

**From:** [REDACTED]  
**Sent:** 30 July 2015 14:12  
**To:** Planning  
**Subject:** Planning comments (2015/2811/P)

*I would be grateful if you would redact (with regard to what is available online on the Camden website) my name, address, telephone number and email address from these comments (or however many of these, your procedures will allow to be redacted).*

To: The Head of Planning,

Planning Department

Camden Council,

- Application Number 2015/2811/P
- Site Address Woburn Place Car Park Woburn Place London WC1H 0ND
- Application Type Full Planning Permission
- Development Type Commercial Change of Use
- Proposal Change of use of a car park (Use class Sui Gen) to self storage facility (Use Class B8)

I am a resident of Russell Court, the large block of flats (501 flats) under which is the NCP car-park which is the subject of this application.

There are a number of aspects of this application which I am concerned about, particularly as the lack of detail in much of the application makes it difficult to judge how and to what extent it will affect residents of Russell Court and what problems might arise in the future because of the way in which the Self-Storage facility is operated and managed. My concerns include (in no particular order) :

Will the facility be 'manned' 24 hours a day? If not, what will stop people going down into the basement beneath our block of flats outside the opening hours of the Self-storage facility (eg to sleep or even have a party!).

I saw mention of average or max staff during working hours but no note of minimum level / commitment to have a member of staff available at all times during opening hours.

Will a significant proportion of visits be early morning and/or late evening – to avoid the congestion charge and/or traffic. If there is heavy use at 6 in the morning, this risks disturbing the residents - particularly those who live near that end of the building. I understand the plan is that there will be 3 waiting areas in the basement – if more than 3 arrive at once, where will the extra vehicles wait? Ground level? with the likelihood that there will be noise or other disruption for residents of Russell Court. Will users of the Self Storage facility be able to take trolleys up and down the ramp if they can't immediately get their vehicle down there?

What level of proof of identify/address and checking of the same will be done? (as this will presumably be one of the measures taken to limit risk / ensure the individuals or companies conform to their contract, including not storing any hazardous materials).

“Customers are prohibited from leaving any items or rubbish on the premises” – how will this be enforced? (it also says “Any rubbish produced will be coordinated with the Car Park operator, which should be minimal” – but surely NCP won't be involved on a day-to-day basis if it is being run as a Self-storage facility?)

I request that the Planning Committee take these concerns (and of course those of other residents) into account when you consider this application) and in particular, if the application is approved, I would request that conditions be imposed to ensure that the risk of disturbance to residents is minimised - I would ask for a 7am opening time and 9pm (or 10pm at the latest) closing time.

Another concern of residents is the risk of storage of hazardous materials in the units; is it possible to impose any conditions to reduce this risk?

Thank you and regards,

Margaret Hughes



Woburn Place

