

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/2819/P	Covent Garden Community Association (form completed by Amanda Rigby, Co-Chair)	18/08/2024 23:38:32	OBJNOT	<p>As the amenity society for the area, Covent Garden Community Association (CGCA) objects to this application for a large, drink-led venue in the heart of a residential family neighbourhood and prime conservation area.</p> <p>We would, however, withdraw our objection if three conditions were attached to any consent, and the use description expressed in a more specific way.</p> <p>Our request is as follows:</p> <ol style="list-style-type: none"> Hours of use within 10:00 to 23:00 Monday to Thursday, 10:00 to 00:00 Friday and Saturday, 10:00 to 22:30 Sunday. New customers not given entry after 23:00 Friday and Saturday. Hours of deliveries and servicing within the hours of 08:00 to 18:00 Monday to Friday, 09:00 to 18:00 on Saturdays and no servicing on Sundays except refuse collection between the hours of 09:00 to 18:00. The new use be stated on any consent as "flexible sui generis use (restaurant or competitive socializing bar venue)" or similar. This reflects the description in the applicant's operational management plan and protects against the venue being used simply as a vast bar. <p>We are also querying some of the signage proposal in separate correspondence.</p> <p>-----</p> <p>Rationale for suggested hours of use and entry restriction (1 and 2 above):</p> <p>The site is in a densely residential area. Within 50 metres is Odhams Walk, a social housing block of over 100 flats where many families and children live. In other directions are more flats in Earlham Street, Shelton Street Neal Street and Shorts Gardens, which are all subject to impact from customers of this venue especially when they leave late in the evening.</p> <p>Of the drink-led venues in the area, only one small cocktail bar is open beyond 23:00 Sunday to Thursday. The pubs close at 23:00 (except for one that closes at 23:30 on a Thursday only).</p> <p>50 Earlham Street is very large, and has always been a food-led restaurant in the past. So people did not leave late and did not leave very noisily. However, this application is for a far more drink-led offering which has the potential for customers to be far noisier when they leave, and some are likely to leave later than if they were eating.</p> <p>The bar element of the new development by Guinness at Brewer's Yard is almost opposite the Shelton Street entrance of 50 Earlham Street. Because of the residential nature of the area, it was given consent subject to closing times of no later than 23:00 Monday to Saturday, and 22:30 on Sundays. The terminal hour is particularly important during the week (Sunday night to Thursday night) when people need to get to bed at a reasonable time in order to get up for work and school next morning. We ask that the terminal hours of 50 Earlham Street be restricted to the same, for the same reasons.</p>

Application No: Consultees Name: Received:

Comment: Response:

We have had extensive discussions with local residents who are prepared to give this venue an opportunity to stay open later on Friday and Saturday nights, though - as long as it really is for people playing games rather than just drinking. But they are worried that if the bar is open after Brewer's Yard and the local pubs close at 23:00, then customers of those venues will come to 50 Earlham Street to finish the evening with more drinks and be noisy when they leave. For this reason we ask that no new customers are given entry after 23:00 if the bar at 50 Earlham Street is allowed to stay open until Midnight on Friday and Saturday nights.

Rationale for suggested hours of servicing:

Servicing at antisocial hours is very disturbing to residents because of the noise of deliveries and refuse collections (particularly those involving bottles or beer barrels) and because of the traffic congestion that can be caused in our narrow streets. For this reason we ask for no servicing before 08:00 during the week or 09:00 at weekends. We ask for no deliveries at all on Sundays when residents who are under pressure welcome a little more peace.

The Seven Dials area is very busy after 18:00 when the streets are full of people coming to eat and to visit the theatres, along with taxis and rickshaws. It is better if all servicing takes place before this because the streets simply do not have the capacity to cope.

Rationale for suggested description of use class on any consent:

If the application were simply for a bar, residents would be strongly opposed to it. The venue is very large and has the potential for huge impact on those living near it.

The games element of the scheme is therefore very important for our community. It means that fewer people will be focussing on simply drinking there, and it will add diversity to the local late evening economy.

The application form describes the proposal as "Change of use of the premises from Class E (restaurant) to a flexible sui generis use (leisure/restaurant/bar) and/or for Class E use". But this is too vague as it could still operate simply as a bar.

The Camden portal describes the proposal as "Change of use of the premises from Class E (commercial) use to a flexible sui generis use (leisure and bar with extended food offers)". But again, this is not enough to prevent use purely as a bar.

The applicant's OMP describes the development as "Bat & Ball bar & competitive socializing venue". We believe that this wording can be used to specify the use in a way that protects the neighbourhood.

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/2819/P	Withheld see above	18/08/2024 11:34:56	OBJNOT	<p>Please refuse this application: this is not soho but an area famous for shopping and daytime activities and there is no good reason to change this to a bar. There is no precedent for later closing than the pubs, which close at 11pm and it should not become a later closing bar in an area where many residents live. This will attract drunk people to have a final drink here which will disturb residents from sleeping and bring additional anti social and criminal behaviour.</p> <p>I have been woken by man smashing the glass front door on shorts gardens, men urinate daily on the doorway to our flats, and have defecated there. I am a 38 year woman who routinely works late in the evening and have on numerous occasions been hassled by drunk men and have reported it to police who don't do anything, even the basic courtesy of agreeing it is unacceptable in 2024 for an adult woman to feel scared to come home alone, in central london. This is the reality of living in Camden. If you care at all about women living locally at all, or want to encourage anyone to have a family in Camden, then please refuse this application. Camden lacks either the resources or interest (or both) to deal with the consequences of people getting drunk, so you can't then force more of it onto people by changing shops into bars and expect people not to be angry.</p> <p>I am withholding my name as I do not want it to be published with my address lest the man who was convicted for stalking me sees it.</p>
2024/2819/P	Peter Jones	18/08/2024 13:10:58	SUPC	<p>I do not object to this change of use, subject to the following conditions:</p> <p>(1) The venue should close at 23:00 from Monday to Thursday, at Midnight Friday and Saturday, and at 22:30 Sunday. This is a reasonable compromise because a) the site could operate as a large capacity new bar, b) it's consistent with Guinness over the road in Westminster, and c) it could not become somewhere for people to come for final drinks after other venues have closed.</p> <p>(2) Servicing and refuse collection should only operate between the hours of 08:00-18:00 Monday to Friday and 09:00-18:00 on Saturdays. This is what is usually asked for in Seven Dials and is designed a) to keep our Sundays as respite and b) to finish before the evening crowds arrive for theatres etc.</p>
2024/2819/P	Peter Jones	18/08/2024 13:10:57	SUPC	<p>I do not object to this change of use, subject to the following conditions:</p> <p>(1) The venue should close at 23:00 from Monday to Thursday, at Midnight Friday and Saturday, and at 22:30 Sunday. This is a reasonable compromise because a) the site could operate as a large capacity new bar, b) it's consistent with Guinness over the road in Westminster, and c) it could not become somewhere for people to come for final drinks after other venues have closed.</p> <p>(2) Servicing and refuse collection should only operate between the hours of 08:00-18:00 Monday to Friday and 09:00-18:00 on Saturdays. This is what is usually asked for in Seven Dials and is designed a) to keep our Sundays as respite and b) to finish before the evening crowds arrive for theatres etc.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/2819/P	Margaret Crowe	18/08/2024 11:26:05	SUPC	<p>I am not very happy about the closing times of this establishment. It is too late and we would like to see the same hours as any other establishments in the area.</p> <p>We are a residential building with 102 flats and the knock on effect of a late night bar will affect us greatly. The noise in this area is overwhelming and this bar will no doubt add to the chaos and noise nuisance on the area. If you have a later licence, the noise from drunken people trying to get to the Covent Garden tube station will be unacceptable and disturb our childrens sleep and adults who care for them. We also have people who go to work and to have their sleep disturbed is not acceptable either.</p> <p>Deliveries</p> <p>You have stated that -</p> <ul style="list-style-type: none">• Deliveries will only be accepted from the Earlham Street entrance between 00:00 and 07:00 daily as per the local loading restrictions. You are not allowed to have ANY deliveries at these times. The proper times of delivery is from 7am to 9pm at night.
