

**OPERATIONAL MANAGEMENT PLAN (OMP)
& WASTE MANAGEMENT PLAN (WMP)
FOR
PUBLIC LAVATORIES AT THE JUNCTION OF CAMDEN ROAD AND ROYAL
COLLEGE STREET (REF: 2018/0755/P)**



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1. INTRODUCTION

- 1.1 This statement seeks to provide sufficient detail in order to demonstrate the safe and efficient management of the proposed neighbourhood bar located at the Junction of Camden Road and Royal College Street.
- 1.2 A brief description of the property and the proposal is followed by the contents of the Management Plan, itself. The Management Plan is broken down into 4 key areas in order to demonstrate how the establishment is to operate safely and how these measures can also ensure that residential amenity is not harmed. These categories are: Door Staff; Smoking and Dispersal; Opening Hours; and Leaving the Premises and the related measures to be implemented can be found within these categories.

2. BRIEF DESCRIPTION OF THE PROPERTY

- 2.1 The property is located at the junction of Royal College Street and Camden Road within the London borough of Camden.
- 2.2 The site is bounded to the east by Camden Road, to the west by Royal College Street and to the north by a small parade of four shops. The railway bridge serving Camden Road Station bounds the site to the south. Residential units are located above the commercial units to the north.
- 2.3 The public lavatories are traditional Victorian subterranean facilities. The facilities were last in use in the 1990s and were closed as part of a borough wide cost saving exercise as toilets are difficult to maintain and are privy to vandalism.
- 2.4 The site is not listed however it is within the Camden Broadway Conservation Area. The site is also located within the designated Neighbourhood Centre of Royal College Street / Camden Road.
- 2.5 The nearest bars to the site include 'Draft House' public house which lies south of the site at No.102-104 Camden Road and Rullo's Pizzeria Restaurant and Bar at 47-49 Camden Road.

3. PROPOSAL

- 3.1 The proposal includes for the change of use of the existing vacant subterranean public lavatories (Sui Generis) at the junction of Royal College Street and Camden Road to a neighbourhood bar (A4).
- 3.2 The proposal presents an opportunity to further enhance the choice of A4 establishments within the designated Neighbourhood Centre thus contributing to a diverse and vibrant centre and increasing flexibility and customer choice in the locality.
- 3.3 The proposal intends to materially alter the use of the site, bringing the vacant site back into use through the creation of a neighbourhood bar / restaurant (A4 Use).
- 3.4 The proposed bar will be the second of its kind in Camden. The existing and original Ladies & Gentleman bar has been running successfully at the junction of Fortess Road and Highgate Road since December 2014. Timeout London described the bar as "a lovely cocktail bar housed in a former underground toilet in Kentish Town". This second venture seeks to achieve the same positive reviews and reputation as the description suggests.

- 3.5 The existing Ladies & Gentleman experiences very few issues in relation to customer rowdiness or general frowned upon behaviour. This is an intimate space for customers to have a chat or enjoy some relaxing jazz music, rather than a party destination. The bar's clientele are a reflection of the bar's staff and attitude; relaxed, friendly and polite. This second venture will very much follow these same principles and will seek to establish the same excellent reputation as at Kentish Town

4. **MANAGEMENT PLAN**

Door Staff

- 4.1 In response to the experience at Ladies & Gentlemen in Kentish Town, it is not considered necessary to commit to employing any Security Industry Authority (SIA) door supervisors during the normal service. It is likely that door supervisors will be employed during particularly busy periods such as New Year's Eve, if required.
- 4.2 Due to the small size of the premises, the capacity of the establishment is limited to 45 seated covers for patrons. The space does not lend itself to vertical drinking and so when full, patrons will be turned away and given a card encouraging them to book ahead in future. There will be careful management of those entering the establishment by the door staff to ensure that the capacity does not exceed 45 patrons.
- 4.3 In addition to the small scale of the bar, the proposed hours are 'core hours' and so the venue will not attract particularly late-night revellers. It is also considered that the history of good management at Ladies & Gentlemen in Kentish Town and a desire to avoid giving the wrong impression to potential customers are further reasons why door staff are unnecessary.

Smoking and Dispersal

- 4.4 The smoking area at the establishment will be located on the north-eastern side of the entrance, on the opposite side of the toilets to Royal College Street and away from the road.
- 4.5 A zero tolerance policy towards anti-social or noisy behaviour demonstrated by patrons using the smoking area shall be enforced by all staff.
- 4.6 As the overall capacity of the establishment is small with only 45 seated covers provided for patrons, the number of people wishing to smoke at any one time is unlikely to be any more than 4 patrons. Those who do wish to smoke will be confined to the smoking area whilst they are smoking and will not be permitted to take their drinks outside. Signage shall be provided reminding patrons that the area is a controlled drinking zone and alcohol must not be consumed in the street.
- 4.7 Signs shall be displayed requesting that users of the smoking area respect the needs of local residents and to use the area quietly. Patrons will not be allowed to enter the smoking area after half an hour before closing. These rules shall be strictly adhered to.
- 4.8 Wall mounted ash trays will be provided in the smoking area to reduce litter.

Opening Hours

4.9 All staff will be aware of the authorised operational hours. The requested hours of operation are outlined below.

- Monday – Thursday 10.00 until 23.00;
- Friday – Saturday 10.00 until 00.00;
- Sunday 11.00 until 22.30.

Ask Angela

4.10 The premises will sign up or the Ask for Angela Scheme, as promoted by Camden.

Leaving the Premises

4.11 In order to assess potential noise levels, the applicant submitted a noise report with the application. In terms of the assessment of the noise impact, measurements were taken from the nearest residential window at 180A Royal College Street, 10 metres from the site. The assessment demonstrates that there would be no increase in the noise level to the window and therefore that local authority criteria would be satisfied.

4.12 The noise report also assesses potential noise of patrons leaving the establishment. The assessment is based on a worst-case scenario and confirms that it is unlikely that residents will be significantly affected by noise from patrons leaving the premises.

4.13 In any regard, clearly legible signs shall be displayed at the exit requesting that patrons respect their neighbours when leaving. Towards closing time, lighting levels shall be raised, music levels shall be lowered and patrons shall be politely reminded that the premises is soon to close. Staff will not allow patrons to loiter outside premises and will encourage patrons to continue their journey home.

4.14 The establishment intends to be a local bar serving the local population and patrons will be respectful to their own neighbours. Those patrons who do need to travel shall be made aware of the excellent local transport links. Those patrons who require a taxi to be ordered from within the premises rather than having to wait outside shall be offered this service from staff.

Deliveries

4.15 Deliveries are weekly, prearranged, and utilise the pay and display designated parking bays opposite the premises.

5. CONCLUSION

5.1 The concerns over noise should be considered in conjunction with the noise report and the evidence contained within it. The evidence shows that there will not be an impact on noise and, therefore, residential amenity will not be impacted.

5.2 This Management Plan clearly sets out the measures to be taken in order to alleviate any noise pollution or safety concerns. It is considered that every reasonable step has been taken to ensure that the proposed neighbourhood bar remains true to its visualised concept as a place for local residents to relax after work and at the weekend.

- 5.3 The measures set out within this document clearly demonstrate how the small capacity of patrons will be managed in a safe and efficient manner. This will ensure that the proposal makes a positive contribution to the town centre through contributing to a diverse and vibrant centre that offers choice to local people and supports the local economy.

6. WASTE MANAGEMENT PLAN

- 6.1 Waste is stored internally and brought out for collection directly outside the premises, along Camden Road, at 11pm Wednesday to Sunday in line with the days of operation. Waste bags will not be left on the street but will instead be brought out from inside when the commercial waste operatives are ready to collect them.
- 6.2 Waste is collected by Veolia, Camden's preferred contractor.
- 6.3 Glass and mixed recycling bags are used.