

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Kristina and the Camden planning team

Re: The planning application for the Arches 30-38 adjacent to 5 Prowse Place and 156 Camden Street - change of use

We live in close proximity to this site, almost opposite the entrance next to 3 Prowse Place.

This is a quiet residential neighbourhood. This situation was recently improved by the trial bollards on Prowse Place near the corner of Ivor Street which means there is no through traffic via Prowse Place making it safer for pedestrians and cyclists, and reducing noise and pollution.

We do not want these improvements to be reversed by allowing large-scale vehicle movements on and off the site through either of the Prowse Place entrances. We would also want the operation of the site to be restricted to normal office hours 8am to 7pm.

We understand that the following set of conditions have been suggested for the site, and we would support all of these:

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-Friday 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 as to cause noise nuisance to local residents e.g. staff talking in the service yard late at night, operating noisy equipment / machining etc
10. No music (live or recorded) to be played within either of the service yards at any time.

I hope you will support the needs of residents when including these conditions for this application.

Yours sincerely,

Matt Kirby and Dee Chalmers
2 Prowse Place

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