



29 April 2021

Via email : Laura.Hazelton@camden.gov.uk

Cc Pat Thomas, Peter Clapp, Cllr Pat Callaghan, Cllr Richard Cotton

Dear Laura Hazelton,

RE: 2021/1097/P: Arches E4, E5, E6 and E7, Hawley Wharf, NW1 8RP

I am writing, as Chair of TRACT (Tenants Residents Associations, Camden Town) to seek condition to the above application.

TRACT is particularly concerned about the high number of e-commerce and dark kitchen businesses seeking to open and operate late night or 24/7 operations in and around the Camden Town area and the impact this will have to resident's amenity and safety.

This application is for 24hr 7 days a week, multiple, shared kitchens. We have held a meeting with Lab-tech and their tenant Karma Kitchens to discuss our concerns and they have been largely allayed. However, the planning permission that is granted is not for Karma Kitchen but for the premises. It is entirely possible that Kara Kitchens will expand and want to move to larger premises in the future leaving residents open to an operator who seeks to operate in a more intense manner with 24/7 collections and deliveries. Is it possible to attach a set of conditions to mitigate this?

Possible conditions for consideration:

- Maximum of 3 shifts per day with an hour changeover / cleaning between each
- Kitchen can only operate at a maximum of 30% capacity in the overnight shift with zero deliveries or collections
- No deliveries after 10pm or before 6am, all deliveries will be from the dedicated service road off Kentish Town Road
- No pick-ups between midnight-12 noon the following day, all pick-ups will be from the dedicated service road off Kentish Town Road
- WC and refreshment facilities will be provided within the premises for all staff including delivery and collection drivers
- No delivery/collection drivers will be allowed to wait around the premises causing noise nuisance to nearby properties
- A system of monitoring food waste must be applied to ensure no oil is disposed of down sinks or food into general waste
- Can we limit the vehicle size to avoid trucks reversing out onto Kentish Town Road?

We would be happy to receive your expert advice on what conditions can be applied or it is possible to approve the change of use with each new tenant requiring your approval of their operational management plan. We hope you will support the needs to the local community when considering these applications.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

Kate Gemmell
TRACT Chair