

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/2019/P	Philip Kemp	18/05/2022 12:57:33	OBJ	<p>At the time this project was first mooted, I don't recall any mention of a 90-seat open-air auditorium or a cafe space. The Highline was proposed as a simple, quiet walkway, attractive to people and wildlife. These additions would totally negate that.</p> <p>Suggesting that Ivor Street and Prowse Place are already "a noisy area" is nonsense, as is the idea that having the audience facing away from Ivor Street will minimise the noise effect. The sound of a rock concert in an open-air amphitheatre will travel for many hundreds of yards, whichever way the audience is facing - as will the sound of loud chatter from an open-air cafe.</p> <p>As for the undertaking that all events will end by 10.30 pm, experience shows that such undertakings can be treated with utter scepticism.</p> <p>On these grounds I would strongly oppose including these elements in the Highline proposal.</p>

2022/2019/P	Andrew Robert Gemmell	18/05/2022 11:31:03	OBJNOT	<p>I have always opposed this proposal as it seems to me to be a waste of resources for something that is not going to be very good. The proposed route does not take you to anywhere significant if starting at Camden Gardens. The canal towpath is pleasant and more direct if walking to Kings Cross.</p> <p>I was always concerned about where the funding would come from and am quite horrified by the suggestion of raising fund from events and filming. The business plan shows most money from rental income from the arches that are currently in the Arch Co portfolio. The suggestion is that those on Prowse place could become and events destination!</p> <p>An open events space on the highline will inevitably cause addition noise disturbance to residents. This is completely unacceptable. The running of the trains becomes a normalised background noise. Events would not be and will cause disturbance.</p> <p>I can't see any allocation of funds for policing or security to control drug dealing and anti-social behaviour. The proposals as they stand will blight the area.</p> <p>I urge you to refuse this application in its entirety.</p>
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Application No: 2022/2019/P
Consultees Name: Kathryn Gemmell
Received: 18/05/2022 11:34:33
Comment: OBJNOT

Response:

Letter also emailed with diagrams.

Discussions have been underway for some time for this project. In principle we have no objection to the concept of an elevated park. However, the detail of what it is trying to achieve, how it is funded and how it contributes positively to the local community are critical.

Key areas of concern

1. The Route (see diagram 1 below): The route is proposed to start in Camden Gardens and take pedestrians to Kings Cross. This is one of the key benefits stated to encourage commuters to use the park rather than the roads. However, the line does not go to the central area in Kings Cross. If walking to or from Kings Cross, Coals Drops Yard or Granary Square the most direct route to Camden and the market is via the Regents Canal. If walking along the proposed route it would make sense to access or leave the proposed Highline at Camley Street and join the canal. This begs the question of why take the route through to the proposed phase 3 location.

Diagram 1

There is no alternative to the proposed route as this is the only piece of currently disused track. The precedents put forward in the planning application are all, with one exception, on disused lines. This proposal runs alongside a busy active line that included both commuter trains and freight trains. There are no great views to be had as one side is a screen to the active line and the other planting to form a screen to residential properties that would otherwise be overlooked.

2. Security and Ant-social behaviour: I personally have met with CTU to raise concerns about the security and maintenance of the proposed park. It was suggested that people already accessed the discussed railway illegally to graffiti etc. I understood the proposals would not make access easier.

The design of the stair access in Camden Gardens appears to provide relatively easy access to those intent on graffitiing or causing anti-social behaviour. Indeed, the design may encourage some to try to climb up causing them to come to harm in addition to enabling anti-social behaviour.

Diagram 2

I am unable to find any reference to policing the park or funding to cover private security. Camden Town has a significant issue with drug dealing, drug using, street drinking and anti-social behaviour. How will the park be safe for use when there is limited overlooking, significant planting, and screening from the trains? Unless there are periodic patrols by the police it will lead to drug dealing, drinking and people playing loud music from portable speakers. This is already a problem in local residential streets.

3. Events: May of my neighbours were as appalled as I was to see that the proposal for Phase 1 include two event spaces and a stage. This area is on the periphery of the cumulative impact zone and is relatively quiet in comparison to the town centre. The location of the proposed events space is surrounded by residential

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properties. The idea that a stage with raked seating for c.90 people would not cause noise nuisance to residents is absurd. The ambient noise levels around Camden Road may be relatively high but they do not include music or amplified voice. It is perfectly normal to enjoy birdsong in our gardens. An environmental psychologist might advise that it is not the Db levels of noise that necessarily cause nuisance but the type of noise. The second event space is for 120 people. It is conceivable that Camden Highline would rent them out together for a large event of over 200. The proposal is for a maximum of 10 per annum outside park opening hours on top of what we must assume to be a rolling programme of events during the year when the park is open. This is completely unacceptable.

Diagram 3

4. Overlooking: The proposal for 'woodland balconies' is not something we support. The one proposed to look over Prowse Place will compromise the privacy of Nos. 9 & 10 Ivor Street. Whilst they may be some meters away the view is to their bedroom and living room windows. It is not clear what the view past these properties will be as no illustration has been provided. We would like this to be reviewed and further illustrations provided. The balcony onto Royal College Street has the same issue of looking directly over to residential properties and compromising privacy.
5. Filming: The Camden Highline will actively market the park for filming revenue. Filming is disruptive and impacts the local community negatively. Parking spaces are suspended and there is disturbance from noise and light when filming outside park hours. This is not acceptable without limitations as to the number of films each year.
6. Lighting: The lighting scheme appears to be very much designed for events after dusk. The lighting should be sufficient for emergencies only as the park should not be in use after dusk.
7. Funding: 2.4.7 and 2.4.8 from the Business Plan highlights the need for rental income from events and filming that we believe will negatively impact the surrounding residents. 2.4.8 suggests turning the arches in Prowse Place into an events space managed by CH. This is again completely unacceptable. We as residents would strongly object to the arches in Prowse Place being part of the CHL demise. Previous events in Camden Gardens have had a negative impact on the community and damaged the park. We have no objection to a small coffee shop but strongly object to the idea that Camden Gardens is used to generate income from events.

Extract from CHL Business plan:

7. Assuming that the business model is not predicated on admissions or public subsidy, and that voluntary and sponsorship income is possible, but limited, the best remaining option upon which to build a viable business model is to monetise the experience and its throughput via ancillary Camden Highline Business Plan 8 commercial activities. The opportunities will normally include: (a) food and beverage; (b) retail; (c) paid special events; and (d) private hire and hospitality.

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8. The Highline could achieve similar success as an events destination, provided that it has access to spaces that can be used independently of day-to-day operations. The arches previously occupied by Warren Evans would be ideal in this respect, and we would strongly recommend that these be included as part of the CHL demise. We understand that there are additional units that may be serviceable near the Bonny Street arches, although these are presently inaccessible from the street. Similarly, the Camden Gardens space at the western access point could be attractive for both commercial and community events, pop-up installations and other retail or F&B concessions. A particular attraction of this space is its close proximity to Camden Lock Market. To the extent that CHL can secure the appropriate licenses or permissions to use this space – at least for a defined number of days per annum – it could be an important income-generating asset. This includes both the open-air space controlled by LB Camden, and the under-arch space controlled by Network Rail.

Extract from P&L and business plan

It seems clear from the business plan that the financial viability of the scheme relies to a significant level of events and filming and the income from rental of space that is outside the CHL demise. This business plan seems flawed.

Given the requirement to raise even more funding each year it suggests that phase 2 and 3 maybe compromised or delayed leaving us with an outdoor events space that the local community do not want.

Summary

We object to this planning application as it currently stands. We would like the council to consider as a minimum the following conditions of any planning approval:

1. No events at any time outside the CHL park opening hours
2. No events at any time in Camden Gardens
3. No licenced areas at any time in the CHL or Camden Gardens
4. No noise amplified voice or music at any time (live or recorded) in either location
5. No noise to emanate from the premises, so as to cause noise nuisance to local residents
6. Redesign the access stair in Camden Gardens to prevent anti-social behaviour and climbing up to the Highline out of hours.
7. Maximum of 2 filming slots per year over a maximum period of 6 days
8. An overview of how anti-social behaviour will be actively prevented and policed
9. No 'woodland balconies' to overlook residential properties

I would be happy to discuss the above with you and interested neighbours at a convenient time in the coming weeks. I hope you will support the need to protect the amenity of residents when considering conditions for this application.