

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/3285/P	RICHARD COTTON (CLLR)	11/10/2023 18:34:23	OBJ	<p>These premises are situated in a residential street in Regents Park ward but the houses on the other side of the street are in Camden Town ward and residents on both sides of the street and, indeed in neighbouring streets, have been complaining about noise levels and late night opening. The original planning application for this site was granted in 2007 (2006/2680/P) with conditions designed to prevent noise nuisance and safeguard the amenities of the adjoining premises. An application to extend the operating hours was granted in 2011 (2011/3285/P) again with restrictions preventing the playing of live music between 23.00 and 08.00 hours, restricting cafe/restaurant use and music recital hall use. As a councillor for Camden Town ward I am concerned that the removal of these restrictions and the change of use to what will effectively be a night club will generate noise and anti-social behaviour which will impact negatively on local residents. Since the original planning approvals in 2007 and 2011, more residential properties have been built in the area so even more residents will be adversely affected. I urge you to reject this application and reserve the right to speak against it at Committee.</p>

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2023/3285/P	Kathryn Anne Gemmell	11/10/2023 13:30:25	OBJNOT	<p>Change of use of ground and first floor from cafe/restaurant (formerly A3) and music recital hall (Sui Generis), to live music event space with cafe and restaurant (Sui Generis) with extension of operational hours to play live and recorded music from 08:00-02:00 Monday to Thursday, 08:00-03:00 Friday to Saturday, and 08:00-00:00 on Sunday.</p> <p>The original planning application for this site (application ref: 2006/2680/P) was granted 19 March 2007 with the following conditions.</p> <p>2. That the café/restaurant should operate 08:00-23:00hrs Monday-Saturday and 08:00-22:30hrs on Sundays and Bank Holidays to safeguard the amenities of adjoining premises and the area in general according to policies SD6 and R3 of the LBoC Camden Replacement Unitary Development Plan 2006.</p> <p>3. Noise levels at a point 1m external to sensitive facades shall be at least 5dB(A) less than the existing background measurement regarding the operation of plant... to safeguard the amenities of adjoining premises and the area in general according to policies SD6, SD7, SD8 and appendix 1 of the LBoC Camden Replacement Unitary Development Plan 2006.</p> <p>Subsequently an application to extend the operating hours in 2011 was granted with the following conditions.</p> <p>1. Ensure that live and recorded music is not played on the premises between 23.00 and 08.00 hours in accordance with condition (1) attached to planning permission granted on 24/08/2011 under reference 2011/3285/P;</p> <p>2. Ensure that the cafe/restaurant use hereby permitted shall not be carried out outside the following times: midnight to 0800 on Monday to Thursday, 0100 to 0800 Friday and Saturday and 2230 to 0800 on Sundays and Bank Holidays and no noise shall emanate from the premises within these times in accordance with condition 2 attached to the planning permission granted on 24/08/2011 under reference 2011/3285/P; and</p> <p>3. Ensure that the music recital hall use hereby permitted shall not be carried out outside the following times: midnight to 0800 on Monday to Thursday, 0100 to 0800 Friday and Saturday and 2230 to 0800 on Sundays and Bank Holidays and no noise shall emanate from the premises within these times in accordance with condition 3 attached to the planning permission granted on 24/08/2011 under reference 2011/3285/P.</p> <p>The situation in the surrounding area has not changed in such a way as to suggest that these conditions should be removed. In fact, further residential properties have been built and more residents are now impacted by the operation of this premises.</p> <p>The proposal is to change the use and extend the operating hours to a late-night, live music venue which will, by its nature generate noise and anti-social behaviour as has been experienced recently by residents. The current operators have been operating outside the approved planning conditions and the impact has been keenly felt by the local community. A late-night live music venue will involve significant numbers of people coming and going from the premises causing noise and blocking the pavement and even the road as has been experienced in the past year. The plans submitted do not require the operator to retain tables and chairs and could have a capacity of more than</p> <p>The applicant makes it very clear that they seek to serve the needs of the LGBTQ community and we are delighted that this is the case. However, this does not require the venue to be run late at night and to cause noise disturbance to neighbours. The capacity of the space is close to 800 making it a very large venue. The operation of this premises must not impact the amenity of residents as required in Camdens Local Plan and Policies.</p> <p>The planning conditions relating to operating hours and noise breakout are also to protect residents from TENs applications to licensing. Licensing do not review planning conditions when approving TENs applications which can extend licensable activities for many hours each year to the detriment of resident's amenity and impacting the mental health of neighbours who are unable to sleep.</p>

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				We ask that you reject this application in full and retain its use as Class E and the operating hours to remain as currently approved.
