

Laura Dorbeck

From: Patricia Thomas [REDACTED]
Sent: 06 April 2022 15:11
To: Laura Dorbeck
Cc: Kate McLaren
Subject: Hawley Wharf/2022/0972/P

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Dear Laura Dorbeck

I write as Chair of a Residents Association and member of TRACT and support Kate McLaren's letter on the subject and the detailed arguments she puts forward.

I object to the planning application from Lab Tech to vary and extend the operating hours of the retail areas of the Hawley Wharf site, hours which formed part of condition 11 of all the site planning permissions. The reason given for the decision was to safeguard the amenities of the adjoining premises and the area in general in accordance with the requirements of policies embodied in the Camden Local Plan 2017. The proposed changes entail extending the closing time of the market from 9pm to 11pm for six days a week.

In 2018 permission was given, in accordance with Lab Tech's wishes, to add a daytime element to the nighttime success of Stables Market opposite. It was to be suitable for families with children and there was no danger, according to the applicants, of its impinging on the quality of life of residents in the surrounding area, already suffering from the effects of the nighttime economy and the crime, drunkenness and noise that form part of it.

Lab Tech's plans for the development have not taken off. Whether this can be attributed to the effects of the pandemic (as they claim) or another cause, the Stables Market flourishes while Hawley Wharf does not. Visitors are returning to Markets, but Hawley Wharf remains empty and desolate. It is difficult to believe that the reason for the lack of interest in the development is the early closing time. Some people will always seek out new places to eat in the evening but it is doubtful whether that will make an uninspiring market attractive to visitors. If anything it will potentially add to the weekend mayhem that we see in the area.

Other attempts have been made to add life to Hawley Wharf. A condition of the original planning permission was that there should be a Farmers' Market to attract the interest of local residents. This did not materialise but at weekends there were stalls selling cakes and jam, which attracted little interest; the enterprise closed after a few weeks. Even the expensive screens of the Curzon Cinema are quite hard to find among the empty lanes of the development.

It is obvious to those living nearby that the market needs a rethink rather than later hours. The nearby Buck Street Market is visible and open to the street, making it a little more of an attraction, whereas the well established Stables Market remains popular day and night. There must be lessons to be learned.

i hope you will reject this application.

Yours sincerely

Patricia Thomas, Chair
Harmood, Clarence, Hartland Residents Association