

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/3285/P	Jyotika Patel	27/10/2023 16:00:37	COMMNT	<p>I am writing on behalf of Odu Dua Housing Association, landlords for the residential apartment block (Flats 1-3, 8 Delancey Street London NW1 7FU) located directly opposite the proposed nightclub and live music venue. We strongly object to both the change of use and extended operating hours outlined in this planning application.</p> <p>As social housing providers catering to families, single parents, and vulnerable individuals, we have a duty of care to provide our residents with safe, secure housing free from disturbance. The introduction of a late-night venue in such close proximity to residential housing would undermine this duty and severely impact their right to quiet enjoyment of their homes.</p> <p>The noise pollution caused by loud, amplified music, intoxicated customers leaving the premises, and general night-time activity would be hugely detrimental to our tenants' wellbeing and ability to sleep and relax in their own homes. Our residents have young families (including babies) with early bedtimes or health conditions exacerbated by noise. Those families with school age children are anxious as how their children will be able to study and sleep. This change of use shows no consideration for their needs.</p> <p>Additionally, the congestion, traffic levels and lack of parking created by a nightclub so close by would be unacceptable.</p> <p>In summary, we firmly request you reject this wholly inappropriate change of use and extension of operating hours, which shows total disregard for the residential nature of our accommodation and needs of our vulnerable tenants. As their landlords and caretakers, we could not accept a nightclub operating directly opposite that would undermine our duty of care and their right to live undisturbed.</p> <p>We urge you to contact us to discuss alternative, more harmonious uses for this venue.</p> <p>Thank you for your consideration.</p>

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2023/3285/P	Christina Stock	28/10/2023 20:40:00	COMMNT	Draft objection from Ms Christina Stock

As the freehold owner of the shop at 109 High St Camden and the self contained maisonette over known as 4a Delancey Passage, London NW1 which abuts the rear of the subject site I submit the following observations and concerns in relation to the current application ref 2023/3285/P for Change of Use to live music event space with café and restaurant and extension of operating hours at 3-7 Delancey Street.

I shall not rehearse the numerous objections already lodged by other concerned parties but have sympathy and agree with them.

Since purchasing the property in 2015 there have always been a single "exit door" and separate double doors serving a storage/plant cupboard in the back (south east) wall of 3-7 Delancey Street opening directly into my secure private rear yard which provides the only access to 4a Delancey Passage from Delancey Passage itself via a code operated metal security gate at the boundary. Neither were utilized in the early years so I had no reason to complain until this last Summer when my daughter and fiancé who lived at 4a were subjected to people coming out of the "exit door" socializing, drinking, smoking and causing a rowdy nuisance in my yard area and up on the flat roof by their front door at night and into the early hours which was extremely upsetting, frightening and antisocial. They have now moved out. No documentary evidence has been found to show that these access points were legally constructed or permitted under a previous consent or what purpose they are meant to serve.

If the "exit door" forms part of the escape plan from 3-7 Delancey Street under the current application, or the existing permission, this should be carefully and thoroughly investigated by the Council because it is clearly unworkable to have members of the public, even in an emergency, spilling out of a venue into private, gated property. If it is not an emergency exit it should be kept permanently locked to prevent trespass and nuisance or preferably blocked up.

Delancey Passage is itself a problem area being poorly lit, infrequently patrolled and regularly used by vagrants and rough sleepers as mentioned by other objectors. The applicant acknowledges the Passage as a problem area even now. See sections 14 and 21 of the Planning Statement accompanying the application. Extending the operating hours and nuancing the use of the building towards live music will only lead to more disruption. This problem could be overcome by making it a condition, should the Council be minded to grant consent, that the applicant through a S106 pays the Council to suitably light and erect gates to secure Delancey Passage at its junction with Delancey St. or set back behind the side exit of 3-7 Delancey St. and revising their escape route accordingly if necessary.

Another continual problem which will be exacerbated by increasing hours of operation and varying the purpose of the business is the constant storage and overflow of refuse at the junction of Delancey St and Delancey Passage. The operatives of 3-7 try to contain this but unsuccessfully even as matters stand.

I do not wish to stand in the way of encouraging business and the leisure activities of others however it must be dealt with sensitively and with local residents and Camden tax payers wellbeing firmly in mind.

Christina Stock

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2023/3285/P	John Paul Wingrove-Davey	02/11/2023 10:05:28	OBJ	<p>I would like to object to the above planning application on the following grounds:</p> <p>Since the operators took over the venue last year, the disturbance from the music and patrons has been a continual problem for local residents. Regardless of the work from planning, licensing and environmental officers to help the operators limit the disruption and disturbance – problems are still on-going. One of the worst impacts has been patrons loitering before, during and after events. The operators have not been able to control the patrons from anti-social behaviour (drugs and drink in the street, shouting, holding up traffic, leaning against resident's parked cars). The extension of hours for recorded or live music granted for this site in the planning application in 2011 from Monday to – Saturday 08.00 – 23.00 and Sunday 08.00 – 22.30 hrs to : from Monday to Thursday 08.00 - 02 Friday to Saturday 08.00 - 03.00 and Sunday 08.00 – 00.00 would therefore be of considerable detriment to residents</p> <p>The venue was originally built as a purpose-built recital hall with a small restaurant on the first floor. Conditions placed on the venue were reasonable and protected residents from excessive noise/disturbance. Since then, the immediate area around the Forge has become more residential with flats built opposite in Chant House, and affordable housing as part of the new hotel opposite. Later operational hours of 2am weekdays, and 3am Fridays and Saturdays – would only create further disturbance and noise just at a time of night when traffic is lighter and therefore the street is quieter.</p> <p>The plans submitted do not require the operator to retain tables and chairs completely reversing the original planning ruling that there shall be no vertical drinking. Alcohol will only be sold by waiter/waitress service to customers seated at tables. Alcohol sales will be ancillary to a substantial table meal. This is of very real concern to the residents as it completely changes the nature of the venue from a restaurant with music to a music and dancing venue People drinking without an accompanying meal will be likely to consume more alcohol, leading to more anti-social behaviour The capacity of the venue will be considerably expanded , more people using the venue will lead to significantly more people coming and going – thus creating further noise and anti-social activity at the quietest time of night.</p> <p>The operators have tried to get around licensing conditions by applying for dozens of TENS applications. It is only through the existing planning conditions that we have been protected from extended licensable activities.</p> <p>Unfortunately the operators have shown time and again since it took over the Forge that it is totally unreliable and that it is either incapable of delivering on the numerous promises it makes to the official bodies, or simply has no intention of doing so. The operators have only complied when they have been given notices of breaching conditions. At the January licensing hearing, against significant opposition from residents, police, local councillors, the noise team and planning, the two councillors that voted it in did so on the condition that the operators would hold 8 LGBTQ+ events per month. The operators have failed to deliver on this as well. There is nothing to suggest that the operators behaviour will change in the future, and Camden should not be supporting or encouraging it by agreeing to these changes.</p> <p>I urge you to reject the application in its entirety as it's totally unsuitable for the premises and location.</p>