
From: Smith, Kristina
Sent: 09 March 2021 15:04
To: Planning
Subject: FW: Planning application 2020/6016/P Arches 30-38 Site adjacent to 5 Prowse Place and 156 Camden Street, NW1 9PN

Hello – please could this be uploaded to M3 and Trim.

Thanks,

Kristina Smith
Principal Planning Officer

Telephone: 020 7974 4986



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

From: Cotton, Richard (Councillor) <Richard.Cotton@camden.gov.uk>
Sent: 09 March 2021 14:34
To: Smith, Kristina <Kristina.Smith@camden.gov.uk>
Cc: Callaghan, Patricia (Councillor) <Patricia.Callaghan@camden.gov.uk>
Subject: Planning application 2020/6016/P Arches 30-38 Site adjacent to 5 Prowse Place and 156 Camden Street, NW1 9PN

Dear Kristina,

Further to our telephone conversation, I confirm that I support the concerns raised by local residents and by Cllr Callaghan. The site is in the Jeffreys Street Conservation Area, which is a quiet residential area containing some of Camden's oldest buildings and an important architectural heritage. Jeffreys Street is the oldest street in Camden Town and it celebrated its bicentenary four years ago. The recent addition of bollards preventing through traffic in Prowse Place has added to the amenity of the neighbourhood and residents and councillors are understandably worried that a planning application which could allow for substantial business traffic would undermine that. Residents are also concerned that possible use may include sale of food and drink for consumption on site. The location is only just outside the Camden Town Cumulative Impact Area for licensing, which was established because of the over-supply of licensed premises.

Several residents have suggested that conditions be added to any planning permission and I have reproduced those suggested by Mr Kirby below and I fully support 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 would be grateful if you would include my comments in your report.

Kind regards,

Richard

(Cllr) Richard Cotton
Labour Councillor for Camden Town
with Primrose Hill Ward
