

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/3019/P	Julie Poole	15/08/2024 18:12:17	OBJ	<p>I am a local resident who has lived in Gasholders for 6 years and I know the area well. I object to the pavilion planning application because:</p> <p>Architecture</p> <p>This development would spoil the spirit of the area and compromise its architectural integrity. I fully concur with the other objections in this respect.</p> <p>Civic space</p> <p>It's simply not true that the space is currently underused. It is a place where people spontaneously do their own thing, wander around, sit and relax there and where their children can run around safely. It is used for organised events like the salsa dancing, which now attracts several hundred people for several hours on a Wednesday night. And other events run by external parties as well as the lovely Christmas centrepieces. This small open piece of land is already a valued and well used public amenity.</p> <p>Retail</p> <p>One of the best things about Kings Cross is that families and local communities come here with their picnics and can enjoy the area for free. I think that the presence of yet more grab and go food and beverage outlets will put them under pressure to spend money that they don't have. There are already ample and thriving grab and go food and drink options in Canopy Market and Stable Street Market. There are so many retail units still standing empty. Some of them have been empty for years. Why can't these be creatively reimaged rather than creating more units? Is it because Argent can make more money out of them? Existing retailers in CDY could be supported with better signage and lighting. Many are in darkness under the canopy and can't be seen at all. There are other things to try before installing more units.</p> <p>Deliveries</p> <p>This is a major problem and the management of deliveries proposal in this bundle of documents is insufficient. There has never been a service yard for Coal Drops Yard, and there is an ongoing and historical problem with deliveries to CDY that I have been complaining about since I moved here. Argent and Kings Cross Estates have promised a solution since 2018 but none has been forthcoming. Stable Street is closed to delivery vehicles after 10am, but the deliveries to and collections from the area continue day and night, and in particular vehicles servicing CDY and Stable Street Market do not stop. So those vehicles use Wollstonecraft Street, which is where the residential buildings and the school are. Many deliveries day and night 7 days a week already use that route, unloading/loading outside our building and going via LCS into CDY. For example, I've had articulated lorries parked outside my bedroom window at 1am loading and unloading for Samsung, we have market traders rattling past our flat with noisy trolleys for several hours into the night at weekends. I have politely asked that the market provide the traders with trolleys with soft quiet wheels, which Argent said they would action, but have not. Nothing has changed with regard to the delivery route because the estate seems unable to find a solution and adding further retail units to CDY will only exacerbate the problem.</p> <p>There are also the dangers of delivery vehicles using the ramp to Granary Square. This already happens and is fraught with risk. We have seen drivers not driving with due care and attention in pedestrianised areas and</p>

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not being guided by red caps at times when school children are walking nearby.
Isn't it true also that Camden Council wants to restrict vehicular traffic to the area? The installation of the pavilion units will have the opposite effect.

Lewis Cubitt Square

If the space at the end of Coal Drops Yard were to be taken over by the pavilion, then many other events and spontaneous activities will be pushed into Lewis Cubitt Square, which is right in front of residents. This would make it unbearable for those residents next to the square. An example I shall give is the salsa dancing group. It is now attended by several hundred people for several hours once a week. The music is loud and the crowd is loud. In the past it had some sessions in LCS, with far fewer participants, and the noise inside the flats was unbearable. I went to speak to the organisers and they ignored me and carried on. The estate has since insisted that the group use the space where the pavilion is to minimise the disturbance of residents. So where would the salsa group go? I am also concerned about fixtures like Club Curling that usually takes place for several months in CDY. The sound of the pucks ricocheting all day and night is just about bearable from CDY but if this were to be moved into LCS it would be intolerable. I wonder if Argent have given any thought to resolving this? If they have they haven't told us, despite my having raised this with them.

The right of residents to enjoy their homes in peace and comfort

In my experience this has been continuously overlooked by Argent. The estate has become rowdier as the years have gone on due to the consumption of alcohol. I think that the pavilion will attract more people who increasingly see the estate as a party destination and an extension of Camden high street. Argent seems to be preoccupied with creating vibrancy in the area. But not every experience in the estate needs to be turned into a party. It is already pretty vibrant. Visitors should be able to come here and enjoy the outside space in peace and comfort without the pressure to spend money and residents should be able to enjoy their homes without the intrusion of shouting and music.

I understand that the installation of extra music speakers is also being applied for. There is no need for extra speakers. Music already comes at visitors and residents from various sources, bars, shops, Argent PA system. The estate should have some areas that are free of piped music. There is value in nurturing quiet spaces, quiet is good for our well-being, especially in urban contexts when it is difficult for some communities to escape from noise.
