the new buildings and the roads.

9. The only private spaces will be in the wells in the centres of the blocks. Half the spaces in these wells will receive less than 15 minutes sunlight a day. They will be damp, gloomy places, completely unfit for people to sit in or children to play.

10. It will take 20 years to build. Children on and around the Estate will experience noise, dust & disruption from long-term construction and dangerous construction traffic for the whole of their youth, as well as the loss of their play

areas. There will be serious harm to their health, wellbeing, education and everyday life. This is to say nothing of rats and mice, which disturbed from their nests, will look for new places to settle in. Also the Council cannot be trusted to keep to its schedule. Already it is nearly two years late.

11. No community facilities such as tenants' hall. Given the planned increase in residents, that is a serious omission. A development that significantly increases population while weakening the social infrastructure of the area cannot properly be said to enhance community life.

12. Removal of nearly all parking spaces. This will badly affect residents who depend on a vehicle because of disability, age, caring responsibilities, family logistics, employment needs or irregular working patterns. It also puts a strain on Camden's already over-subscribed street parking.

13. People in neighbouring streets live in 3-storey houses. At present these face low-rise buildings with lots of green space. They will now face 8-storey new buildings which come right up to the edge of the road. They will lose green space and direct sunlight.

14. Camden has paused repairs to flats, apparently because the Estate is going to be rebuilt. The Estate is in bad need of repair and upkeep in general. Damp, poor ventilation, and resultant mould are widespread, as well as overcrowding due to the growth of residents' families, plus widespread rodent infection. The communal areas have been neglected, and feature peeling paint, rust and chipped or cracked steps. Even if they keep to their schedule, some tenants will have to endure their present conditions for 18 years or more.

15. Landlord offer page 21 said "Camden is committed to ensuring that residents have a continuing opportunity to feedback and have their voice heard on schemes – this includes opportunities to say whether they think schemes should proceed." Camden got residents to vote on knocking down and rebuilding the Estate, giving residents larger flats. 93% said "yes". When it presented its plans, 87% of residents said that if they had seen them beforehand they would never have agreed to the proposal. 84% of the residents said they did not want the scheme to go ahead. Camden has persistently ignored this, and continually quotes the 93% who said yes before they found out what the Council was planning.

16. Regarding funding: the project will be in 8 phases. The Council has secured partial funding for phases 1 and 2, i.e. building 2 new blocks. It has still to find the rest of the funding for these two phases.

None of the money to pay for phases 3-8 has been secured. It is quite possible that the Council will be left with a half-completed program as a result of a change of government or government policy.

Finally: I would like to speak at the examination.

References:

https://www.camden.gov.uk/documents/d/guest/planning-application-boards
https://www.camden.gov.uk/documents/20142/0/Landlord+Offer.pdf/3ad1506b-c675-eba6-b346-f542b47a7f1d?t=1581423416504
https://democracy.camden.gov.uk/documents/s129399/Agenda%20Item%2071%20-%20West%20Kentish%20Town%20Estate.pdf