

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0287/P	Davison	03/05/2024 14:28:07	COMMNT	<p>As local residents living in very close proximity to the theatre, my wife and I are concerned by the increased capacity (and therefore visitor numbers) proposed in this application, which is significantly higher than in the original documentation submitted. The location / entrance of the venue is unsuitable for such levels of footfall and we believe there would be a significant negative impact on pedestrian safety, traffic flows and residents, as detailed in the earlier comments shared by the GA Residents Association. We can also confirm that we are not aware of any outreach to local residents who live in the immediate vicinity of the theatre in the last 3 years.</p>
2024/0287/P	Massimo Marinelli	03/05/2024 20:34:33	OBJ	<p>I am a neighbour of the proposed Well Walk Theatre.</p> <p>I would like to second the comments submitted to date by the Gayton Resident Association and other residents.</p> <p>I am surprised that the Community engagement plan has been submitted without any actual engagement with the local community about the proposed activity of the theatre. In particular, it seems that there has been a true misrepresentation of its capacity in the initial application, where it was inferred that the theatre was going to host 30 people (or about half of the intended capacity of 60), while now it appears that they expect to have 50 seats plus presumably at least 50 parents waiting or c. 100 people. I do not understand where this has been approved and whether the risks of hosting so many people in such a small space and in a busy residential area have been fully considered. Trying to fix the potential impact to traffic of both cars and pedestrian in the area as per the recent consultation seems to be an insufficient afterthought and I wonder if the same rationale is used by Camden when considering other planning applications, eg will Camden automatically approve requests for home extension to people that realise ex post that their house is too small in the same way that the applicant request at public expense to extend the pavement outside his place? It would appear this is a lack of due process by both the proponent and most importantly Camden who granted planning permission in the first instance.</p> <p>I also understand also that the theatre had made, and received, retrospective planning application for SVP and boiler flue stacks that had been installed without planning permission with Camden demanding that retroactive consent had to be sought. It would appear again that there had been misrepresentation in the past as to the nature and true intent of the application. If that is the case, I reserve all my rights to pursue all actions for any damages caused by Camden in the first instance by wrongly granting permission.</p> <p>I would note to the council that the applications make reference to excellent neighbourhood relationships which does not seem to reconcile with some of the recent objections raised by residents, as the council is well aware.</p> <p>This is a residential area and it is difficult to understand how it will be able to support hosting multiple events in the weekend. It appears that Camden should consider extending hours for resident parking in the area to the Sunday during the hours of opening of the theatre.</p> <p>In short, I am very concerned by the proposed activity that have now been clarified by this plan, which I fail to recognise as true community engagement.</p>

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2024/0287/P	Diana Ratzler	03/05/2024 10:35:52	OBJ	<p>The Well Walk Theatre is a new concept sited in a residential area.</p> <p>The original planning application was made in 2019. It was not made clear then what the capacity of the theatre was going to be. The Planning & Heritage Impact Statement submitted as part of the application stated that</p> <p>“23. The applicants have been professionally advised by their Building Control Inspector that the building over ground and basement levels can accommodate a maximum of 120 people. This includes 60 people in the bookshop/café and 60 in the workshop and basement.</p> <p>24. The anticipated numbers attending will be regulated to be a maximum of about half this number.”</p> <p>This implies that up to 30 people would be accommodated both in the workshop and basement (the wording implies that workshop is separate from the basement where the theatre would be).</p> <p>The Members Briefing Pack at that time made no reference to the actual capacity of the theatre. The Decision Notice required a Customer and Community Management Plan be provided before the theatre opened. This Plan was only made publicly available in March this year and on page 6 it was noted in passing that the capacity of the theatre would be 50 seats.</p> <p>There has also been recent correspondence, just now made available, between probably the owner (it is redacted) and the Council where it is stated that there would be “a 50-seat theatre, plus a bookshop and a cafe with a capacity of up to 50 people - so 100 in total (including many children)”</p> <p>All in all as someone who lives close to the proposed theatre I am very disturbed at the cavalier manner at which this has all been approved without those who live locally having been clearly consulted about the scale of the operation, and its significant increase over time.</p> <p>And because this does not seem to have been clearly promulgated and thought through from the beginning we are also now left with an unsatisfactory traffic plan trying to satisfy multiple objectives.</p> <p>In summary: it is not clear when Camden approved the capacity of the theatre – an important consideration in a residential area – and this capacity was certainly not consulted on, or made public, by the council until very recently. This seems a failure of due process.</p>