

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/6016/P	Jonathan Merrison	02/03/2021 09:16:29	AMEND	<p>Ivor Street is a quiet residential street and the introduction of bollards at the junction of Ivor Street and Prowse Place has significantly reduced traffic, pollution and improved safety for pedestrians and children.</p> <p>My key concern is that this application would allow the possibility of a 24/7 operation to occupy the site which could result in large scale increase in vehicle traffic which would have to use Ivor Street as Prowse Place is too narrow to allow for larger vehicles and consequently reduce the improvements to Ivor Street achieved by the placing of bollards at the junction of Ivor Street and Prowse Place. I would, therefore, like to see conditions placed on this application as proposed by the Chair of the Tenants Residents Associations, Camden Town which I have copied below.</p> <ol style="list-style-type: none"> 1. 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) 2. Deliveries and waste collections to and from the premises to be after 08:00hrs and before 19:00hrs. 3. Delivery and distribution of goods to be limited to 7.5t truck with loading and off loading in the yards within the curtilage of the building. All vehicles to move into and off the site in forward gear. 4. Maximum of 2 deliveries allowed per day mon-fri with no deliveries on weekends or public holidays. 5. Operation of the site should be limited to normal business hours (08:00-19:00hrs) with exceptions for limited use for late office / professional services type working or other agreed and stipulated uses. 6. No use allowed for dark kitchens delivering produce off site via cycles,electric scooters or any other small delivery vehicle. 7. No use of the site as a distribution centre for convenience store type businesses e.g. late night or 24/7 groceries, alcohol etc 8. Cycle parking bays to be provided on the premises for use by tenants. 9. No noise to emanate from the premises, including the service yards, so asto cause noise nuisance to local residents e.g. staff talking in the service yard late at night, operating noisy equipment / machining etc10.No music (live or recorded) to be played within either of the service yards at any time.

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2020/6016/P	Mark Murray	27/02/2021 16:48:46	OBJ	<p>Dear Ms Smith,</p> <p>The Arches 30-38 adjacent to 5 Prowse Place and 156 Camden Street - change of use</p> <p>As one living in the vicinity of the Arches 30-38 I wish to make the following observations on the current application for change of use.</p> <ol style="list-style-type: none"> 1. Access by foot to all 3 sentences should be restricted to normal office hours. 2. Deliveries of goods to and collections of waste from from the premises should be restricted to between 8.00 am and 7.00 pm on standard working days. 3. The size of vehicles delivering and distributing goods should not exceed 7.5 ft. 4. Vehicle and cycle parking areas for the tenants and their clients and customers should be provided within the gates to the premises. 5. No music should played at any time to avoid disturbing the neighbours. <p>I hope that you will be able to see your way to stipulating these conditions as part of the development.</p>

2020/6016/P	Alkarim Jivani	02/03/2021 10:06:18	COMMT	<p>am writing to you regarding the arches adjacent to 5 Prowse Place NW1 9PJ and the application by the site owner/leaseholder for change of use which I wish to oppose unless specific conditions are applied. These conditions (detailed below) have already been adopted by the council for other arches in the area and are for the benefit of both parties - the applicant and local residents - and I wish to urge the council to extend their use to include this application.</p> <p>Since the council made the Jeffrey St Conservation Area into access-only, the area and its general environment have greatly improved. However if the applicant is permitted change of use without any conditions, there is the potential for all these benefits to be reversed.</p> <p>My chief concern is that the arches will be let out to enterprises which operate on a 24 hour basis - such as a distribution centre or a takeaway food supplier - which would have a detrimental effect and be completely inappropriate for a quiet residential street.</p> <p>I would request that the following conditions be applied:</p> <ol style="list-style-type: none"> 1. Access to the site from Ivor St and Prowse Place should be restricted to reasonable hours (say 8.00 to 19.00) after which the main entrance on Camden Street should be used. 2. Deliveries and rubbish collection should also be restricted to the above hours and all loading and unloading should take place within the yard in front of the arches rather than in either Ivor Street or Prowse Place. 3 The use of the site as a remote kitchen supplying takeaway food should be specifically forbidden along with the increase in traffic from delivery vehicles - whether four- or two-wheeled. 4. The site should not be used as a distribution centre which requires 24 hour access from delivery vehicles. 5. Noise from the yard fronting the arches should not cause a nuisance to local residents as a result of music being played or the operation of loud machinery.
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2020/6016/P	Jeffreys Street Residents Association	03/03/2021 17:31:05	COMMNT	Arches 30-38: site adjacent to 5 Prowse Place and 156 Camden Street London NW1 9PN

I write on behalf of the Jeffreys Street Residents Association to comment on the change of use application made by The Arch Co. We ask that you should consider the following points:

1. The vulnerability of this location to the adverse effects of noise and air pollution by road traffic has been recognized by Transport for London and Camden Council. Transport for London has designated Prowse Place a Low Traffic Neighbourhood and installed bollards at the junction of Prowse Place with Ivor Street, specifically to protect residents from traffic noise and air pollution, and promote road safety. Additionally, Prowse Place is now part of Camden Council's Safe and Healthy Streets scheme. A failure to impose carefully considered conditions on planning permission granted to the Arch Co. would undermine Transport for London's and Camden Council's policies.
2. For many years this site has been occupied by no more than one company at any given time. The proposed multi occupancy use has the potential to cause a substantial difference in noise levels on the site, traffic volume accessing and exiting the site, air pollution levels, and the road safety of pedestrians and cyclists on the surrounding residential streets. The applicant's claim (point 7.2.1 in Noise Assessment) that the proposal 'represents an improvement in terms of a reduction in traffic related noise when compared to the existing/previous use of the site' does not stand up to scrutiny. It only refers to the site operating as a predominantly car free development, and totally ignores the possible volume of van, lorry, motorbike and moped traffic likely to access the site if permission for flexible use by a number of use classes is granted. The only assessment of potential new trips to the site presented by the applicant is on the basis of conversion to B1 Offices.
3. The applicant states the intention is to focus 'future site marketing and letting, and the majority of floor space on the old B1 use' (4.13 Planning Statement) However, at the same time the Arch Co point to 'altered approaches to working life resulting from COVID-19 having major effects on demand for, and configuration of, office space'. Point 4.2 continues 'These difficult issues present immense challenges for judging the appropriate future use of the site, and identifying a likely occupant. The applicant therefore intends to make the premises suitable for potential use by as wide a range of organisations as feasible given planning requirements, and in light of the surrounding context.' The applicant, despite expressing the intention to seek office space lettings, clearly acknowledges the likely difficulty of letting the site for office space, the use that would cause least impact on the surrounding residential area.
4. It is not possible to have confidence in the integrity of the Arch Co given the history of the arches it controls in nearby Randolph Street. Despite these being subject to planning and hours of use restrictions, they are currently being advertised by the Arch Co to tenants, without restrictions, to run 24/7 convenience deliveries.
5. Road traffic access to the north gate of the site has been limited to Ivor Street as a result of the traffic bollards installed by Transport for London in Prowse Place. Ivor Street itself is residential, and narrowed by car parking along its length on both sides. It is a totally unsuitable road for high volumes of van, lorry, motorbike and moped traffic delivering and collecting via the north gate. Although the Arch Co make much mention of the accessibility of public transport for travel to and from the site and the fact that they are not applying for

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2020/6016/P	jeremy skeet	05/03/2021 10:13:48	OBJ	<p>onsite car parking, the inclusion of a loading/unloading bay in their plans would facilitate a high volume of traffic accessing and exiting the north gates via Ivor Street. The storage and distribution companies included in the categories they are applying for could generate large volumes of traffic.</p> <p>6. Prowse Place and Ivor Street already suffer from drug dealing activity. If the two sets of large gates on the site in Prowse Place are left open at night for the convenience of multiple tenants, the gates will also provide access to sheltered areas that could further facilitate illegal activity.</p> <p>The Arch Co is naturally interested in maximizing financial returns on this site, despite its residential location. If flexible planning permission for a wide range of activities is granted - even on the basis of restricted hours – it's clear that the effect on the surrounding residential area could be serious. There would be no way to properly enforce any traffic volume or hours of operation restrictions. As a result of Transport for London's and Camden Council's policies, the site is currently located in a much quieter, safer and less polluted area of residential streets. We ask that Camden Planning department should carefully restrict the number of tenants and type of activities allowable on this site, in order not to undermine the improvements in air quality, noise, traffic levels, and road safety achieved by Transport for London and Camden Council – and also to support the wider environmental policies of Camden Council. Jeffreys Street Residents Association would be willing to engage with Camden officers and the Arch Co to agree suitable conditions.</p> <p>Susanna Sale Committee member Jeffreys Street Residents Association</p>
				<p>I am writing as a local resident - I live on Ivor street, and I'm fully supportive of the detailed objection that Kate Gemmell has made on our behalf.</p> <p>This is a very quiet residential area, the more so since the road closure beneath the arches in Prowse Place.</p> <p>I am supportive of these premises being brought back into use, providing the following conditions are included in any granting of permission:</p> <ul style="list-style-type: none"> ? Use of the site is limited to normal office hours 08.00 - 19.00 hrs. Monday to Friday. ? Deliveries and waste collections should be limited to these hours. ? A maximum of 2 deliveries per day, with no deliveries at weekends or on public holidays ? Delivery vehicles should turn around within the confines of the site ? There should be no use allowed for 'Dark Kitchens' or any other 24 hour service providers. ? Staff using the premises should be required to park within the confines of the site and business permits should not be allowed for on-street parking. ? The vehicle access gates should be locked shut at close of business hours to prevent undesirable uses of these spaces. This area suffers from a considerable drugs problem.