

From: Kate McLaren

Sent: Thursday, October 19, 2023 8:41 AM

To: Sam FitzPatrick; Plannin

Cc: Patricia Callaghan (Cllr); Richard Cotton (Cllr); William Miller; catherine.e.colley; patthoma shartland; Mark Neal Co

Subject: 2023/4355/P 180 Arlington Road London Camden NW1 7HL

Dear Sam,

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.

This premises /venue is a large capacity space (c.2500) within the cumulative impact area. The applicant has not stated a specific capacity.

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.

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.

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.

We anticipate that the council will be seeking conditions regarding noise break-out and crowd management.

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.

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.

Best Kate Gemmell (aka McLaren)
Chair TRACT
Tenants & Residents Associations Camden Town