
From: [REDACTED]
Sent: 23 February 2021 11:14
To: Smith, Kristina
Cc: Callaghan, Patricia (Councillor); Cotton, Richard (Councillor)
Subject: Application #: 2020/6016/P - Arches 30-38 Site adjacent to 5 Prowse Place and 156 Camden Street London NW1 9PN

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Dear Kristina,

I am writing to you as a long time (20+ years) resident of 23 Ivor Street NW1 to comment on the above change of use application.

Whilst I appreciate that this ex-Warren Evans site is now being reviewed regarding the potential type of uses for this currently empty space, I would ask that you take into account the views of residents like myself and family who have lived, and continue to live, in the close area and have experienced living next to business / commercial premises in the railway arches.

My concern, and that of many of my neighbours and other local residents regarding the current application is that certain types of businesses may be allowed to use this space, leading to unhealthy and anti-social activity including; increased traffic, noise, smells and lighting.

For example - for many years me and my neighbours on Ivor Street have been troubled by the commercial companies using the railway arches business premises at the back of our houses (Prowse Place / Bonny Street) underneath Camden Road overground station. In 2018 we endured months of loud noises, music, shouting and late night partying over most of the Summer weekends from businesses in the Arches. These were after regulated working hours, on weekends, causing neighbours to not be able to open their windows up during the Summer nights and be regularly woken up in the early hours of the morning. We complained to Network Rail but nothing was done.

More recently in 2020 there was a long period of time over the whole year when the very bright fluorescent lights in those same Arches were left on most evenings and during the whole night and over the whole of many weekends. The windows in those parts of the Arches face the backs of the houses in Ivor Street and do NOT have opaque glass on them. The lights are very bright and shine into bedroom windows and bathrooms meaning that not only do we have to close our curtains at all times of the year but we have to often do it in the day so that we are not observed by people using the Arches for work. I'm sure you can appreciate that going to the toilet you would like some privacy. I have complained to The Arch Co. and the lighting issue did improve. However, they don't seem to be maintaining their commitment to monitor the situation as the lighting situation has started again. This has, and still causes, problems for [REDACTED] which has had a detrimental effect on their sleep and health. It is also a great waste of electricity and not acceptable.

Whilst it would definitely be of benefit to have the Arches on Prowse Place filled with businesses and not remain empty, **the type of business and business conditions** are of paramount importance and needs to only be businesses that can maintain the residential nature of the area and the health, safety and peace of people living in close proximity.

My key concern for this application is to ensure we avoid unsavoury and unhealthy situations arising by having appropriate conditions that are enforceable and that the Arch Co are signed up to.

Ideally, I would not like to see a business where high frequency or large-scale vehicle movements are made on and off the site as [REDACTED] and this would be of great potential danger to them. I would not want this site to become operational 24/7 as sleep is already disrupted for a lot of residents because of the nature of Camden itself and our location so close to numerous pubs, bars and transportation links.

There are a few other conditions for this site that I feel would be appropriate, including;

1. No use allowed for dark kitchens delivering produce off site via cycles, electric scooters or any other small delivery vehicle. Our road is already subject to very loud scooters running up and down it now that it's a 'cut through' for this type of vehicle due to the road being cut off for cars via Prowse Place / Bonny Street.
2. No use of the site as a distribution centre for convenience store type businesses e.g. late night or 24/7 groceries, alcohol etc. We have enough problems at night already and our street seems to be used as a drunken thoroughfare for young adults or a sale point for drug dealers. I'm often woken up in the early hours by people shouting and screaming down the road. It's not great for my health and I have suffered over the years.
3. Operation of the site should be limited to normal business hours (08:00-19:00hrs).
4. No noise to emanate from the premises, including the service yards, so as to cause noise nuisance to local residents. The acoustics on the road are quite unique and noises from Ivor Street sound like they are emanating from the inside of the house.
5. No music (live or recorded) to be played within either of the service yards at any time. See above complaint about The Arches Co. and 2018 noises. We also have a pub on the corner that plays live music (with a license) - so enough noise is enough. We can't cope with much more as residents. This is a major health issue especially as the pub's music goes on late into the evening.
6. Pedestrian access via all 3 entrances during normal office hours (08:00-19:00hrs) after which the entrance from Camden Street should be used (except disabled access/egress).
7. Deliveries and waste collections to and from the premises to be after 08:00hrs and before 19:00hrs.
8. No very heavy lorries and trucks as entry is via Ivor Street only which has access only for one vehicle at a time due to parked cars on either side of the road. Deliveries should be limited to weekdays during normal working hours with no deliveries on weekends or public holidays.

I hope that you don't find this letter as a simple complaint.

I do not oppose a well thought out and a properly resident-considerate business operating in this space, I just would like the health and well being of the residents taken into account and appropriate conditions applied to this change of use so that this can be done.

I would be happy to discuss this further should you wish to.

Kind regards,

Natalie

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Natalie Kearney

23 Ivor Street, London NW1 9PJ



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