

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5502/P	David Richmond	11/09/2023 09:28:18	OBJ	<p>I am writing on behalf of the Highgate Society to complain that this application has only just been brought to our attention by a concerned neighbour. It does not appear to have been included in the email lists which we receive on a daily basis for applications in the Highgate area. I would appreciate an explanation for how this notification did not reach us as it raises the very real concern that other applications are also being missed. In these circumstances we trust you will accept our letter of objection, to be issued later today, even though the deadline has just passed.</p>

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2021/5502/P	Katie & John Plews	08/09/2023 17:43:49	INT	<p>I am objecting in my capacity as representative of Upstairs at the Gatehouse, a beloved venue which has been operating for over 25 years and which was listed as an asset of community value in January 2023. Upstairs at the Gatehouse is the largest pub theatre in the capital and plays an integral role in the cultural landscape of the borough of Camden and London as a whole. We are highly concerned that the proposed development would represent a significant threat to the continuation of the theatre's activities as outlined below.</p> <p>CONSTRUCTION ISSUES:</p> <ul style="list-style-type: none"> - We are concerned that the sound generated by building works during the times set out in Construction Method Statement § 5 will prevent us from using the theatre for performances, rehearsals, and classes for the entire period. This will be a terminal blow to our business as we will be unable to schedule any activities in the theatre. - We do not believe that the BS5228: 2009 standard not to "exceed 75db" is sufficient protection as this would be equivalent to asking people to buy tickets to a performance (or companies to hire a rehearsal space) in which someone was using a vacuum cleaner outside the door for the entire duration. - We are concerned that vibration caused by the use of power tools (as referred to in Construction Method Statement § 6 "Superstructure works") will pose a danger to the expensive specialist theatre equipment which is mounted on walls and internally-wired bars which are affixed to the ceiling. - According to the BS5228 description of the 1mm/s PPV limit set out in Construction Method Statement § 10a, "It is likely that vibration of this level in residential environments will cause complaint" (BS5228-2, p36). A theatre space is MORE sensitive to vibration and sound than a residential environment, not less, as being able to control sound levels for audiences and performers (including manufacturing absolute silence) is imperative and an expected feature of all theatre spaces. - We are concerned that the erecting of a building site could pose problems to audience safety in accessing the venue, particularly in use of the fire exit which adjoins the proposed site access area as set out in Construction Method Statement § 6 "Access into and exit from the site". - Finally, we note that zero reference is made in ANY of the submitted documents to specific consideration of impacts on the theatre as a result of building works. Indeed, it is unclear that the applicant knows of the existence of the theatre at all. This suggests that they have failed to carry-out any due diligence on the impact that the development would have to their closest neighbours in-situ and are instead using boilerplate language throughout their submission. As outlined below, we are also concerned that their lack of awareness of the theatre <p>POST-CONSTRUCTION ISSUES:</p> <ul style="list-style-type: none"> - It is fundamentally entirely inappropriate to construct a residential property adjoining a theatre auditorium. The theatre's rehearsals, classes, and performances all have the potential to be loud and may commence between 07:00 and 23:00. This will guarantee noise complaints from any residential tenant who is living next door to us and ensure a fraught relationship. - Similarly, any noise generated by the occupants of the proposed premises would be incredibly detrimental to performances and rehearsals in the theatre. If music, conversation, appliances, or anything else is audible

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through the shared wall of the auditorium, this will ruin the performance and, over time, demolish the reputation of the venue.

OTHER CONCERNS:

- The area indicated in red (at X528348 Y187471 on the Location Map) significantly overlaps our demise.

Katie & John Plews
Ovation Theatres Limited
Entertainment Licence Holders

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2021/5502/P	Isaac Bernier-Doyle	08/09/2023 16:37:54	OBJ	<p>I am objecting in my capacity as representative of Upstairs at the Gatehouse, a beloved venue which has been operating for over 25 years and which was listed as an asset of community value in 2023. We are the largest pub theatre in the capital and play an integral role in the cultural landscape of the borough of Camden and London as a whole.</p>

We are highly concerned that the proposed development would represent a significant threat to the continuation of the theatre's activities as outlined below.

CONSTRUCTION ISSUES:

- We are concerned that the sound generated by building works during the times set out in Construction Method Statement § 5 will prevent us from using the theatre for performances, rehearsals, and classes for the entire period. This will be a terminal blow to our business as we will be unable to schedule any activities in the theatre.

- We do not believe that the BS5228: 2009 standard not to "exceed 75db" is sufficient protection as this would be equivalent to asking people to buy tickets to a performance (or companies to hire a rehearsal space) in which someone was using a vacuum cleaner outside the door for the entire duration.

- We are concerned that vibration caused by the use of power tools (as referred to in Construction Method Statement § 6 "Superstructure works") will pose a danger to the expensive specialist theatre equipment which is mounted on walls and internally-wired bars which are affixed to the ceiling.

- According to the BS5228 description of the 1mm/s PPV limit set out in Construction Method Statement § 10a, "It is likely that vibration of this level in residential environments will cause complaint" (BS5228-2, p36). A theatre space is MORE sensitive to vibration and sound than a residential environment, not less, as being able to control sound levels for audiences and performers (including manufacturing absolute silence) is imperative and an expected feature of all theatre spaces.

- We are concerned that the erecting of a building site could pose problems to audience safety in accessing the venue, particularly in use of the fire exit which adjoins the proposed site access area as set out in Construction Method Statement § 6 "Access into and exit from the site".

- Finally, we note that zero reference is made in ANY of the submitted documents to specific consideration of impacts on the theatre as a result of building works. Indeed, it is unclear that the applicant knows of the existence of the theatre at all. This suggests that they have failed to carry-out any due diligence on the impact that the development would have to their closest neighbours in-situ and are instead using boilerplate language throughout their submission. As outlined below, we are also concerned that their lack of awareness of the theatre

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Rehearsals, classes, and performances all have the potential to be loud and may commence between 07:00 and 23:00. This will guarantee noise complaints from any residential tenant and ensure a fraught relationship.

- Similarly, any noise generated by the occupants of the proposed premises would be incredibly detrimental to performances and rehearsals in the theatre. If music, conversation, appliances, or anything else is audible through the shared wall of the auditorium, this will ruin the performance and, over time, demolish the reputation of the venue.

OTHER CONCERNS:

- The area indicated in red (at X528348 Y187471 on the Location Map) significantly overlaps our demise.
