Camden

Development Management

Camden Town Hall Extension

Argyle Street

London WC1H 8EQ

For the attention of Laura Hazelton, case officer

Dear Ms Hazelton,

**Reference: Space House, 1 Kemble Street and 43-59 Kingsway, London WC2B 6TE**

**I am writing this letter with regards to the Planning Application No 2021/1058/P**

**New application**(Mar 10 2021) - Variation or Removal of Condition(s)

As part of the proposed design, four new benches and some raised planters are shown.  Two benches would be at the entrance of 1 Kemble Street and two on the Kemble Street side of the Kingsway building, and the raised planters around the premises. Our Peabody resident dwellings are in extremely close proximity of these gathering areas.  I feel strongly that in the late evenings when crime, anti-social behaviour, drug dealing/taking and loitering takes place, these benches/areas will invite such activities.

In addition, since the overall proposal changes the use of Space House/Kingsway Building from primarily office use to one which will have late night activities from a new cafe and Sui Generis, it will engender more UBER and taxi usage coming on to both Kemble and Wild streets, with drivers often waiting for passengers. Passengers using these vehicles at night are often intoxicated and/or loud as they leave local events and pubs, which greatly disturb our residents. The new outdoor seating areas would bring these vehicles and passengers closer to our estate, and will further impact the residential area.

Please refuse permission for the benches and raised planters.  If Camden does decide to grant permission, could they consider making both the planters and benches mobile and ensure that they are put out of use between the hours of 9pm-8am?  We have seen this type of practice in the Piazza in Covent Garden and it does help to reduce evening noise and disturbances, as well as discourage the above anti-social behaviour increasing in our neighbourhood.

I would conclude by saying that not only myself, but also many Peabody Wild Street Tenants do very strongly object to this proposal.  Thank you for listening to our concerns and I hope that you may consider alterations that would reduce the impact on the residents of Peabody Estate, Wild Street and other residential units in our neighbourhood.  We can see the project will refurbish the buildings, but the change in use is very concerning for the local residents.