

[REDACTED]

From: Leo Chapman <[REDACTED]>
Sent: 18 September 2015 16:57
To: Planning; Moran, Kathryn
Subject: OBJECTION: DEAD DOGS BASIN PROPOSAL – Planning Ref.: 2015/4774

Fri

day 1
8

September 2015

Ms Kathryn Moran, Senior Planning Officer

Camden Council

Dear Ms Moran,

OBJECTION: DEAD DOGS BASIN PROPOSAL – Planning Ref.: 2015/4774

I object to the proposed restaurant extension in the plans for Dead Dogs Basin.

This initial design would reduce the capacity of the basin by an unacceptable amount and would cancel out its benefits both visually and as a waterway resource.

I fully support the idea of opening up the basin, brightening it up, and bringing it back to life. If its overall shape is left intact then there will be numerous opportunities to integrate it with the rest of the market.

However, these opportunities would be lost forever if permission is granted for covering such a large area of the water surface. Please instruct the designers to withdraw this feature and to replace it with a less intrusive structure.

Yours sincerely,

Leo Chapman

4 Alleyn House
Dufferin St
London EC1Y 8SN



ENDS

Camden Lock Market Planning Application - 2015/4774/P
Neighbouring Resident Feedback

Planning Application - 2015/4774/P

- **Site Address** Camden Lock Market Site Chalk Farm Road London NW1 8NH
- **Application Registered** 27-08-2015
- **Comments Until** 18-09-2015
- **Application Type** Full Planning Permission
- **Development Type** Commercial Change of Use, New Commercial Redevelopment
- **Proposal** Demolition of existing timber Pavilion building, Middle Yard buildings and canopy structures and internal floors in East Yard. Construction of new Middle Yard building comprising basement and part three, part five storeys; single storey Pavilion building; bridge over the canal basin; deck area over Dead Dog Basin; and double pitched roof structure over East Yard. Change of use of existing East Vaults for flexible market uses (Classes A) and exhibition/events use (Classes D1 and D2); use of Middle Yard basement as exhibition/events venue (Classes D1 and D2); and use of the rest of the site for market uses (Classes A and B1). Ancillary works and alterations to existing structures and surfaces and other public realm improvements.
- **Current Status** REGISTERED
- **Applicant** Castlehaven Row Limited
- **Agent** Gerald Eve LLP
- **Wards** Camden Town with Primrose Hill
- **Location Co ordinates** Easting 528524 Northing 184225
- **Case Officer / Tel** Kathryn Moran 5709
- **Division** East Area Team
- **Planning Officer** Kathryn Moran
- **Existing Land Use** Sui Generis
- **Proposed Land Use** A1 Shop, B1 Business, D1 Non-Residential Institution, D2 Assembly and Leisure, Sui Generis

I am very supportive of the Camden Market sites being redeveloped and energised into a smarter, cleaner, safer more up to date environment. Especially if the retail offerings become useful to locals. The Head of Security Steve Murrant seems to be running things better than before with more professional security and an open and engaging approach to reasonable enquiries.

Key concerns for Gilbeys Yard residents

***Noise** - I have experienced 3 years of noise issues from Camden Market sites, on top of their usual daytime noise. We've been bombarded with outdoor amplification on the Camden Lock Market site (especially from the Lock Live Event, Thursday Night Markets, Outdoor Cinema, Lock Lounge Terrace speakers) it is important that all outdoor amplification on the site is carefully controlled (or not happen at all) and that the proposed new basement venue and east vaults areas must keep their sound levels very much within their boundaries and do not send more sub bass vibration than we already get, into the fabric of our homes. If*

Camden decide to allow these plans then I would expect them to have strict noise conditions, for crowd behaviour and especially for any amplification.

No increase in night time noise, but rather a reduction, especially during weekdays.

If the west yard is going to be opened up to the canalside and camden lock place then amplified sound levels will need to reduce, as sound would travel easier down the canal, and around the sides of the interchange building into residential homes in Gilbeys Yard with this 'opening up' and we have a history of noise nuisance from outdoor amplification in Camden Lock Market West Yard and Camden Lock Place.

Demolition and construction noise - Having just endured a whole summer of demolition noise from 32 Jamestown Road (another Market Tech acquisition and redevelopment) across the canal from Gilbeys Yard and next to Holiday Inn, alongside the refitting of the top two floors of Gilgamesh Building into offices, we are exhausted and ourselves demolished. This Lock Market development is bigger and will take longer, so we will have to endure another year of construction noise only to be rewarded with two new event/exhibition spaces to fear.

Camden Market's Operations Director - Katrina Larkin has lost control of sound systems on this site on numerous occasions over the past few years, and it has taken the past few years for her to realise that her neighbours in Gilbeys Yard are mostly social housing and vulnerable. I have had to campaign with Camden Environmental department for the past 3 years to have Camden Market take into consideration its residential neighbours with noise levels from their sites, and only this year have they begun to do so for the first time, but only after Camden Noise Officers witnessed this year's Lock Live sound system get out of control. I do not trust Camden Market to voluntarily take residential neighbours into consideration and fear that every year I will have to campaign for reasonable sound levels. Hence my objection to any new event/exhibition space in the Market. Even if they are indoors or in basements the areas are closer than the current Dingwalls venue therefore the drone and vibration of the bass are more likely to reach our homes, especially as we have underground catacombs joining our sites.

We also should have unobstructed passage along the canal without having to battle our way through the market and its crowds, nor suffer the intrusive drug dealers, just to pass by the market along the canal.

2015 Market Management Plan Planning Application NZ.PDF
Camden Lock Market
Planning Application
Market Management Plan
Prepared by Castlehaven Row Ltd and
Camden Market Management

August 2015

5.9 Traffic Control

"A Travel Plan prepared by Arup will encourage tenants and employees to use sustainable methods of transport. "

Comment: It must be noted that increasing nuisance parking is happening in Gilbeys Yard on One Housing land by Camden Market staff and deliveries, particularly building contractor vehicles, causing noise nuisance and congestion. It blocks one of the two walkways of Gilbeys Yard

6. MARKETING AND EVENTS

Night Markets

"Camden Market have extended trading hours for the Night Markets, which have been growing in popularity with the local audience over the last year. The Night Markets provide entertainment and a bar and create street food evenings to support our food traders. By driving locals to the market, awareness and revenue is created for the market's street food businesses. "

Comment: Absolute rubbish, I don't know a single neighbour who likes or visits them, they serve only the Market, and detriment the residential environment. They have caused years of noise nuisance to neighbouring residents of Gilbeys Yard, Camden High Street, Jamestown Road, Hartland Road and Hawley Road. Especially the insensitive outdoor amplified stages put in the West Yard, which Camden Environmental services have finally taken action on this year to have residents considered. It extends the weekend noise into the working week, choking the residential environment. If the market were allowed they would occupy the whole week late into the night with noise pollution.

8. CAMDEN LOCK MARKET AS PART OF THE COMMUNITY

"Whilst Camden Lock Market has become an established tourist destination for visitors to London from worldwide, Camden Market has adopted a strategy to appeal more to the local community, in keeping with its heritage over the last forty years. The company believes the community links have lessened in recent years and since acquisition, significant progress has been made to re-establish these and make Camden Lock an integral part of the local community. "

Comment: Some improvements as I stated at the beginning with Steve Murrant as Head of Security, but it took 3 years for Katrina Larkin - Camden Market Operations Director to even be aware that the Lock Market's nearest neighbours in Gilbeys yard were vulnerable social housing tenants.

9. SUMMARY OF MANAGEMENT OBJECTIVES

“Continue the summer and Christmas night markets and encourage all traders to engage through extended trading hours or promotions.”

Comment: I feedback as near residential neighbour that extended trading hours or loud promotions are unwelcome. They only serve the business interests of the market whilst reducing the quality of life for residents.

FINAL Planning Statement 18.08.15.PDF
Town Planning Statement
Prepared by Gerald Eve
On Behalf of Castlehaven Row Ltd
August 2015

2.3

“use of existing East Vaults for flexible market uses (Classes A) and exhibition/events use (Classes D1 and D2)”

Comment: Noise levels from amplification a major concern for residents of Gilbeys Yard

“use of Middle Yard basement as exhibition/events venue (Classes D1 and D2)”

Comment: Noise levels from amplification a major concern for residents of Gilbeys Yard

2.9

Comment: Is the “Noise and Vibration Report, prepared by Hoare Lea” listed actually “REP_1005880_5A_PD_201500812_Acoustic Strategy_1.PDF” ?

5.6

“The reconstructed Middle Yard building will provide an interesting space for retailers and creative tech industries over part three and part five storeys, as well as events and exhibitions at lower ground level.”

Comment: Again, even underground, the concern is amplification of events and the sound/sub bass vibration intruding on Gilbeys Yard Residents which are mostly vulnerable social housing tenants

5.9

“The East Vaults will be opened up to the public for the first time and transformed into a flexible market with events and exhibition space and a restaurant and deck area adjacent to and overlooking the unique Dead Dog Basin. An application for listed building consent will be

submitted separately for the proposed works to the East Vaults, which fall within the demise of the grade II listed Interchange Building.”

Comment: Continued concern for amplification of events and exhibitions which produces sub bass vibration through the fabric on neighbouring Gilbeys Yard residential buildings

5.10

“A new bridge will be constructed over the canal. The bridge will be fully accessible. In addition, the levels across the site will be changed to create level access where possible. The historic granite setts will be re-used where possible.”

Comment: If the west yard becomes more open to the canalside opposite the holiday inn, then more sound will escape the west yard down the canal into residential homes, also opening up the west yard and camden lock place will spread west yard noise on that side and around the side of the interchange building into Gilbey Yard and into homes, therefore considerable lowering of amplified sound levels will be required to prevent noise nuisance to residents

5.19

Events and Exhibition

“The existing market already contains events space. Events and exhibition floorspace is proposed for the basement of Middle Yard and within the opened up East Vaults.”

Comment: Which has caused noise nuisance to vulnerable residential neighbours for years

REP 1005880 5A PD 201500812 Acoustic Strategy 1.PDF

Acoustics Strategy For Planning

Prepared by Hoare Lea Acoustics

On Behalf of Castlehaven Row Ltd

August 2015

Comment: This report only mentions the Holiday Inn as near neighbours, when resident of Gilbeys Yard and Jamestown Road are similarly affected by noise from Camden Lock Market when they amplify sound. It bounces off the holiday inn and around the Interchange building into Gilbeys Yard. Especially during Thursday Night Markets when they put a performance stage in the West Yard. Also the amplification of the Outdoor Cinema in Camden Lock Place can significantly disturb residents in Gilbeys Yard if it is not carefully managed with consideration for Gilbeys Yard in setting levels.

Statement of Community Involv.PDF

Statement of Community Involvement

Prepared by London Communications Agency

On Behalf of Castlehaven Row Ltd

August 2015

SECTION 1: INTRODUCTION

1.4

“Enrich and grow the food and drink and leisure offer, thereby also enhancing the evening offer”

Comment: It is essential that the evening offer does not include outdoor amplification that can be heard in Gilbeys Yard by residents in their homes, or severe enough 'sub bass' to be felt in the homes of Gilbeys Yard residents

2.6

“Promotional flyers were distributed to an area surrounding Camden Lock Market which contained 923 local households and 201 commercial addresses with details of the exhibitions.”

Comment: These flyers were not delivered to our building. I found out because I participate in local community issues and was emailed by a neighbour in the area

“SECTION 6: PUBLIC EXHIBITION AND FEEDBACK MECHANISMS
Saturday 11 July, from 10am to 3pm”

Comment: I attended this exhibition and spoke with applicant representatives, particularly about the noise disturbance experienced by Gilbeys Yard residents the day before during the Camden Lock Live event Friday 10 July, especially the stage on the west yard, and it's out of control levels which Camden Environment Noise Officers witnessed as excessive and of disturbance to Gilbeys Yard and other near neighbours. I have experienced this type of noise disturbance from this site for the 3 years that I have lived in Gilbeys Yard. I don't see any mention of residential neighbours and protecting them from construction noise and more importantly ongoing event amplification and generally outdoor amplification on this site.

Heritage Statement _ Camden Lock Market -Final 17.08.2015 Part 1.PDF

“Page 47

Boundary wall, West Yard, second half of C19
Low significance”

Comment: If this wall is taken away then a significant amount of noise protection will go, and more west yard noise will bounce off the holiday inn on the other side of the canal down into residential homes canalside and in Gilbeys Yard. Significant commitment to amplified noise reduction would be needed to loose the sound protection afforded by this boundary wall

Retail and Economic Report August 2015.PDF

2.21

“The proposed development comprises the following key components:

West Yard – an open and flexible outdoor food market and a space with a festival atmosphere”

Comment: The 'festival atmosphere' in the west yard is an antisocial direction for Camden Market to take. To try to change the use of the site from a market to a festival/event/exhibition space is to produce noise nuisance down the canal and into residential homes, including Gilbeys Yard, and by opening up the canalside and camden lock place, the developers are taking away the existing containment of their noise and will have to significantly reduce the 'festival' amplification to prevent disturbing residents

“Camden Lock Place – flexible space for market stalls, street festival and independent shops”

Comment: Again the obsession with making the market a festival site, this is what causes noise nuisance to residential neighbours. Festival sites purposely are remote so that loud events can happen without disturbing neighbours. Camden Market think they can achieve this in a densely populated city centre. Not possible without damaging the environment for residents.

“Eastern Vaults– opening up hidden heritage and key destination for food, lifestyle, music and exhibition/events space”

Comment: This could become a new source of amplified sub bass vibration disturbance to gilbeys yard residential properties

2.25

“Eastern Vaults Class A1/A5/D1/D2 585 699 585”

Comment: Our worst fear is of new or additional Class D1/D2 amplified sound disturbance in addition to all we have already

Section 4.4 to 4.5.PDF

4.5 Middle Yard

“With the location of the main entrance to the new basement entertainment venue situated on Middle Yard, the space will be occupied with activity into the evening hours.”

Comment: If the West Yard becomes the exit area from a entertainment venue then it is reasonable to expect increased late night crowd noise in the west yard adding to the already overrun camden lock place at closing time with Gilgamesh and Shaka Zulu customers fighting with each other.

Section 4.6 to 4.7.PDF

“4.6 West Yard

4.6.1 CHARACTER

The vision for West Yard is to have a family friendly festival atmosphere that will constantly re-engage with the local and wider community by a programme of curated events that embrace all ages and interests, with jewellery, local craft, antiques and farmers markets being some of the intended specialist markets."

Comment: If this 'festival atmosphere' is anything like Lock Live or 'Thursday Night Market' with excessive outdoor amplified noise then it is completely unwelcome by Gilbeys Yard residents

Section 4.6 to 4.7.PDF

"4.7 The East Vaults

4.7.1 CHARACTER

a unique and flexible market and exhibition space reflecting Camden Lock's heritage in music, fashion and lifestyle."

Comment: Strict sound controls will be needed or this area will become a source of echoing booming bass under our feet in our homes.

20150813 CLM Transport Assessment Issue.PDF

4.4 Car Parking

"The chosen car parking locations of those surveyed that do drive and responded, are provided in Table 7 and Table 8. Primrose Hill and Kentish Town are seen as being particularly important parking locations for staff. For visitors, there were dispersed car parking patterns (Table 8).

Table 7. Staff car parking locations.

Source: interview data

Location Number of surveyed
staff parked

Nearby 7"

Comment: This will be part of the nuisance parking that is experienced in Gilbeys Yard

" Primrose Hill 5

Kentish Town 3

Morrisons 3

Chalk Farm Car Park 1

Gloucester Avenue 1

Loading Bay 1

Off-street 1”

“Table 8. Visitor car parking locations. Source: interview data

Location Number of surveyed

visitors parked

Morrisons 2”

Comment: Morrisons Car Park is adjacent to Gilbeys Yard and can be the frequent source of nuisance vehicles, with excessive loud sound systems and people, dangerous driving especially brought by the late night Economy (Camden Market tenants Gilgamesh particularly). There is NO security provided by Morrisons nor any traffic calming measures in place. It is a free for all that the Police and residents like myself have to try to deal with. Even the lighting is all turned off after Morrisons staff leave their premises, leaving it in pitch black darkness until the morning

“Nearby 2

Kentish Town 1

Arlington Road 1

South London 1

Pratt Street 1

North of Market 1

Off Camden High

Street

1

Sainsburys 1”

4.5.2 Home Origin

“The majority of people coming to the market are visitors from outside the immediate area; 35% of visitors are from overseas, and 38% come from elsewhere in London; and,

Only a small number work locally (6%), live locally (7%) or otherwise stay in the Camden area (8%).

It is important to note that locals/Londoners were less willing to engage in the survey, compared to tourists from elsewhere.”

Comment: This may be from hardened locals tired of being harassed on their local streets by drug dealers, drunks and career charity collectors

Sincerely

Gilbeys Yard Resident