

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/3074/P	Tara Johnston	09/09/2022 17:56:28	COMMNT	<p>To whom it may concern,</p> <p>I am writing in my capacity as the former Secretary of Kingsgate Tenants and Residents Association and on behalf of many residents on the Estate who are opposing the proposal to change the use from Car Park to Self Storage facilities underneath our properties.</p> <p>Points of concern:</p> <p>We are staggered that no one from Camden has reached out individually to each resident that will be directly affected by this proposal especially given the debacle back in October 2020 with the initial building works and zero awareness surrounding that. Two tiny posters hidden on the Estate in English does not equate to fair communication.</p> <p>We are extremely concerned about the storage unit facility being directly underneath 'homes' as opposed to large industrial sites when there could be access 24/7 or even if office hours are respected there would be weekend access and Bank Holiday access. Thus impacting residents with noise generated directly underneath the properties when we are used to silence!</p> <p>The process to empty the former garages and for them to reach satisfactory health and safety standards meant the removal of wooden cladding – thus leaving residents with no noise insulation as such, so we now hear occupants two houses down either side and increased noise from Bathrooms. We also heard the workmen speaking when they were on site so am very concerned about the new noise generated not only during the works but once in situ.</p> <p>We are hugely concerned about the security issues surrounding storage units in a residential area and directly underneath properties and potential break ins/fires.</p> <p>The Estate is greatly subsiding in the public thoroughway and at the path entrances, who will guarantee residents that additional works won't add additional damage to the paths/our properties?</p> <p>Factoring in the periodical flooding we have directly under the properties – I see this was flagged as the only concern, yet no concern to the residents.</p> <p>The extensive works to 'make ready' the empty garages caused great emotional and mental distress, as this was during the Government lockdown and residents were subjected to this for 8 hours each day for weeks on end – sometimes exceeding the legal decibels acceptable to work in, with no regard to the people above the garages who were told to stay home or who were working from home. The only points of concern was for a local Church and for the workmen on site and never for the residents. So what exactly are the works that are being proposed to fit the former garages with storage units, taking into consideration that many residents are still at home.</p> <p>There is little to no information on the Camden planning site which quite frankly is unacceptable.</p> <p>Points of concern if the planning permission goes ahead:</p> <p>When will the works start and for how long for?</p> <p>How extensive are the works and what factors are in place to consider the residents living above and managing noise levels, who is monitoring this?</p> <p>Working day hours?</p> <p>Will vehicles be permitted to drive underneath our properties during their access hours?</p> <p>Where will the entrance / exit be?</p> <p>Who will the point of contact be?</p> <p>Points of concern if the works go ahead and the space becomes a storage unit facility:</p> <p>Will there be an staffed 'office' on site?</p>

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Will vehicles be permitted to drive underneath our properties during their access hours?
Where will the entrance / exit be?
What are the access hours?
Will the site be manned with 24/7 Security?
What precautions are taken should the units be set alight / broken into (frequent occurrence when the space was garages)?
Who will the point of contact be?
What items are allowed to be stored in the units?
How long will the lease be for and what happens once this expires?
Who will safeguard the space to ensure it's not abused by local drug addicts/prostitutes and vagrants on expiry of the lease?

As mentioned these questions are from a cross section of many concerned residents, many of whom who have lived on the Estate for several years and some for decades, all of which have never experienced 'noise' underneath properties and all strongly oppose this current proposal.
