

23 February 2021

Dear Kristina Smith,



Re: Arches 30-38, site adjacent to 5 Prowse Place and 156 Camden Street, NW1 9PN

As a resident of Ivor Street, I would like to comment on the application by ARCH Company being discussed with the London Borough of Camden regarding the railway arches at the end of our street.

Reading the Planning Statement I could not help noticing the total failure, I suspect intentional, to mention Ivor Street. Although the address is 5 Prowse Place, the property is effectively at the end of and entered from Ivor Street. Entry via Prowse Place to the northern yard is no longer possible due to the bollards recently installed at the end of the tunnel.

The statement refers to Prowse Place as mixed business and residential and thus avoids addressing the fact that Ivor Street is 100% residential and entirely made up of family houses with children of all ages.

Any use of the arches involving large vehicles/ a large number of vehicles will seriously effect Ivor Street and be intolerable should such activities take place beyond normal working hours. The junction Prowse Place/ Ivor Street is very restricted for vehicles turning or passing. Accessing the site from Camden Street can only be on foot leaving Bonny Street the only vehicle access to the southern yard.

I also note that the applicant recognises that future tenants may seek planning permission to suit their business which for residents could have ongoing consequences. Camden's Plan was set out before the change of classifications and perhaps this could create loopholes. The ARCH Company may express preferences for future use but once let, how much will they police the occupier's activities. I therefor ask that LBC does not give a permission making "dark kitchens" or other night time economy uses possible.

Yours sincerely

Sol Scarfe, 1 Ivor Street, NW1 9PL