



International House, 36-38 Cornhill, London, EC3V 3NG

Statement of community involvement

39 Lamb's Conduit Street

Bánh Mì Aha!

November 2023

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1.0 Introduction

- 1.1 This statement of community involvement accompanies a planning application made on behalf of Hai To, in respect of the property at 39 Lambs Conduit Street, London, WC1N 3NG in the London Borough of Camden.

The proposal

- 1.2 The application is to change the wording in condition 7 of planning permission ref: 2016/5068/P, approved on 24 June 2017, for:

Continuation of restaurant use (Class A3) including installation of recirculation kitchen canopy and mechanical fresh air system.

- 1.3 The proposed change is regarding opening hours, from:

The use as Class A3 (restaurant) at the ground and basement floors as shown on the approved plans shall not be open to customers outside of the following times: 08:00 hours - 18:00 hours Monday to Fridays, Saturdays 08:00 hours - 18:00 hours and closed on Sundays and on Bank Holidays. No customers shall be on the premises and no sound emanating from these premises shall be audible within any adjoining premises outside of these hours. No customers shall be on the premises and no sound emanating from these premises shall be audible within any adjoining premises outside of these hours.

To:

The use as Class A3 (restaurant) at the ground and basement floors as shown on the approved plans shall not be open to customers outside of the following times: 08:00 hours - 22:30 hours Monday to Saturdays, Sundays and on Bank Holidays 10:00 hours - 20:00 hours. No customers shall be on the premises and no sound emanating from these premises shall be audible within any adjoining premises outside of these hours. No customers shall be on the premises and no sound emanating from these premises shall be audible within any adjoining premises outside of these hours.

2.0 Stakeholder identification

- 2.1 The applicant sought to undertake community engagement with neighbouring residents and local stakeholders.
- 2.2 We identified the key stakeholder groups to comprise the following:
 1. Immediate residential neighbours;
 2. Local businesses and customers;
 3. Lamb's Conduit Street Traders Association;
 4. Rugby and Harpur Road Residents Association.

3.0 Consultation

- 3.1 Due to the varying nature of the stakeholders identified, the method of engagement and communication was also varied. We record how this was undertaken for each stakeholder below.

Immediate residential neighbours

- 3.2 The immediate residential neighbours in the upper floors of the building are two properties, Flat 1 and Flat 2. Due to the history between the applicant and these neighbours that arose from an incorrect installation of the approved air handling unit in the basement, that in turn, led to an enforcement case being opened, we have had ongoing dialogue with these neighbours. The enforcement case was resolved following the correct installation of the air handling unit and further additional measures in efforts to continue to preserve their residential amenity. The planning statement details this in more depth.
- 3.3 Following the resolution of the enforcement case, the restaurant operator has traded with minimal issues arising over the last year. This has been in an effort to demonstrate that they are capable of operating within the existing constraints afforded by the planning permission ref: 2016/5068/P approved on 24 June 2017.
- 3.4 Over recent months we have corresponded with the neighbours and met with their representatives to discuss the proposal to extend the opening hours into the evening economy.
- 3.5 The engagement has allowed us to clarify where their concerns for the future lie, and we have worked up a Draft Scheme of Management that the operator would put in place on receipt of planning so that there are clear and specific procedures in place that would provide appropriate assurances.

Local businesses and customers

- 3.6 The views of local businesses and customers on the proposals were sought.
- 3.7 This was undertaken by a questionnaire survey. The survey was used in the premises to ask existing customers what they thought of the proposals and if they supported it, to provide their name, contact email and postcode. The same survey was also taken to local businesses on the street and the same question asked. A copy of the survey is provided in appendix x.

Lamb's Conduit Street Traders Association

- 3.8 The Lamb's Conduit Street Traders Association represents a number of businesses in the area.
- 3.9 Correspondence was sent and phone calls were held to representatives of the Traders Association, seeking its views on the proposals. A copy of the correspondence is enclosed in Appendix x.

Rugby and Harpur Road Residents Association

- 3.5 The Rugby and Harpur Road Residents Association represents a number of residents in the area.
- 3.6 Correspondence was sent to representatives of the Residents Association, seeking its views on the proposals. A copy of the correspondence is enclosed in Appendix x.

4.0 Responses

4.1 We set out a summary of the responses and feedback to the proposals below.

Immediate residential neighbours

4.2 Neighbours' key concerns are summarised as follows:

- Duration of opening being too late;
- Noise from customers queuing outside;
- Noise from customers dining outside;
- Noise from music inside being heard through open windows;
- Potential for litter in the street;
- An open channel of feedback to ensure dialogue can be maintained in the future.

4.3 The application has responded to concerns about the later opening hours by reducing them in the proposal from 22:00 to 21:30.

4.4 The engagement has led to the production of a Draft Scheme of Management that the restaurant operator is happy to have referenced in a planning condition, as appropriate.

4.5 The Draft Scheme of Management is enclosed in appendix x and is acknowledged to be a working draft that we hope can be agreed during the determination period.

4.6 Residents acknowledge the efforts being made by the applicant in seeking to address their concerns.

Local businesses and customers

4.6 The questionnaire survey resulted in xxx respondents confirming they supported the proposals.

4.7 A redacted copy of the survey is provided in appendix x.

Lamb's Conduit Street Traders Association

4.8 The Lamb's Conduit Street Traders Association acknowledged the proposals and confirmed that it was unlikely to object to the proposals.

Rugby and Harpur Road Residents Association

4.5 The Rugby and Harpur Road Residents Association acknowledged the proposals and confirmed that it had sent the correspondence on to a number of addresses in Lamb's Conduit St.

4.6 At the time of the submission, no further correspondence has been received.

5.0 Conclusion

- 5.1 In conclusion, the applicant sought to engage neighbours and local stakeholders in accordance with guidance.
- 5.2 Engagement was undertaken through various methods to the following:
1. Immediate residential neighbours;
 2. Local businesses and customers;
 3. Lamb's Conduit Street Traders Association;
 4. Rugby and Harpur Road Residents Association.
- 5.3 The engagement has resulted in the following changes and additions to the current application:
- An adjustment of the proposed opening hours back from 22:00 to 21:30 Monday to Friday and Saturday, and;
 - Has allowed the production of a Draft Scheme of Management that sets out clear and specific procedures in place that would provide appropriate assurances, and which may be conditioned, as appropriate.