

We are writing to oppose the proposed change of use at 3-7 Delancey Street of ground and first floor from cafe/restaurant (formerly A3) and music recital hall, to live music event space with cafe and restaurant 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 the following conditions:

1. 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.

2. 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.

We are opposed to the proposed change of use on two grounds:

First, that 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 these premises.