

Dear Sirs

I write in response to this application made public by Camden on 13<sup>th</sup> March 2024, with specific reference to the Well Walk Theatre Customer Management & Community Involvement Plan (CMCIP).

The CMCIP reports that there has been ongoing involvement of local residents and amenity groups with this Involvement Plan which is not true. Aside from local disagreements with immediate neighbours, the only community involvement was several responses to the original application in 2019 (2019/1812/P), and subsequently to the application for an industrial kitchen ventilation unit. Furthermore, there has been no response to recent attempts to engage with Dylan McNeil (owner).

The original application proposed to accommodate a maximum of 120 people to include 60 people in the bookshop/café and 60 split between the workshop and basement theatre. The application specified that the anticipated numbers attending will be regulated to be a maximum of about half this number, i.e. not exceeding 30, split between the workshop and basement theatre. The latest CMCIP now indicates a theatre seating capacity of 50 people (i.e. probably at least twice the original proposal).

Public transport is recognised to be poor in this area and traffic management is currently under review by Camden through its important Christchurch Hill and Flask Walk/ Well Walk Area Safe & Healthy Streets Consultation. The Well Walk Theatre plans to entertain & teach children and will attract those living locally and at a distance. These plans will significantly increase car journeys & temporary parking in this area, with significant adverse effects on the amenities of local residents.

Gayton Residents' Association is very concerned that:

1. The CMCIP reports ongoing engagement with local residents and amenity groups which has *not* occurred. The Decision Notice of 23 December 2021 (2021/3607/P) specified that a "CMCIP shall be submitted and approved in writing by the local authority to include details of the community engagement regarding the proposed use and management of customers within the premises and in close proximity". There has been *no community engagement* since 2019.
2. There has not been proper consideration of traffic management, particularly in the context of the ongoing Safe & Healthy Streets Consultation. Multiple local amenity groups have commented that proposed changes to traffic management (in the Consultation) will increase the speed and volume of traffic driving down Willow Road (past the Theatre), putting groups of children entering & leaving the theatre at increased risk.
3. Camden Planning has not approved the doubling of original customer numbers, with implications for health and safety in the event of a fire or other adverse event.

Please acknowledge and respond to these concerns.

Yours sincerely  
Robin Woolfson  
Chair, Gayton Residents' Association