

Planning Application - 2018/1005/P

Site Address - 1st Floor Building C, The Stables Market, Chalk Farm Road, London NW1 8AH

The transformation of this 1st Floor Building C into more LABS office sharing spaces is welcome, but there is concern with the unlimited evening and weekend use as an event space.

1. Original Planning for Building C

Around 2005 there were a chaotic bunch of planning applications submitted and withdrawn on the Council planning database for the construction of Building C.

Eventually a planning application was approved *including the condition that no staff are to be on premises after midnight. This and other conditions have been ignored, even by licensing who granted Gilgamesh and Shaka Zulu 2am licensing hours throughout the week in Building C.*

These plans did not present the waste bins storage at the rear 1st floor Building C that we have suffered for years nor the small walled area on Morrisons land that they have treated as their own.

See attached original Building C planning permission granted documents

"FULL PLANNING PERMISSION GRANTED 22 10 03.PDF"

"FULL PLANNING PERMISSION GRANTED - 31 03 2005.PDF"

I quote "4 - No persons/staff/customers shall be on the premises in connection with the use between 24.00 hours and 08.00 hours the following day. **Reason:** To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies RE2 and SH 18 of the London Borough of Camden Unitary Development Plan 2000.

"4. The food and drink and leisure uses hereby permitted shall not be carried out outside the hours of 0800 to 2400."

We wish the "Conditions and Reasons" "To safeguard the amenity of the adjoining premises / local residents" in the existing "Full Planning Permission Granted" to be studied, maintained, included and enhanced in this planning application 2018/1005/P with any necessary additional conditions established by consultation with the residents' representatives in order to cease current and future negative impacts to the amenity of local residents taking into consideration the historic negative impacts that have occurred since this building was built and put into operation, with compensation suggested in the form of funding for protective safety measures for Gilbeys Yard Estate and estate representatives to approve and oversee such measures.

2. Request for protective conditions

Therefore we request that careful conditions be in place that protect Gilbeys Yard and Morrisons Car Park (soon to become a 600 home new neighbourhood) from the anti social behaviour of Camden Market staff, tenants, suppliers and customers. These conditions also need enforcement otherwise they are likely to be ignored by the applicant.

3. Damage caused to Gilbeys Yard residential environment with the arrival of Building C 1st Floor rear access point

No waste storage or collection was planned for Building C yet Camden Market built a row of sheds against the rear 1st floor wall on Morrisons and One Housing Group land bringing loud waste trucks and a lot of glass noise to the residential area at all hours. Camden Market and Camden Dining haven't been able to manage their numerous ever changing waste collection contractors, and this got so unbearable as they were collecting waste all through the night taking half an hour for each collection more than once every day, often around 4 or 5 am for half an hour crashing mostly glass waste into loud metal diesel hydraulic trucks. The last straw was when Camden Market moved ALL the markets waste storage and collection (with swarms of rats) to this rear residential area a few months ago in November 2017 blighting the holiday period and carrying on into the new year until February, and they only stopped because I protested on behalf of the social housing estates that I represent.

4. Camden Market Staff, Tenants, Suppliers and Customer ASB

They have also allowed the use of the rear service only access as a customer entrance and smoking area at the rear 1st floor Building C which filled the residential area with intoxicated anti social customers of Gilgamesh and Shaka Zulu, once Camden Dining took over Gilgamesh a few years ago, in addition to owning Shaka Zulu. Their customers are not at all community conscious and have vehicles with loud audio systems to draw attention to themselves. They would all park, lined up along the fence of Gilbeys Yard Estate showing off their vehicles and audio, in a sad anti social mating ritual, at its worst between 2am and 4am. There was a lot of preloading at these vehicles of alcohol and drugs. A lot of cannabis, cocaine and nitrous oxide that come in metal bottles they dispense the gas into balloons then aggressively throw the metal canisters at the metal wall of the stairs/lift down to market and high st from Morrisons car park.

5. Building C rear has never had proper security

I repeatedly reported and informed their management, landlord and authorities that Camden Dining were not putting security in place at the rear of 1st Floor Building C for Gilgamesh or Shaka Zulu, and that their license had conditions that they should provide security, but they never put more than one security person at the back for over 30 intoxicated rowdy customers in and around the rear 1st floor service door using Gilbeys Yard as a smoking area with customers going to vehicles for drugs etc.

6. Camden Dining abuse residential neighbours

When Camden Dining who owned and ran Shaka Zulu in the basement of Building C took over Gilgamesh a few years ago things got worse as they then used the Building C Fire Escape next to 1st floor rear service access for Shaka Zulu customers, staff and deliveries. This brought Shaka Zulu's anti social behaviour to the yard in addition to Gilgamesh and we have suffered years of sleep deprivation and environmental abuse.

7. GPS Map directions incorrect due to Building C fire escape misuse

There has been so many people going through that fire escape that the Google GPS mapping learnt, from the GPS tracked smartphones in the hands and pockets, that it was a public through route, and as Uber uses Google maps in its app to direct their cab trips we continue to get swarms of Shaka Zulu and Lockside customers arriving late at night for their club nights at 11pm on the east side of Gilbeys Yard which is a dead end for residential protective purposes, with no through route for vehicles or pedestrians. These Uber customers for Shaka Zulu and Lockside are always very intoxicated as they desperately preload on drugs and alcohol before going to these venues. Often they pour out of the Uber cabs and run to urinate and vomit around our homes, screaming and shouting, with women falling over in high heels on the cobbles. They take a long time to figure out that they have to walk all the way around the block back through many residential areas of Gilbeys Yard, Oval Road and Jamestown Road to get to the High Street and Camden Lock Place where the entrance to Shaka Zulu is as well as the route to the West Yard for Lockside.

I ask you the reader of this report to pick up your own smartphone right now, and install or open the free Uber app and from any UK location put in "Shaka Zulu London" or "Lockside London" and witness how all trips drop at the east side of Gilbeys Yard Estate, which is private residential land that has no through route to the market, where these venues are.

This is just one of the ways that Camden Dining with their aggressive businesses actively destroy the environment. Please protect us and the 600 more homes to come, by providing conditions that the other floors of Building C as well as Camden Market in general have NO access rights at the rear of 1st floor Building C and especially the fire escape there. Building C is in Camden Lock Place in Camden Market and that is where all access should be provided. Camden Lock Place needs to be reinstated as a proper full time access point for all Camden Market tenants and activities, not Gilbeys Yard or Morrisons (Collectively known as Camden Goods Yard).

Camden Goods Yard has a clear residential status and encroachment or disturbance should not be allowed by business neighbours and any reasonable or essential noisy business activity should be restricted to similar hours as construction in this borough or you are not protecting your residents and electorate. *The agent of change principle can equally be applied to a daytime arts, crafts and fashion market that has been mutated into an aggressive night economy at the detriment of the residential environment.*

8. Previous usage abusive and objectionable

When Gilgamesh was closed recently it was a relief to the residential community near and far as their negative impact had been widespread, but Shaka Zulu are sadly still there in the basement and abusing the fire escape for delivery access via Morrisons or Gilbeys Yard, which we do not approve of and have told them to stop without response from the market landlord or the tenant.

9. Safety compromised for all

I have requested numerous times to Camden Market that they fix the Building C fire escape doors on Camden Lock Place and Gilbeys Yard as they are both broken and left open to the public when signs on these doors say that they are alarmed, and should be closed for emergency use only. Please see attached document "2018-04-26 Building C Fire Escape.pdf" for more documentation of this safety compromise.

10. Land ownership boundaries must be respected

Finally in 2017 I established land ownership and boundaries for Gilbeys Yard and neighbouring land. This was a turning point and we were able to begin managing the area up to the 1st Floor Building C rear wall and clear the access route of many unauthorised parked vehicles sometimes 3 deep that would block vehicles in the yard for hours that would lean angrily on their car horns until the blocking vehicle owner was found and freed them.

11. Camden Dining activities are unwelcome in Gilbeys Yard

We demanded that Shaka Zulu stop customers and staff accessing and are still waiting for them to stop receiving deliveries at this point, which they continue to do, and ignore any attempts we make to communicate with them. Camden Market need to provide their Camden Dining tenants their own proper access points on their land.

12. Landlord responsibilities

The landowner Labtech Camden Market is responsible for providing access points to their tenants for storing and collecting waste as well as receiving deliveries, and we will not accommodate these things for them, especially as they are very poorly managed and unable to control these activities happening at reasonable times, therefore they are unfit to share use of this residential area.

13. Camden Lock Place is the main market access and waste point

They have one proper service access point to the markets called Camden Lock Place, which they have themselves sabotaged with another planning application ([Planning Application - 2007/2116/P](#)) for permanent umbrellas on Camden Lock Place and cramming market stalls on to it as well blocking access to their main waste storage shed at the back of Camden Lock Place at the Interchange. Camden Lock Place could no longer be a delivery point for Camden Market. This self sabotage reflects the poor management decisions over the years and how they will abuse their neighbours environment if allowed to.

14. No proportional development of infrastructure with the market development

Its just like the poor market toilet provision for the number of people that visit their land. Camden Market is continuously expanding their retail offerings, often food and drink these days without proportionally developing their infrastructure to manage the increase in catering deliveries and the waste byproduct, in the form of collected waste and excreted human waste. Its blatant and Camden Planning needs to refuse any planning that does not develop this infrastructure significantly, and also starts to make up for historic lack of provisions on previous approved plans.

15. Rear area of 1st floor Building C in Gilbeys Yard is in the conservation area of the Interchange Building

It should be noted that the rear area of 1st floor Building C in Gilbeys Yard is part of the Interchange Building as a conservation area and should never have been blighted the way it has with waste storage and collection, let alone the damage to conserved cobbles by heavy delivery and collection vehicle traffic. The

Morrisons Redevelopment (Camden Goods Yard) plans that have been approved by the council show that this area is becoming a park that celebrates the Interchange Building as a historic icon and a safe space for the 600 new homes to be built on this car park, and the planning for this major new neighbour had to give the Interchange Building the space it deserves as a listed building in its own little conservation area. The council should protect this area from encroachment and abuse by Camden Market where they are no longer welcome after so many years of anti social behaviour. The use of the rear access point of this site should be subject to the protection of the Interchange Building conservation status and not compromised by neighbours.

16. Residential Amenity

All noise will be fully enclosed and as there is no additional plant or extraction equipment proposed it is considered that there will be no increase in noise as a result of the proposals.

This is the opportunity for Camden Market to start to repair the damage it has done to this residential environment in Gilbeys Yard, by actively **reducing** noise as a result of the proposals as they have been a constant amplified noise nuisance since Building C was built and inhabited. This should be a condition of approval.

17. Setup and Breakdown of events

Events at the 1st Floor Building C have always disturbed residents in Gilbeys Yard. Even if the events end at a seemingly reasonable time the heavy noisy breakdown continues until 4am without oversight by the venue. This is not acceptable and the proposed mixed use gives the impression of major daily transformation of this space from office to event space. Setup and breakdown needs to be categorised and restricted as any loud construction work is in Camden to protect residents please.

Responses to Level 1 Building C - Operational Statement.PDF

24. The proposal is that the events use would be restricted in a very similar way to the previous occupier in order to protect the amenity of the neighbouring properties.

The previous occupier was a constant hinderance to the quiet enjoyment of neighbouring properties, therefore we object to events use being restricted in a similar way to the previous occupier. When they did events like bar mitzvahs, usually on a Sunday evenings, they would use the rear service door for guest access who had illegally parked in Gilbeys Yard or Morrisons car park, and even if the event ended at 10 pm or 11 pm the loud drunk guests disturbed homes returning to their vehicles around our homes, then the event break down would happen, keeping Gilbeys Yard residents awake until 3 - 4am and the Gilgamesh managers and security would leave around midnight with just the event suppliers and their trucks alone to shout and bang about loading their trucks into the early hours. This would destroy the beginning of the week especially for school children and workers on Monday morning. So we request conditions that prevent any such disturbance to Gilbeys Yard Estate. If this protection cant be enforced by the council then they should refuse this application for use as an event space. Event breakdown and setup should be restricted in the same way that the council restricts construction in the borough, that is only to able to do essential noise making activity between 8am - 5pm Monday - Friday, 8am - 1pm Saturday and not at all on Sunday or Holidays please.

With regards the amplification of audio or microphone, again this Building C 1st Floor has repeatedly been the source of loud audio escape into neighbouring homes, partly because the building structure is not solid and not able to contain loud audio, but also the roof is soft, thin and retractable and unable to contain loud audio, therefore this space is inappropriate for amplified audio and better suited to office work and worker catering activity without the loud audio the usually comes with events.

25. In addition no car parking would be provided to guests using either the offices or events space. Therefore the vast majority of people visiting the building would use public transport.

This is a welcome proposal, however, from experience it only takes 1 or a few vehicles in Morrisons car park next to the rear 1st floor Building C to arrive or depart with loud guests and their loud vehicle audio to wake the Gilbeys Yard Estate, therefore the rear access should be restricted to reasonable service access and not for customers, with no access except for emergency escape via the fire escape next to it that goes down to

Shaka Zulu in the basement nor Camden Lock Place in Camden Market. Even service staff when left to their own devices abuse Gilbeys Yard with drug taking, and loud voices and vehicle audio. This rear access should be managed by security when in use and not allowed to cause disturbance, especially between 8pm and 8am.

*27. During certain events music may be played within the building which was the case with the former operation but all noise would be fully enclosed given that there are no openable windows and **there is no external area as part of the demise.***

As stated the building cannot structurally contain amplified sound, and unless they are putting a new roof on, the roof currently is very flimsy as it is retractable like a vehicle sunroof, something they omit from their Operational Statement. As stated this space has been one of the worst sources of noise disturbance to residents to the far west and east of this building and all the way up Chalk Farm Road, due to its soft thin retractable roof.

30. Servicing and deliveries would be carried out in a similar way to the previous use and waste would be dealt with as part of the wider Estate plan..

Deliveries and waste have been rudely imposed upon Gilbeys Yard and has severely compromised our living environment and safety at all hours. We insist that all waste and deliveries to Building C are provided by the landlord of Camden Market and access is provided via Camden Lock Place or Chalk Farm Road, not via Morrisons car park or Gilbeys Yard, as they are unable to manage them properly and end up disturbing homes in Gilbeys Yard through the night. Also delivery vehicles ignore the 10 mph speed limit of Gilbeys Yard and drive very fast through it, when we have many wheelchair bound and children living in Gilbeys Yard Estate and 30 Oval Road Estate in Gilbeys Yard. Any reasonable permitted access via Gilbeys Yard should be within 8am - 5pm Monday - Friday, 8am - 1pm Saturday and not at all on Sunday or Holidays.

The “use the upper level of a building for leisure and entertainment purposes to support the daytime uses and enhance the evening offer of the market” should not provide a through route for Camden Market staff or customers and should be secured at all times they are in use. I propose the use be that same as the Grey Block stairs and lift in Morrisons car park which opens I think from 7am - 7pm or within 8am - 5pm Monday - Friday, 8am - 1pm Saturday and not at all on Sunday or Holidays. We need particular protection on Sundays and Holidays when Camden Market is the busiest and the residence need their space the most as a safe family environment.

33. It is considered that the proposed uses are suitable in this location and that the operational measures put in place would mean that residential amenity would not be adversely impacted, Especially given that the space was previously in restaurant use.

As stated previous use was abusive and anti social toward residential amenity, and we would not be happy to return to that use (which was in breach of planning permission granted), we call on Camden Council to put protection in place for real protection of residential amenity, as we cannot rely on Camden Market to do the right thing, this is what we have learnt historically.

Supporting links

Some documentation of stated historic disturbance and ASB

Web page clarifying land ownership and boundaries

<https://sites.google.com/view/gilbeysyardtra/information/land-ownership>

Gilgamesh (1st floor Building C) rear used to store all market waste and collect at all hours

<https://sites.google.com/markneal.co/gilgamesh-rear/>

Uber GPS Directions Error

<https://sites.google.com/view/gilbeysyardtra/management/issues/uber-gps-directions-error>

A selection of video documentation of Gilgamesh rear waste

<https://www.youtube.com/playlist?list=PLwpWGe86v5GkKGa7F4xCb8Wi1HYd6pvTD>

A selection of video documentation of Camden Dining issues
https://www.youtube.com/playlist?list=PLwpWGe86v5GkKFRgRZysJ-bJyw6U9N_9A

An online calendar/diary of Building C Stables Market service door in Gilbeys Yard (Gilgamesh rear) incidents and issues
https://calendar.google.com/calendar/embed?src=markneal.co_e4fqd48e3g60pvmp0l5hopeffc%40group.calendar.google.com&ctz=Europe%2FLondon

Attached documents

The pdf report and complaint made to Labtech Camden Market on Wed, Mar 28, 2018 at 3:29 PM of their tenant Camden Dining: *"2018-03-28 Report of Camden Dining - Shaka Zulu.pdf"*

attached original Building C planning permission granted documents
"FULL PLANNING PERMISSION GRANTED 22 10 03.PDF"
"FULL PLANNING PERMISSION GRANTED - 31 03 2005.PDF"

The land registry documents showing title absolute One Housing Group of the whole of Gilbeys Yard up to the 1st Floor Building C wall: *"Camden Goods Depot Title number NGL640889 Edition date 28.07.2015 Land Registry Documents.pdf"*

attached Building C fire escape document "2018-04-26 Building C Fire Escape.pdf"

We have a 6 year diary of photos, videos and audio documenting the negative effects of the rear access 1st Floor Building C and the Council and Police also have many historic reports. I have tried to distill and select a reasonable amount of information for the Planning officials to get an overview, but there is a lot more if required.

I have spent plenty of time and energy over the past year, on relations and working with Camden Market Operations Director and Property Director, yet still had to find out their plans and decisions in the public realm, not from them. There was no communication or preparation for the construction work that has already begun on this planned work for the past few months, and I have had to approach their contractors myself to safeguard the yard and provide properly organised access for them.

Reality struck recently when the Operations Manager walked passed me in Gilbeys Yard on the 11th of April to the Building C fire escape from Morrisons supermarket (*which doesn't reflect well on the food offering of the market, let alone our engagement, when its own staff go elsewhere for food, yet they say they want to attract the residential community to use the market for their shopping!*), and no further communication from the market since then. So much for engagement and trust.

We really do need the protection of our regulatory and safety services now please.

Mark Neal

Gilbeys Yard Tenants & Residents Association - Secretary & Repairs, Maintenance & Issues Representative
Police Safer Neighbourhood Panel - Vice Chair - Camden Town with Primrose Hill Ward
Oval Road Estate Steering Group Representative
Camden Goods Yard Working Group Member
Neighbourhood Watch Coordinator