

From: William Miller
Sent: 17 May 2023 19:15
To: Planning
Subject: 2022/3853/P

Dear Camden Planning

Planning Application Camden Lock Market (reference 2022/3853/P)

I am writing to object to the element of the above planning application that proposes a 40-metre-high Ferris Wheel. In theory I support a potential refurbishment of the heritage and listed parts of the market but the erection of the Wheel seems completely out of place and unnecessary. It will turn an already densely packed Camden Market into an all-year-round 'Theme Park', which is not what we need in Camden Town. Its aim, as is clearly stated in the application documents is to attract hundreds of thousands of additional visitors each week. What it fails to understand is the associated crime, drug dealing, litter and anti-social behaviour, which is already out of control, that will come with this development. The police are over stretched and have enough trouble dealing with the constant muggings and drug dealing taking place around the market and the nearby streets.

With this in mind I would like to make the following points:

1. The area cannot handle more visitors

Camden Market is already a very busy tourist destination, attracting 27 million visitors a year. The proposed Ferris Wheel will increase this number dramatically, putting a huge strain on local roads, public transport and parking. I fear that it will be difficult to manage the numbers of extra visitors in such a small, confined space which would quickly become overcrowded. Over the weekends the number of visitors to the Market is enormous which frequently makes it difficult to use the pavements safely. There is already a huge and worrying problem on the weekends with over capacity at Camden Town Tube Station which has made access either in or out of the station near on impossible. This is a station that is vital to both residents and visitors but access is frequently denied forcing people to have to either walk to Chalk Farm or Mornington Crescent. There is no way this station would be able to cope with the extra visitors coming to Camden Town as a result of the redevelopment and the Ferris wheel. It would make a bad situation impossible to manage or improve.

I would also like to point out that the Metropolitan Police have expressed their own reservations to this plan saying, *“The installation of this attraction will increase visitor numbers and this in turn will increase potential crime levels within this area,”* and *“The top crimes for this area involve theft from person. Persons forming a queue for this attraction will be vulnerable to pickpockets.”*

2. Harmful impact on Listed Buildings and the Conservation Area

The proposed 40-metre-high Ferris Wheel would have a harmful impact on the six Grade II Listed warehouse buildings in the Regent’s Canal Conservation Area. The proposed wheel will have a harmful impact on the significance and setting of numerous heritage assets, particularly the Grade II Interchange Warehouse and the Regent’s Canal Conservation Area.

3. Loss of privacy; no benefits for residents

I am enormously concerned that Ferris Wheel users will be able to look directly into neighbouring flats and homes and will interfere with the privacy of neighbouring buildings.

In conclusion, this is the LAST thing the Camden Market needs; the market is already hugely successful (for LABTECH) and a constant nightmare for the residents. I don’t believe either Camden or the traders need a Ferris wheel to help recover from the downturn from Covid. Camden Lock is not a part of London that needs regenerating after COVID – its doing fine.

Lastly Camden Lock Market has become an enormous creator of noise, rubbish, anti-social behaviour and crime. It is now over developed and in turn has turned into a place to be avoided by residents. The problems from the market in terms of drug dealing, litter, parking and noise has, for sometime, overspilt into the residential areas which LABTECH have taken no responsibility for. The peace and quiet and safety of the local residents now rests with Camden which needs to take sensible and responsible decisions over the further expansion of Camden Market and to take into account the pressing concerns of both the residents and the police. I urge the Planning Committee to refuse this planning application.

Yours

William Miller