

## Peck, Amanda

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**From:** Wheat, Frances  
**Sent:** 14 April 2014 09:35  
**To:** Minty, Stuart; Peck, Amanda; Beaumont, Elizabeth  
**Subject:** FW: Mount Pleasant hostel: a petition by local people to revise opening hours of the yard

**Categories:** Blue Category

Fyi. May need to check on the uplighters?

Frances Wheat  
Head of Development Management

Telephone: 020 7974 5630

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**From:** Vincent, Sue (Councillor)  
**Sent:** 13 April 2014 18:47  
**To:** Mount Pleasant Campaign  
**Cc:** Martins, Karen; Wheat, Frances  
**Subject:** RE: Mount Pleasant hostel: a petition by local people to revise opening hours of the yard

Dear Mount Pleasant Hostel Campaign

Thank you for your recent email regarding the late-opening of the courtyard and the uplighters at the MP Hostel. I am not sure what the current status of the planning application is at. Karen Martins, copied in will raise an enquiry on my behalf.

Unfortunately, although a photograph was attached, there were no other documents, including background information attached as noted at the end of your email.

I should also mention that as current chair of the Planning Committee, I would usually not make direct or specific comment on live applications until I have all facts and details in front of me when making a decision at committee. If I were to do so beforehand, I would lose my voting rights.

I note your concerns and those of your neighbours with regards to the late opening and the light pollution and will look very carefully at these matters if the application comes before me for a decision. Generally, I can see no good reason for uplighters if this has the potential to disturb neighbours and I will seek clarification from officers on this aspect.

Regarding the statement that you know "drug dealers and users from all over London will be attracted to the facility" – I'm not sure on what evidence this is based upon. I certainly have personal experience of a hostel without proper management contracts and controls which caused havoc around Shaftesbury Avenue/Endell Street area. However, following extensive refurbishment and strict, strong management protocols in place, this particular Hostel became well-run and a secure stepping stone for people with a vast range of problems and none. I will seek clarification on the management regime proposed for this Hostel and ensure appropriate levels of sanction are proposed for un-neighbourly conduct.

CCTV – I will certainly agitate and support your request for CCTV in the area.

Meanwhile, please do send the further information you mentioned and once I have had an opportunity to peruse this and the planning details and status, will write again.

Best  
Sue

Councillor Sue Vincent  
Chair of Planning  
Holborn & Covent Garden Ward  
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Council Surgeries held between **6.30-7.30pm** on 1<sup>st</sup> & 3<sup>rd</sup> Friday of each month at Bedford House, Emerald Street off Lamb's Conduit Street and on the last Friday of each month at Dragon Hall, Stukeley Street off Drury Lane. No appointment needed.

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**From:** Mount Pleasant Campaign [mailto:mountpleasantcampaign@yahoo.co.uk]  
**Sent:** 28 March 2014 08:08  
**To:** Vincent, Sue (Councillor)  
**Subject:** Mount Pleasant hostel: a petition by local people to revise opening hours of the yard

Dear Sue,

As you know, Camden will soon open the enlarged hostel on Mount Pleasant, whose clients will include those with drug, alcohol and behaviour problems. Council officers responsible for the development are **planning to keep the courtyard of the facility open for recreation until 10pm and to light it brightly with fixtures including uplighters.**

Officers are claiming consultation with local people has occurred and agreement has been reached. This is simply not true. Local people, disillusioned with their conduct, have stayed away from their Community Council and consultative meetings have been attended, more often than not, by just 2 individuals. The vast majority of local people oppose the late opening plan, not just because of the noise and light pollution it will inflict on neighbours but as a **needless risk to public safety in the area.**

Below you will find a long list of neighbours who felt strongly enough to add their names to this letter. It includes residents of Tiverton Mansions and Mullen Towers, Grays Inn Buildings and Holsworthy Square, as well as virtually all the the many businesses along the affected stretch of Grays Inn Road.

The Mount Pleasant Campaign have never opposed the hostel but have always wanted to work with Council Officers to solve problems that affect all concerned. Throughout the development we have faced a stubborn attitude from Council officers who know best and aren't inclined to take heed of local knowledge. A lack of new thinking and realism is apparent in this new plan and we believe it has set them on a disastrous path that will unnecessarily put public safety at risk. This is why we are asking you and other senior figures who hold the interests of local people and the local area at heart, to use their good sense to try and get the Council officers involved to re-think their plan.

## THE EFFECTS OF LATE CLOSING AND 'RECREATIONAL' LIGHTING

Plans for a 10pm end for recreation in the yard and the new lighting scheme were contained in additional planning application 2013/7782/P. The new lighting scheme involves nearly 20 bright sources, including 2 uplighters. This plan directly contradicts earlier promises by Council Officers that the yard would be downlit and dimmed and in fact was not raised for discussion at Community Council meeting until mass objections were registered against it.

Immediate neighbours – and we're talking 5 or 6 residential blocks as well as the businesses in Brain Yard and Panther House will suffer excessive noise nuisance and light pollution long into the night.

However, **the effects of the late opening and lit-up recreational yard will be felt throughout the neighbourhood.** From experience we know that drug dealers

and users from all over London will be attracted to the facility. Now they will know they can be sure to find a regular, nightly 'recreational' scene going on. There will be shouting up and down from the 'additional' balconies overlooking Mount Pleasant and more noisy comings and goings. Clients and visitors will congregate both in the alley that is Mount Pleasant and on Grays Inn Road. There will be more anti-social behaviour, more thefts and assaults and more police call-outs. A wonderful area of London will deteriorate with parents afraid for their children, women of returning home. Businesses will lose trade...

We have a simple, workable and realistic solution to this problem – we are asking for the yard to **close for recreation at 6pm** and from then open for access only and **downlit to provide safe access to accomodation**. Is this not reasonable? It is certainly the scheme in many other hostels.

Does anyone really think that the suggestion by Council officers of noise meters and control by 3 night staff of 50 tough alcohol and drug-dependent clients will work for anyone involved.

## THE NEED FOR SECURITY-MONITORING CCTV ON NEARBY STREETS

Local people have asked for assurances that the CCTV camera to be installed by Camden on Mount Pleasant will cover the whole alley down past Mullen Towers and Panther House, and not just the hostel entrance. They are also asking for the installation of security-montoring CCTV along Grays Inn Road, on both sides, covering the entrances to the mansion blocks and shops. Council officers have suggested this might be a possibility to be investigated, we ask that it be made an urgent

priority. Residents and business owners feel CCTV here would aid public safety and afford premises some protection. Business owners want to see their business rate payments used in this way.

As well as the list of names and businesses we have included an appendix with some background information and more detailed discussion.

We thank you for your time and look forward to your support and reply,

The Mount Pleasant Campaign

LIST OF THOSE OBJECTING TO THE LATE NIGHT OPENING/  
PLANNED LIGHTING SCHEME OF THE HOSTEL'S  
COURTYARD AND ASKING FOR CCTV TO COVER ALL OF  
MOUNT PLEASANT AND THE AFFECTED STRETCH OF  
GRAYS INN ROAD

## RESIDENTS

Ella Ramirez, flat 8 Tiverton Mansions, 140 Grays Inn Road,  
WC1

Ken Gleeson, flat 1 Tiverton Mansions

Carrie Harvey, flat 5 Tiverton Mansions

Martin Stone, flat 13 Tiverton Mansions

Linda Miller, flat 13 Tiverton Mansions

June Birch flat 11, Tiverton Mansions

Alex Murray, flat 17, Tiverton Mansions

Ash Kotek flat 12, Tiverton Mansions

Martin Jewell, flat 16 Tiverton Mansions

Max and Marni, Flat 10, Tiverton Mansions

Yemi Solanke flat 7, Tiverton Mansions

K Lam flat 15, Tiverton Mansions  
 Mr Abdullah, Flat 14, Tiverton Mansions  
 Mr and Mrs Ramirez, flat 8 Tiverton Mansions  
 Sean McDonagh Flat 33, Mullen Towers, Mount Pleasant WC1  
 Daniella Boon Flat 32, Mullen Towers  
 Francis Conway Flat 22, Mullen Towers  
 Tony Grace Flat 15, Mullen Towers  
 Frankie Graham Flat 12, Mullen Towers  
 Alan Hayes Flat 11, Mullen Towers  
 Alex Cooke - Flat 28, Mullen Towers  
 Robson Santos - Flat 28, Mullen Towers  
 M.C.I Subias - Flat 9, Mullen Towers  
 Leonora Cruz - flat 26, Mullen Towers  
 Adnan Yassine - Flat 8, Mullen Towers  
 Julia Mooney, flat 39, Dulverton Mansions, 162 Grays Inn Road  
 WC1  
 Edward OHara, flat 19 Dulverton Mansions,  
 Marilyn and Attila Tolga, flat 3 Dulverton Mansions  
 David Ryan, 9 Holsworthy Sq., Elm Street WC1  
 Maxine Ryan, 9 Holsworthy Sq.  
 Claire Driver and Paul Scahill, 11 Holsworthy Sq.  
 Faisal Aydarus, 16 Holsworthy sq  
 Edna Goreing – 38 Holsworthy Sq.  
 Pauline Job – 29 Holsworthy Sq.  
 Louise Randall – 20 Holsworthy Sq.  
 Caroline Goering – 5 Barnstaple Mansions, Roseberry Avenue,  
 WC1  
 Judit Izqueierdo 19 Churston Mansions, 176 Grays Inn Road  
 Robert Soteriou 19 Churston Mansions  
 Mrs Hanife Tolga, 21 Northington Street  
 Neil Gunn, Grays Inn Mansions  
 Gonzalo Gozman, flat 95 Grays Inn Buildings, WC1  
 Julia Celi, flat 95 Grays Inn Buildings.  
 Mr Abdur Rahman flat 96 Grays Inn Buildings  
 Rabea Begum flat 96 Grays Inn Buildings.  
 Ahab Abdraboum, flat 98 Grays Inn Buildings

Deji Durojaiye, flat 99 Grays Inn Buildings.  
Deborah Durojaiye, flat 99 Grays Inn Buildings  
Syed Shihab Uddin/Mrs Syed Udddin, flat 100 Grays Inn Buildings  
Michelle Sweeney, flat 101 Grays Inn Buildings.  
Joshua Kanga, flat 104 Grays Inn Buildings.  
Tina McKing. flat 104 Grays Inn Buildings.  
Claire Selloway, 5 Roseberry Square West  
Delia Sawkins – 2 Braunton Mansions

## BUSINESSES

Grant Young, owner Condor Cycles, 51 Grays Inn Road  
Piero Passet owner John Charlick Foods, 142 Grays Inn Road  
B. Murari owner Cornershop, 132 Grays Inn Road  
Vic Varani owner Driving School, 178 Clerkenwell Road  
The owners, Gandhis Restaurant, 35 Grays Inn Road  
Patrick, Manager, Yorkshire Grey, 2 Theobalds Road  
Mohamed Saadut owner TML Tailors, 152 Grays Inn Road  
Andrew Reen owner Sevenoaks Sound, 144-148 Grays Inn Road  
Ram Ramjattan owner, Grays Inn Barbers  
Pravin Shah owner Adana Graphics, 162 Grays Inn Road.  
Deepak Rabadruya, manager, Grays Inn Hardware, 67 Grays Inn Road  
Hare and Humphreys, 155-158 Grays Inn Road  
Henry Herbert, Henry Herbert Taylors, 155-8 Grays Inn Road  
Syed Raza, owner Retail 24, 164 Grays Inn Road  
Rabih Monfarrej, owner Chamisse Restaurant, 55 Grays Inn Road  
Said Eddafali, Food Bazaar, Grays Inn Road  
Satish Shah, Local shop owner, Grays Inn Road.  
Doug Kamiie, Manager Panther House, 38 Mount Pleasant  
Damir Petkovich, Manager, Panther House, 38 Mount Pleasant  
Nessim Aslan, London Food Centre, Grays Inn Road  
Peter, The London Bicycle Workshop, 170 Clereknwell Road

Girogio and Davide Rado, owners 'LOsteria 57 restaurant, 57  
Grays Inn Road  
Progress Educational Trust, 140 Grays Inn Road  
N.Basden owner, Pizzeria Malletti, 176 Clerkenwell Road

## BACKGROUND APPENDIX DOCUMENT

### WHAT KIND OF HOSTEL?

The Mount Pleasant facility has been enlarged to 50 beds, to accommodate a potentially explosive mix of people who are homeless, alcohol- and drug-dependent and many of whom will have behavioural problems. It is an unusual facility because it will accommodate people with complex needs across a range of specialisms – the only one of its kind in the Borough.

### SITUATION AND NEIGHBOURS

The facility is situated on a narrow back alley just off Grays Inn Road. On the other side of the alley are the residential blocks of Mullen Towers and Grays Inn Buildings. Other residential blocks are even closer – Tiverton and Dawlish overlooking the courtyard at the rear, Tiverton, by virtue of the new design physically attached to the Western Block of the facility. Brain Yard, Holsworthy Square and Panther House all have parts of their properties on the facility's perimeter.

### OBJECTIONS TO PLANNING APPLICATION NO 2013/7782/P

This application received substantial objections from local people and has been referred to Members Briefing of Camden's Development Control Committee. The troubling issues were:

### 1/THE HOSTEL'S COURTYARD – OPENING HOURS AND LIGHTING



From the outset this has been a major issue. With the benches out in the yard, drinking allowed, we are right back to the 'pub garden' scenario that Councillor Simpson warned of. In fact worse: with drug and alcohol dependent clients what is being created is **a hub of late night anti-social behaviour that will bring unnecessary problems to surrounding streets.** The hostel will be a magnet for friends and 'associates' coming into the area from outside. Local people know from experience that the facility (located in an area known to drug dealers and ignored by the police) will attract drug dealers and users from all over the city. Now these individuals can be sure of a courtyard that is active during the evenings. As before, visitors will spread out over local alleyways doing deals with hostel clients and others who have simply come because they know dealers are in the area.

## 2/ THE HOSTEL AND THE SECURITY OF LOCAL PEOPLE

After break-ins, robbery and serious crime, local people, residents and businesses have genuine concerns about security, especially after dark. We have lived with a hostel facility before and we know exactly, at street level, what happens. Immediate neighbours have been stunned by the patronising insistence of a Council officer, in a document to be presented to Members Briefing, that 'climbing equipment' would be necessary if anyone was to get from the rear of the site into neighbouring properties. Residents know from past experience that access is possible and just how inventive drug-addicted individuals can be; the new design, with its flat roofs connecting the new blocks to existing blocks, has actually made break-ins easier.

## 3/ CCTV

Local people are asking for security-monitoring CCTV, not traffic cameras, and for CCTV that is installed on a permanent basis, not for a 3-month period.

## SAFETY OF LOCAL PEOPLE – SOME OTHER REQUESTS THAT THE MOUNT PLEASANT CAMPAIGN ARE ASKING FOR

In addition to the requests included in the petition we are asking for:

- a) A proper professional survey of the boundary of the new facility by suitably qualified professionals and anti-climb measures installed at necessary points.
- b) Measures to ensure that staff:residents ratios are adequate
- c) Quarterly reviews – to involve local people - are scheduled to assess whether the current staffing levels are adequate. There are few, if any, 'mixed use' facilities in Camden and doubt has been cast about the feasibility of a small staff team managing needs across such a wide range of specialisms (drink and drug dependency, mental health, ex-offending, etc.)

The MOUNT PLEASANT CAMPAIGN, March 2014

[mountpleasantcampaign@yahoo.com](mailto:mountpleasantcampaign@yahoo.com)