

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/4355/P	Colin Jacobson	01/11/2023 21:32:26	COMNOT	<p>My name is Colin Jacobson. I am a long term resident having lived at 48 Parkway for over 50 years just around the corner from the site of the proposed change of use. I attended the Resident's meeting at the invitation of the Secret Group on 4 September 2023 at Camden Town Hall.</p> <p>In general, I was impressed by the approach of the representatives of the applicants and felt that their desire to communicate with and involve local residents was genuine and sincere.</p> <p>I outline my concerns below as expressed at this meeting:</p> <ol style="list-style-type: none"> 1. Possibility of increased congestion and disruption in Arlington Road from the loading/unloading of equipment and scenery, etc. I pointed out that Arlington Road is one of the few relatively calm roads in the general overcrowding and social intensity of Camden Town, Camden market etc. 2. Sound proofing: the current usage of the building as a Bingo hall does not cause very much noise break-out either from within nor when customers leave. My concerns was that a more lively and interactive form of entertainment could be very different in terms of footfall, outbreak of performance activity, music noise and audience participation etc. 3. Following on from 2), what are the predictions for customer footfall? The existing use as a Bingo venue appears to encourage a gentle style of entrance and exiting. If several interactive productions a day are being planned, how will this impact on the locality in terms of arrivals and departures and the flow of customers leaving the venue? For instance, one speaker mentioned that at one of the company's other successful venues, "500-600 school kids came to a show". That kind of attendance would make a very different on the neighbourhood compared to the existing experience of the Bingo sessions. What dispersal will the management adopt to avoid large scale disruption after shows? 4. Alcohol licence and bar facility: the speakers confirmed they would be applying for a licence for the premises but emphasised that this would be ancillary to the main events and would have "minimal impact" on the overall activities. How would the bar be supervised and how would staff ensure that customers do not stay too long and so possibly exiting the venue in an over-exuberant state? <p>To sum up, I am broadly supportive of this proposal and wish it well but I have legitimate concerns, as expressed above, that the venue might add to the general mayhem in the area that residents experience 24/7. I would therefore request that the relevant Planning Officer and the Planning Committee, (should a hearing be held), pay serious attention to the matters I have raised and insist on meaningful safeguards and conditions to be incorporated into any planning consent to ensure that Secret Group Ltd and local residents can exist in harmony.</p>

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2023/4355/P	Kathryn Gemmell	21/10/2023 10:04:24	SUPC	<p>We note that this application is for change of use to accommodate the running of an immersive cinema experience. The applicant has not suggested any conditions regarding the hours of operation although they have indicated that they will operate with staff and then the public from 08:00-00:00hrs each day.</p> <p>This premises /venue is a large capacity space (c.2500) within the cumulative impact area. The applicant has not stated a specific capacity.</p> <p>We would like to ask Council to apply conditions that protect the surrounding residential areas from operational issues and the potential future use as a late-night venue via planning conditions.</p> <p>Residents concerns are regarding dispersal of a large number of customers when a ticketed event has taken place ¿ we assume this is how it will operate? We would like to be consulted in detail on this issue.</p> <p>Should this immersive cinema fail as a business we would want to have conditions in place that prevent the use of the premises as a night-club or other late-night music/drink led venue. IE we would like the hours of operation limited to those stated by the applicant (08:00-00:00hrs) by a planning condition. We would also like any future tenants to be required to have their operating plan agreed by the council prior to commencement of commercial activities.</p> <p>We anticipate that the council will be seeking conditions regarding noise break-out and crowd management.</p> <p>Deliveries and bottling out / waste collection should be limited to after 08:00hrs Mon-Sat and after 09:00hrs Sun and before 21:00hrs Mon-Sun.</p> <p>Others may have suggestions to add. We would be grateful to have your thoughts on how we can proceed with the applicant and the council.</p>

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