



Office 1, Chestnut Suite
Guardian House
Borough Road
Godalming
Surrey
GU7 2AE

Kristina Smith
Planning Officer
London Borough of Camden
Development Management
Camden Town Hall Extension
Argyle Street
London, WC1H 8EQ

8th Sep 2016

Dear Kristina

Re: Planning Application Ref: 2016/3998/P - Installation of swing barriers

Further to our conversation this morning I am writing to you to record our objections to the above planning application.

Firstly, we consider that the application is not valid for the following reasons:

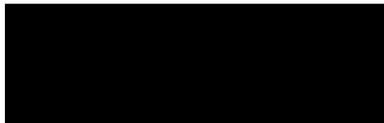
1. it does not include an accurate scaled site location plan
2. it does not include existing and proposed scale drawing plans
3. it affects Pedestrian and Vehicle Access, Roads, and Rights of Way (Section 6 of Planning Application form)
4. it does not include a design and access statement

Secondly, as we discussed, we consider that London Borough of Camden will be liable to CityStore in damages for breach of their duties under the lease granted on the 24th September 2008 which grants a right of access from the public highway (Malden Crescent). I should be grateful if you would bring this to the attention of the relevant department.

I understand that this application may be withdrawn on the grounds that it is considered to be Permitted Development. Accordingly, I should be grateful if you would advise me if this subsequently happens.

I also attach a copy of the letter sent to the applicant, Chalk Farm Housing Group today.

Yours sincerely



Rod Edge
Managing Director
CityStore Self-Storage



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Christopher Nsiah
Chalk Farm Housing Group TMO
The Old Air Raid Shelter
1 Powlett Place
London, NW1 8HE

8th Sep 2016

Dear Mr Nsiah

My colleague, Andrew Maxwell, and I met at your office on 13th July 2016, to discuss your proposal to install gates across the various entrances into the Rugmere Estate, in particular, across Mead Close through which our staff and customers access the CityStore Self-Storage facility situated in the underground carpark beneath Denton.

At that time, we expressed our concerns about our ability and that of our customers to have unfettered vehicle access to Denton underground carpark should a gate be installed. We also expressed our concerns about access from public service, utility and emergency service vehicles not to mention routine deliveries and postal services. The proposed installation of these gates will create a Health and Safety issue which does not seem to have been adequately risk assessed. These gates will also “push” traffic that legitimately accesses the Rugmere and Denton Estates into the public highway, Malden Crescent, and also into Belmont Street at the back of Denton which is already heavily congested.

I assume like ourselves, Chalk Farm Housing Group are tenants of the London Borough of Camden and will require Landlord’s Consent under the authority of their lease to make alterations such as installing gates. Our lease gives the right to CityStore “in common with the Landlord and all others having the like right with or without vehicles to pass and repass over the communal accessway to the Demised Premises from the public highway”. Erecting these gates without Landlord’s consent will be a breach of your lease, as it will inevitably interfere with access to our property which is held on a 15 year lease from Camden, by ourselves and our customers.

Please take note therefore, by this letter we are serving you with notice that should you proceed to install the gates without Landlord’s consent we will hold you liable for all losses and damages that CityStore incurs through having access to our premises severely restricted.

As neighbours, we are sympathetic to the problem that you are experiencing with unauthorised parking in the evenings and to this end, on the 14th July, Andrew emailed you a proposal in which we would make a financial contribution to a mutually acceptable solution. We do not consider the position of the gates and the provision of Girder keys to our 400 plus customers and staff, or the requirement to telephone prior to access a viable proposition.

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However, respectfully, we would suggest that the correct solution is to use a Parking Management Company that can issue Penalty Charge Notices against. Most of these companies do not charge for their services recovering fees from the tickets issued which would be significantly less expensive than the capital cost of installing these gates. However we have not heard anything from you either way.

I also need to let you know that I have alerted the London Borough of Camden to the breach of their lease terms should the installation of these gates and the obstruction of our right of way proceed. In addition, I will be filing my objection to your planning application with the Planning Department.

We remain willing and eager to work with you to help achieve a mutually acceptable and practical solution to the parking problems on the Estate and would recommend that we commence a dialogue before you proceed with the installation.

I look forward to hearing from you.

Yours sincerely



Rod Edge
Managing Director
CityStore Self-Storage



cc. Henry Hall, Chair Chalk Farm Housing Group by email