

**From:** Hillary Bauer  
**Sent:** 16 October 2023 15:51  
**To:** Planning Planning  
**Subject:** Objection to planning application: 2023/3285/P -3-7 Delancey Street London Camden NW1 7NL THE FORGE

Dear Sirs,

I am writing as a resident of Arlington Rd., concerning the above planning application for proposed **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.**

The original planning application for this site (application ref: 2006/2680/P) was granted 19 March 2007 with a number of conditions, including:

2. That the café/restaurant should operate **only from 08:00-23:00hrs Monday-Saturday and 08:00-22:30hrs on Sundays and Bank Holidays in order to protect the amenities of adjoining premises and of the surrounding the area** according to policies SD6 and R3 of the LBoC Camden Replacement Unitary Development Plan 2006.

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.

Subsequently an application to extend the operating hours in 2011 was granted with the following conditions.

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;

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

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.

There is nothing to suggest that situation in the surrounding area has changed in any way that would indicate that these conditions should be removed. In fact, more residential properties have been built since then and more residents are now affected by the operation of this premises.

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 already been operating outside the approved planning conditions and the local community has been strongly impacted by this. A late-night live music venue as proposed will involve very large numbers of people coming and going from the premises causing noise and blocking the pavement and even dangerously spilling into the road, as has been experienced in the past year. The plans submitted do not require the operator to retain tables and chairs as originally agreed and could significantly increase the venue's capacity and consequent nuisance.

The applicant makes it very clear that they seek to serve the needs of the LGBTQ community and we accept this. However, this does not in any way mean that the venue has to be operating really late at night and into the early morning and inevitably cause noise and other 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 be allowed to impact the amenity of residents - as is required in Camden's Local Plan and Policies. It is simply unreasonable to affect the lives of residents in this way.

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.

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.

Yours sincerely,

*Hillary Bauer*

Hillary Bauer OBE