

## Mohammed Ahmed

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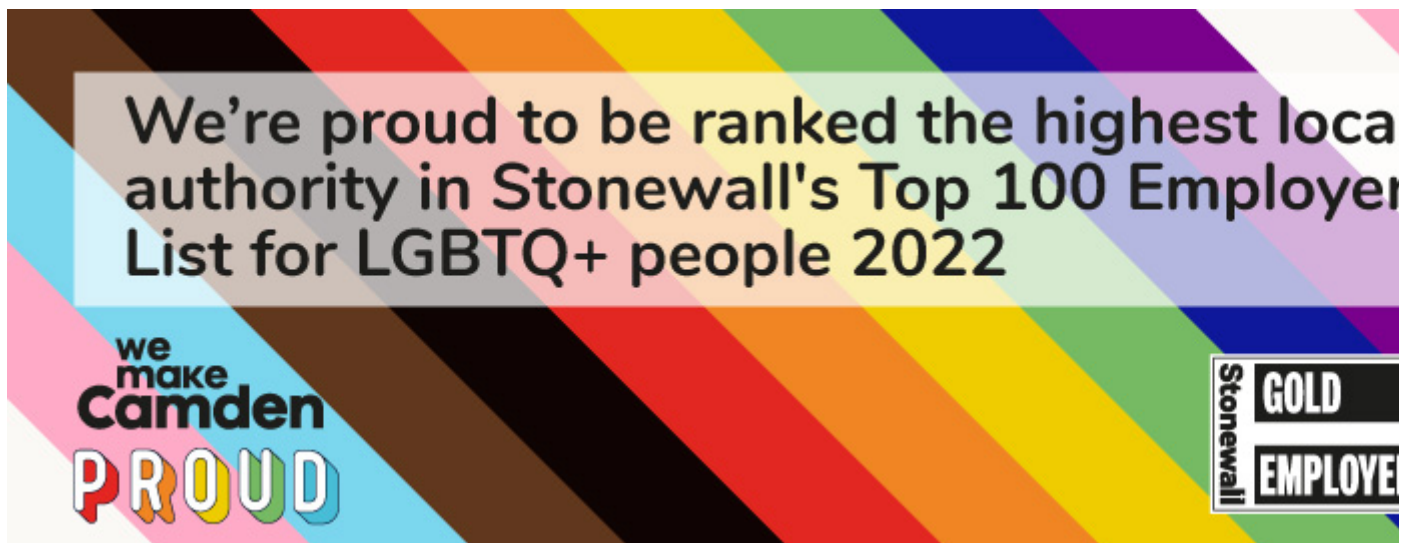
**From:** Ewan Campbell  
**Sent:** 19 April 2024 14:45  
**To:** Planning  
**Subject:** HPRM: RE: Planning reference 2024 / 0287 / P

**Record Number:** PLD/24/32715

Can this be uploaded as an objection?

Ewan Campbell  
Senior Planning Officer  
Supporting Communities  
London Borough of Camden

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**Subject:** FW: Planning reference 2024 / 0287 / P

**From:** Sara Redford  
**Sent:** 16 April 2024 21:49  
**To:** Planning <[Planning@camden.gov.uk](mailto:Planning@camden.gov.uk)>  
**Subject:** Planning reference 2024 / 0287 / P

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Dear Planning

I am writing to comment on documents submitted under 2024/0287/P by the owners of the property at 49 Willow Road to meet condition 11 (Customer Management and Community Involvement Plan) for planning reference 2021/3607/P dated 23/12/2022 for 'New single storey infill rear extension and amalgamation of applications approved under refs 2019/1812/P, 2020/2519/P, 2020/3203/P, 2020/3681/P. [Camden Council: Planning: Case file](#)

prior to the submission of the Customer Management and Community Involvement Plan (CMCIP) have not been consulted nor kept up to date with plans for the theatre since its initial application back in 2019.

The change in plans has come to my attention as a result of Camden's Safe & Healthy Streets consultation which proposes to make significant changes to the junction where our properties are sited on the corner of Willow Road, Gayton Road, Flask Walk and Well Walk in order to make the site safer for large numbers of children expected to visit the theatre. **I would have expected any changes to the street scape required to support a change of use for the building to have been assessed as part of the initial planning application.**

I understand that the proposed theatre's capacity has increased significantly from that initially anticipated in the original planning consent, to a theatre with a seated capacity of at least 50 in the basement, and a 6-7 table cafe on the ground floor. **I cannot find anywhere in the planning documentation where that increased capacity has been approved by Camden.**

The proposed changes to the junction to accommodate the change of use at 49 Willow Road have not been properly thought through and would result in a much more dangerous junction for the many pedestrians and cyclists who use the junction every day. In my opinion, the corner is not suitable for the number of customers the theatre is now anticipating will attend their shows and use their café.

The Community Involvement Plan references community support but the theatre did not speak with its nearest neighbours to share its plans or consult on their views before submitting the CMCIP, nor did it consult the Gayton Road Residents Association.

49 Willow Road is in a quiet residential conservation area and I am very concerned that the intended increased capacity for the theatre and café will result in a significant increase in traffic and noise outside, and a loss of privacy if customers gather before and after shows. Back in 2019 we were relatively relaxed about the change in use from a pottery workshop as we took comfort from the small numbers of customers anticipated, daytime operation, and that the planning remained subject to the Customer Management and Community Involvement Plan to ensure it could operate safely and in a way that did not compromise the amenity of its neighbours. We understood that the theatre would not be a commercially-driven enterprise focused on maximising footfall, however this seems to have changed. I also have concerns that should the theatre fail, it might be replaced by another business accommodating a high number of clients.

I should be grateful if my concerns could be addressed in Camden's decision.

Kind regards

Sara Redford