

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/6284/P	Mark Neal	20/01/2020 23:42:06	INT	<p>I am commenting as one of the nearest residents in one of the neighbouring amenities to Building C (The Triangle Building, The Stables Market Chalk Farm Road, London, NW1 8AH) and representative of those social housing estates in Gilbeys Yard as well as a community safety representative, as chair of ward police panel and neighbourhood watch coordinator for this residential area.</p> <p>Also, as a member of TRACT, my comments include and add to our TRACT representation presented for this application already by our chair.</p> <p>I would add that I have personally been subject to the environmental impact of anti-social activities in and around Building C by property owners and tenants over the past 8 years that I have lived here and have found it necessary to do an excessive amount of documenting and reporting of blight from such pollutants as noise nuisance and other severe environmental damage to Gilbeys Yard Residential Community by activities in and around Building C into the night and well beyond the midnight to 8 am planning condition, not to have persons active in the building, to safeguard the neighbouring amenity, with the anti-social behaviour of customers, staff and deliveries and services through the night depriving many homes of sleep over the years since the building started operating around 2005. The impact of deliveries to Building C and via the fire escape of Building C has been allowed to have a serious negative environmental impact of us, even in recent years since the major change of use in 2017 from restaurant night club to redeveloped event space and despite the LabTech Head of Licensing and Compliance's efforts to support the care of neighbouring residential environmental health with improved behaviour, the planning side of LabTech have not appeared to take any responsibility or shown any care, empathy or regard for their duty to adhere to the planning conditions or the rights of residential neighbours and have certainly not engaged at all, these past few years, since Mark Alper departed the company.</p> <p>We have not been given the Camden Council regulatory enforcement protection that the original building planning conditions should have provided since planning was granted in 2005 and hope that the Council will honour and implement those conditions now to finally provide some protection for us with this application.</p> <p>Sincerely</p> <p>Mark Neal and the Gilbeys Yard Community</p>

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2019/6284/P	Kathryn Gemmell	16/01/2020 11:56:46	OBJ	<p>RE: Objection to proposal 2019/6284/P for Stables Market Building C, Chalk Farm Road, NW1 8AH</p> <p>Introduction and background This premises has been and remains the source of significant problems for residents in the surrounding area. The licence granted for operating nightclubs and alcohol sales was out of step with the approved planning. Residents have been trying to resolve outstanding issues on the permitted planning and approved licencing that are out of sync.</p> <p>Approved planning ref 2005/0224/P extracts: Condition 2 The sub-basement hereby approved shall only be used forand shall be ancillary only to the approved uses of Building C. Reason : To safeguard the amenity of local residents etc Condition 3 No customers associated with the Class A3 floor space across the Stable Market site shall have access to the sub-basement hereby approved.</p> <p>Reason: To safeguard the amenity of local residents and to avoid the cumulative harmful effect upon traffic, parking and the character of the Camden Town Centre etc Condition 4 No persons/staff/customers shall be on the premises in connection with the use between 24:00 hours and 08:00 hrs the following day</p> <p>Reason: To safeguard the amenity of local residents etc Condition 7 No loading or unloading of goods, including fuel, by vehicles arriving or departing from the premises shall be carried out otherwise than within the curtilage of the building.</p> <p>Reason: To avoid obstruction of the surrounding streets and to safeguard the amenities of adjacent premises etc</p> <p>Objections to the change of use</p> <p>The change of use to a shared kitchen breaches conditions 2 and 3 of the approved planning. The proposed operating hours and access / deliveries / take-away will negatively impact the amenity of local residents.</p> <p>The proposed access is via loading bays on Chalk Farm Road. These loading bays are directly opposite Hartland Road and noise from running engines and loading/off loading trolleys causes disturbance to residents. This proposal goes against condition 7 in the approved planning conditions noted above.</p> <p>No mention has been made of using Goods Yard for loading/unloading although it is highlighted as an access point in one of the application documents. It is an egress point for emergencies. There are significant issues currently with the misuse of Goods Yard as a point of delivery for other units within Building C. If any use were to be made of Goods Yard for deliveries or take-away this would and breach condition 7 of the planning approval conditions.</p> <p>Table 1 in the Transport Statement indicates the majority of deliveries to be between 6:00-7:00hrs plus a further 1-2 deliveries per hour throughout the day with most take-away deliveries being from 17:00 to 24:00hrs when most residents are enjoying the amenity of their homes. That suggests an almost constant use of the delivery bays on Chalk Farm Road. This is unacceptable and breaches condition 7 of the approved planning</p>

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conditions.

All access for deliveries and take-away should be via Camden Lock Place.

The proposed hours of operation / staff on the premises is between 6:00- 24:00hrs. This breaches condition 4 of the approved planning conditions. There is also an indication that there will be an overnight shift, which means the kitchens will function 24hrs. Again this is an unacceptable breach of the approved planning conditions.

Summary

Building C was not intended to be a 24hr operation. If approving this change of use to a shared kitchen that essentially operates as kitchen for online food orders it must not impact local residents. If the deliveries and take-away operation cannot be done safely from Camden Lock Place then this is not the right location for this type of business.

We support the upholding of the original conditions set out in the planning approval in 2005.

The proposed change of use will result in additional air and noise pollution within the CIPA and we strongly object to this application and hope Camden will support locally residents in ensuring their lives are not further blighted.

for and on behalf of TRACT

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2019/6284/P	Patricia Thomas	16/01/2020 13:44:23	COMNOT	

I write as Chair of the Harmood, Clarence, Hartland Residents Association, located in three roads opposite Stables Market. Residents will be greatly affected by some elements of this proposal. It is a well argued application and detail is given where detail is needed, but there are several serious problems.

The papers list the planning permissions which apply to Building C, which emphasise the effect of planning on residential amenity. Not least of these is the condition attached to the 2005 planning permission insisting that there shall be nobody in the building between midnight and 8am. We have never understood why this condition was not put into effect or why it does not apply in this case. Whatever the reason, the failure to implement leaves a clear and longstanding debt to residential amenity and Planning and LabTech need to take residential amenity fully into account when considering any applications relating to Building C now and in the future.

The use of the loading bay at the Stables Gates is another concern. The Gates are opposite Hartland Road and residents already suffer from noisy and idling engines from vehicles delivering to the Market and, even more seriously, from vehicles parking in Hartland Road because the spaces in Chalk Farm Road are taken. The proposed arrangements would make this problem far worse - as would the suggestion that electric bikes would be brought into use. Hartland Road and Harmood Street already suffer from the dumping of huge numbers of dockless bikes, which are not allowed to be left in Chalk Farm Road and so are left in the nearest convenient road. They are a danger to pedestrians, especially those with poor sight, and make it impossible to push a buggy on the pavement.

For the above reasons I hope that the Chalk Farm Road entrance and exit is used only in the morning and that there are strict rules about parking, idling, and the use of electric bikes.

The application does not mention Gilbey's Yard as a delivery or pick up point but it is known that the Yard is used as convenient access. The permission, if granted, should make it clear that Gilbey's Yard must not be used in any circumstances.

The application does mention Morrison's as a car park, among other things. Perhaps when the application was drawn up it was not known that the site will soon be cleared in preparation for redevelopment. New parking arrangements will be needed and the local side streets are not on offer!
