

We, the upstairs neighbours Mark Baillie and Williamina Dickson, oppose this application for late opening all year round and seek maintenance of the existing daytime opening hours.

PROCEDURAL PROBLEMS, NO PUBLICITY EXCEPT WRONG NOTICE BY APPLICANT:

- The Planning Department sent no letter to me therefore presumably not to any neighbours about this important proposed change to our quality of life (for example I got one recently about a nearby restaurant, Honey & Co., wanting permission for small tables on the pavement, with no change).
- No Planning announcement is posted on or near the premises, as is usual in many Planning Applications.
- As a result, the only announcement appearing here gives the wrong times, in the premises' window, with a QR code link to the Planning site, seeking support for an alleged change of opening hours to 9pm (no mention of extension to Sundays and Bank Holidays) whereas the application is for 10.30pm and adding 10pm on new opening on Sundays and Bank Holidays, all year round. This is like a letter in November by the surveyor to residents saying he was seeking 9.30pm, with 8pm for the extension to Sundays and Bank Holidays, followed by the actual application in December for 10.30pm and 10pm.
- Therefore notification should be implemented and the deadline extended so the community can have a proper say in the proposed big change to our amenity, our way of life and the low ambient noise.

SUMMARY: OUR PRINCIPAL OBJECTIONS ARE NOISE AND SMELL, NOW TO BE EVERY DAY AND NIGHT OF THE YEAR, FURTHER INTRUDING INTO OUR PRIVATE LIVES LATE AT NIGHT, PLUS CUSTOMERS QUEUING ACROSS OUR FRONT DOOR. THIS GOES AGAINST THE VERY PRINCIPLE OF "OPENING HOURS", MEANT TO GIVE PERIODS OF PEACE TO NEIGHBOURS.

Night-time customers are proven loud groups, seen in nearby Red Lion St. Currently, noise from customers is tolerable but there are frequent loud tapping noises (probably chopping), plus a doorbell chime presumably signalling food ready in the basement. Smell is intermittent but strongest at midday in our flat and almost permanent in the stairwell, now to be extended to late at night with further batches of cooking.

APPLYING FOR LATE NIGHT TAKE-AWAY EVERY SINGLE DAY including Sundays and Bank Holidays, so no respite ever for residents.

EVIDENCE OF NIGHT-TIME NOISE: Nearby Red Lion St. is evidence of constant noisy queues at late-night takeaways, so our assessment of noise is not a vague fear but based on local evidence of customers at similar takeaways. Night-time customers have often been drinking together but groups of friends make a lot more noise anyway than office workers at midday.

TAKEAWAY COURIERS' NOISE: Noise includes delivery riders shouting into mobile phones, so more noise on this no-through-road section of the street.

NOISE "MANAGEMENT" PROMISES NOT IMPLEMENTED: The surveyor, Mr. Darwall-Smith of Keystone, makes clear that there will always be noise that he does not consider "significant", making an intolerable intrusion into our private lives. We, the residents and freeholders, were long promised, since November, a "Scheme of Management" for night-time noise and queues by Keystone but got no proposals, just reiterations of undefined intent. In the end, he merely awarded us the right to complain: his email of 20 Feb. says "we have also put you in control of judging when noise levels are significantly exceeded and provide ways for you to contact the management". He does not define "significantly", so makes clear we must put up with permanent noise.

NO MANAGEMENT OF ADVERTISING BOARD AND WINDOWS: As for control of anything, they cannot



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Comment on a Planning Application

Your comments will form part of the planning application and will be publicly available online. This will include your name and address but we will not display your telephone number or email address.

Please do not include any personal health or financial information that could identify you in your comments.

Details

Application Number	2023/5161/P
Application Type	Variation or Removal of Condition(s)
Addresses	39 Lamb's Conduit Street, London, WC1N 3NG
Development Types	Approval or variation of Conditions
Description	Variation of condition 7 (opening times) of planning permission 2016/5068/P (for Continuation of restaurant use including installation of recirculation kitchen canopy

Please enter Comments and Personal Details below

Sections marked with * must be completed.

**Comments (30,000 *
character limit including
spaces)**

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Name *	<input type="text" value="Mark Baillie"/>
Comment Type	<input type="text" value="Comment Made and Notify of Committee Date"/>
Address Line 1 *	<input type="text" value="Flat 1"/>
Address Line 2	<input type="text" value="39 Lamb's Conduit Street"/>
Address Line 3	<input type="text" value="London"/>
Address Line 4	<input type="text"/>
Address Line 5	<input type="text" value="WC1N 3NG"/>
Email *	<input type="text" value="[REDACTED]"/>
Preferred Method of Contact	<input type="text" value="Email"/>
Phone *	<input type="text" value="[REDACTED]"/>

Submit

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keep their A-frame advertising board out of our front doorway nor even keep their promise to keep their windows closed, overlooking my neighbour's private patio and emitting smells and noise, including music, from the restaurant and the toilet.

QUEUES A NUISANCE ALREADY AND INTIMIDATING AT NIGHT: Queues mainly at lunchtime blocking our front door and the narrowed pavement here (only room for one pushchair or wheelchair) are already a nuisance and at night may also be intimidating, especially for a woman leaving or returning alone. There has been no "management" of the queue line so far, so there is no reason to believe that it will be, or indeed can be, managed by the applicant.

CURRENTLY LOW AMBIENT NOISE, PREDOMINANTLY RESIDENTIAL STREET: Lamb's Conduit Street, north of Richbell Pl. up to Gt. Ormond St., is principally a residential street with commercial premises at ground level only (some with basements), with low ambient noise and where very few buildings have no residents. Therefore this business has residents above, on both sides and diagonally in front (a rare office building is directly in front with four shops on the street). The surveyor, Mr. Darwall-Smith, calls it "a commercial street in a central London location" (letter to me, 13 May 2022, not copied to my neighbour Mrs. Stevinson), showing disregard for the high number of residents in what is more like a village high street.

LONGER SMELLS AND NOISE: More smells and noise, including filters' hum, in longer opening hours, far worse in warm weather with open windows. The surveyor says this will now include music in the evenings except on Sundays and Bank Holidays (email to residents 22/2/24).

- Constant doorbell noise, presumably signalling between basement kitchen and ground floor, and loud tapping (probably chopping) now to be extended way beyond working hours into our lives.
- We are occasionally woken by routine late night deliveries around 5.30am, with noise outside and inside, and inside the premises after the deliverers have left sounding like dragging and bumping heavy items (same level of noise as dragging tables in or out); gas bottles have been delivered, with clanging, in the evening well after closing time (timestamped photos available for both events). The planning permission, Condition 7, states "no sound emanating from these premises shall be audible within any adjoining premises outside of these [8am-6pm] hours".

CONCLUSION: This is on the particularly quiet part of a quiet street, with no through road and low ambient noise. Nearest restaurants (La Fromagerie, Noble Rot, Honey & Co.) are on the through road and have no queues, with small outside tables so no groups talking loudly. Two of those (now called Honey & Co. and Noble Rot) have been there for decades and form part of the street's life but this would be a new, busy and noisy intrusion into the street's amenity and the residents' lives.

On Fri, 22 Mar 2024 at 19:19, Mark B <> wrote:
Dear Planning Department,

My online submission to "Object and Notify of Committee Date" to [Planning Application 2023/5161/P](#) gets a mysterious Blocked message (Cloudflare Ray ID: 8688722e59b4639b), with no proposed solution, so I am submitting this to you as suggested on the [main page](#).

I attach a pdf of your page as filled in online, plus the text of my comments copied here, below my address. My contact details are below in my address lines, as in the Objection, preferring email correspondence.

I would be very grateful for confirmation of receipt and requests for any further details you need to formalise this submission. I will keep trying online, as the comment period closes on Sunday, at the risk of duplication.

Yours sincerely,

[Mark Baillie](#)