

Re: Planning Application: 2022/0652/P: Land and Buildings to the North of Regis Road NW5 3EW
April 3, 2022

Dear Josh Lawlor

I am writing to object to this part-retrospective application for siting of containers and change of use of open storage and parking area to commercial kitchen units, vertical farming units, online grocery distribution facility, electric bicycle testing and charging facility with staff office and communal staff rest area and electric vehicle charging bays

My objections are for the following reason

1. While I support hydroponic farming and electrical vehicle charging in some instances (though the environmental benefits of both are not unequivocal), the delivery, pick-up and business hours applied for are excessive:

Crate to Plate Vertical Farms – 24 hours a day, seven days a week

BP EV charging – 24 hours a day, seven days a week

Wendy's Kitchen – 11.00 – 03.00 seven days a week

REEF Convenience Retail – 0800-02.00 – seven days a week

We are very concerned about the adverse effect of pick-up and delivery hours on Kentish Town Road and residents in Kentish Town from the noise of motorbikes and vans driving in and out of the delivery site late at night and in the early hours of the morning. Kentish Town is at present relatively quiet at night, and we hope it will be permitted to remain so. This application for pick-up and deliveries for up to 24 hours a day will cause intolerable noise for residents all night. In and around Kentish Town Road there are a large number of residential flats and houses. Residents will find their sleep disturbed by the noise of motorbikes and vans every night when children have to go to school the next day and people have to go to work.

The Noise Impact Assessment in the application only refers to the noise from machinery on the site. It does not assess the impact on local residents of the noise of vehicles driving in and out of the site in the early hours. This is what we are concerned about. We have heard from residents living in Holmes Road who report now about serious disturbance from late night delivery vehicles going in and out from existing dark kitchens in Regis Road, and they are very opposed to late night hours being allowed for this application.

This application, if granted, would increase the amount of traffic driving all day onto the already vastly over-congested Kentish Town Road, which would be intolerable.

2. I also object to the proposed piecemeal change of use for the site. The Regis Road area should be redeveloped as a whole (See Kentish Town Neighbourhood Plan, Policy SP2 KTPDA – Regis Road Site). Small areas should not be picked off for small uncontrolled ventures.

The application states "No prior assistance or advice sought from Camden [about the application]". This seems a serious omission.

3 I am personally concerned that the employment implications of this application are horrendous. People will be expected to work unsocial hours, all night shifts, in semi-secret conditions where the customers of these various businesses will be deliberately shielded from its consequences and from what is involved in providing the convenience and apparent environmental benefits. We are all implicated in such decisions.

I ask Camden to refuse this application in its entirety, including the retrospective part of the application and the change of use.

Yours, Sheila Hayman, 42 Rochester Place, London NW1 9JX