

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1812/P	Emma Johansson	39 Grafton Road  NW5 3DX	24/05/2025 21:13:44	SUPPRT	My family and I have lived very close to MAP Café for 10 years. We have raised 3 children here and not one single time during these 10 years have our children been unable to sleep or woken up due to noise from MAP cafe. The evenings when there are events at MAP are the evenings when we are reminded of why we have chosen to raise our family in Kentish Town. MAP Café is a huge part of this community and one of the reasons that it's such a special place. We are privileged to have MAP Café as our neighbour and fully support this application.
2025/1812/P	Matthew Tinsley	First Floor Flat 78 Queen's Crescent London NW5 4EB	23/05/2025 10:38:45	SUPPRT	<p>The MAP Cafe is a valuable local asset to residents of the Kentish Town area and beyond. Its support of music and other culture is of significant value.</p> <p>The local area has historically had significantly more late-opening venues with many pubs having closed in the last few decades (the Carlton Tavern, George IV and the Crimea to name only a few, but with many more visible here: <a href="https://www.google.com/maps/d/u/0/viewer?mid=1GB4Pcn6REnxjmGGcxn3EgE7s35m6yxI6&amp;ll=51.54842569775167%2C-0.14528370007286462&amp;z=17">https://www.google.com/maps/d/u/0/viewer?mid=1GB4Pcn6REnxjmGGcxn3EgE7s35m6yxI6&amp;ll=51.54842569775167%2C-0.14528370007286462&amp;z=17</a>).</p> <p>To lose another late-opening venue, and in particular one with such distinctive cultural value, would be a great loss to the local area. I therefore support this application.</p>
2025/1812/P	Joe Bazalgette	28 Kew Green	26/05/2025 17:56:35	COMMNT	MAP studio cafe is one the few venues in London that regularly hosts up and coming jazz musicians. I have been to lots of gigs at this venue over the last few years, it is a hotspot for young music enthusiasts. I can't stress enough how important venues like MAP are for the overall music and arts scene in London. I have been to some amazing concerts at this venue.
2025/1812/P	Jennifer Burnham	3 Boscastle Road NW5 1EE	25/05/2025 14:26:43	COMMNT	<p>Dear council, Map Cafe is an essential feature of Kentish Town and the fact that it has been for decades shows its importance to local people and people everywhere in London. It is a thriving and inclusive community venue with a unique character which should be cherished. Please preserve this very special community resource loved by the vast majority of local people!</p> <p>Jennifer Burnham 3 Boscastle Road NW5 1EE</p>
2025/1812/P	Alberto Zioli	27 Shepherd House York Way State	26/05/2025 12:01:13	SUPPRT	I reside and work in the local area, and I have frequented the map cafe/venue/studio numerous times. It is a location that provides immense joy and cultural enrichment for my family and me. Our community in Camden would greatly benefit from more establishments like this, where music, creativity, and food can thrive together.
2025/1812/P	Emily moores	59 Cobham Road London N226RP	24/05/2025 16:40:00	PETITNSU PP	I support this independent venue to continue to invest in the future of music and musicians and to provide a space where culture, community, and creativity intersect. It is essential to protect and support venues like the MAP that empower emerging artists and ensure London's rich musical heritage continues to evolve and inspire.

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2025/1812/P	Ivan Eastley	Flat E 17 Seymour Road London N3 2NG	23/05/2025 17:00:27	SUPPRT	<p>This establishment is a vital hub of the arts in the area. It's been instrumental for many years in my personal creative development and networking, but also for many of my peers in the creative industries.</p> <p>I live in Barnet, but readily make the long journey to visit whenever I can. I fully support this application to improve the venue as I think it will benefit so many of us in the arts and music industries.</p>
2025/1812/P	David Kudela	17c Forburg Road, London	25/05/2025 22:12:13	PETITNSU PP	My friends brought me to MAP about a year ago. I loved it. The feel of community is immersive and would be a shame to put an end to that. I stand with MAP!!!
2025/1812/P	Candy	19 Grafton Rd	24/05/2025 21:56:28	OBJ	This venue purports to be a cafe as its primary function, but has been playing loud music well beyond their licence for many years. There are frequently people drinking alcohol and taking drugs around the premises and the noise of the music and the revellers is not acceptable. The establishment does nothing to enhance the community locally, aside from blasting bass-heavy music from their sound systems at the alma street fair. They occasionally masquerade as a community asset, when they are challenged on breaching the terms of their license. This is to elicit sympathy and funds from community members, who never see a return on their investment into the venue.
2025/1812/P	Greg Hattingh	11 Carters Close Torriano Avenue London NW5 2ST	25/05/2025 08:55:48	COMMNT	Long established and valuable community asset. Well run and responsible management.
2025/1812/P	Matthew Hansen	31 Willes Road London NW5 3DT 31 Willes Road 31 Willes Road	25/05/2025 19:23:23	SUPPRT	<p>I live directly behind the MAP at 31 Willes Road. My back terrace overlooks the cafe. I love the MAP and consider it a pillar of our community. It is truly a landmark and serves a wonderful uniting function for all of us in the immediate area.</p> <p>I fully support the application without hesitation.</p> <p>Thank you, Matthew Hansen</p>
2025/1812/P	Evans	120 maiden lane Camden  Nw1 9uq	23/05/2025 21:53:45	COMMNT	Map cafe is fundamental for the creative community. A place where like minded people from all walks of life, ages, sex and race, come together to connect and engage through music, chess, theatre, convention and so on.. A cafe, bar and restaurant which attracts artist musicians and those with appreciation. It's very special, safe and precious to the people of north London.
2025/1812/P	Frank	Silk street	23/05/2025 18:22:11	COMMNT	I support this independent venue to continue to invest in the future of music and musicians and to provide a space where culture, community, and creativity intersect. It is essential to protect and support venues like the MAP that empower emerging artists and ensure London's rich musical heritage continues to evolve and inspire.

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2025/1812/P	Jasper Wong	21 Inkerman Road Kentish Town	23/05/2025 22:58:22	SUPPRT	<p>As a homeowner and resident of Inkerman Road, I strongly believe MAP studio is of significant cultural importance for Kentish Town. It would be a destruction of our local community to stop this local business from operating. I hope that the decision makers are able to protect this gem for our neighbourhood and allow this application to be granted. Chess, international food, music, events and community gathering are critical to our local culture. It's a strong part of why I proudly call Kentish Town my home.</p> <p>Thank you for your consideration.</p> <p>Dr. Jasper Wong, 21 Inkerman Road</p>
2025/1812/P	Mariana Mazzucato	97 Patshull rd  London	25/05/2025 03:08:56	COMMNT	<p>MAP is a great community hub. Do not let a random new neighbour allow Individualism kill community. They are very respectful. I've never heard noise be out of ordinary.</p>
2025/1812/P	Jack Thomas	57A Mount Pleasant Road 57A  E17 5RS E17 5RS	23/05/2025 10:41:04	SUPPRT	<p>This place has been a vital part of the community for years, serving not just as a local business or gathering space, but as a cornerstone of what makes this area vibrant and unique. It's more than just bricks and mortar—it's a place where people come together, where stories are shared, friendships are formed, and creativity is nurtured.</p> <p>In a city like London, which is constantly evolving and often at risk of losing its independent character to large chains and commercial developments, places like this are absolutely essential. They give the city its soul. They reflect the diversity, resilience, and spirit of the people who live here.</p> <p>It's exactly the kind of space that London needs more of—authentic, community-focused, and full of life. That's why it's so important that we fight to keep places like this alive. Once they're gone, they're incredibly hard to replace, and the community suffers a real loss—not just culturally, but socially and emotionally.</p> <p>We must do everything we can to support and protect it, not just for ourselves, but for future generations who deserve to experience a London that values its local gems and the people who bring them to life.</p>

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2025/1812/P	colinrussell	Flat 17 The Heights 97 Frognal Hampstead London NW3 6XS	25/05/2025 09:11:30	SUPPRT	<p>Dear Planning, Local Residents,</p> <p>I fully support the application that MAP Studio Café should stay open until 11pm with live music Monday - Sunday.</p> <p>MAP Café provides an essential community based service allowing young creatives to explore their talents in wholly productive and positive ways. I have personally witnessed the owner of MAP allow his studio and performance space be utilised (at his own expense) by young individuals who wish to congregate, artistically collaborate and create.</p> <p>MAP deserves a commendation for it's tireless support of the 'World' cultural mix that reside not just in Kentish Town but right across London.</p> <p>I frequently drop in to MAP when walking or riding my bicycle home from Camden to Hampstead at 10pm.</p> <p>However, I recall walking up Grafton Rd on the way home when the MAP Café had a refurbishment some years back; instead of being greeted by warm, friendly, happy smiling people leaving MAP, because it was closed the area felt threatening, ominous, intimidating.</p> <p>MAP is a phenominally welcoming refuge for artists and those who appreciate musical expression. It supports hundreds upon hundreds of acoustic musicians every year.</p> <p>MAP needs some type of order to protect it's invaluable contribution to the local creative community.</p> <p>With upstanding, good, virtuoso musicians leaving MAP in the evening, it makes the area feel safe. It's reassuring.</p> <p>Please keep MAP open and the area safe.</p> <p>Regards colinrussell</p>
2025/1812/P	Catherine du Toit	124 Highgate Road  NW5 1PB	25/05/2025 10:23:37	SUPPRT	<p>Whilst I appreciate and respect the impact noise can have on neighbouring properties, in this case I believe them to be unfounded, and the parallels drawn with the Grafton Arms are well made. However, this is not only about noise - the most important feature of the MAP Cafe is its independent support of local talent, and its place in the local community. It functions as a gathering space, a creative space, a performance space and somewhere to test out ideas and learn new skills. My son performed here for the first time with six or seven other fledgling bands as a young teenager. Though he went on to study politics rather than music, the confidence, freedom and pleasure this opportunity afforded him cannot be underestimated. MAP Cafe has over the years become vital and integral to the fabric of the neighbourhood and should be cherished, and encouraged ! I fully support this retrospective application. I hope and trust Camden will do likewise and find in favour of this application to continue supporting young talent.</p>

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2025/1812/P	Paula Wichall	31 Holt Hse, Tulse Hill, SW2 2HH	25/05/2025 13:02:32	SUPPRT	<p>I KNOW THAT THE PROPRIETOR, MR. TOWNSEND, HAS NOW MADE ADJUSTMENTS TO THE SOUND LEVEL.</p> <p>VISITORS MUST LEAVE THE OUTSIDE BALCONY EARLIER IN THE EVENING AND THE MUSIC VOLUME HAS BEEN REDUCED.</p> <p>I BELIEVE THAT FURTHER DISCUSSION AND AN AGREEMENT WITH THE NEIGHBOURING HOUSEHOLDER CAN ALLOW THIS UNIQUE CAMDEN VENUE TO THRIVE.</p> <p>Please let your decision facilitate this by granting a period of planning permission.</p>

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2025/1812/P	Victoria Pierre	180 Weedington Road Kentish Town London NW5 4QQ	25/05/2025 13:14:35	NOBJ	<p>My family, friends and I fully and wholeheartedly support Mapcafe's application.</p> <p>I am a local resident. I also work locally in Education. I have attended many well organised and enjoyable events at Map for years, enabling me to hear to live music and attend artistic exhibitions without having to travel far. I do not drive and keeping these events local is important to me. Map cafe is cultural and creative hub promoting the Arts. It is an inclusive and diverse grassroots venue which caters for our local area and wider community.</p> <p>Map has provided many jobs for our community and a space for home grown talent for decades, a venue for local and beyond, painters, artists, writers, poets and photographers to showcase their work.</p> <p>Map is a safe space for disabled persons such as my brother, and provides events and a range of community activities for all. These include a Chess Club and Christmas Lunch for the elderly. It is also a venue for charities such as Homestart and St Mungos to hire. Many of us have also hired Map for wedding receptions, birthdays, parties and other cultural celebrations. Map brings the community together, it pioneered the Alma Street festival which and has now become a cornerstone in our community for almost two decades.</p> <p>Mapcafe has made our area in Camden more colourful, vibrant and desirable, attracting new residents. Those of us who have lived here for years appreciate that without Map our area has little to offer socially, musically, creatively and artistically. This is especially true now many small venues have closed.</p> <p>Camden attracts tourists and revenue because of its rich musical history and has a pavement walk of fame honoring 'all that's great in music' and international legends. Map contributes to this reputation. It hosted the Styled to Rock event for Rhianna, it has been visited by music legend George Clinton. It is part of Camdens rich musical heritage.</p> <p>Mr. Chris Townsend embodies the spirit of community and diversity, he is clearly an unsung local hero, with a social conscience who has made a meaningful difference in the lives of many of us in our community.</p> <p>In these incredibly difficult and challenging times Map as a small independent business is an oasis for music, musicians and artists. It is an independent venture, a diamond in a multi-national corporate landscape and therefore should be protected, celebrated and supported. Map is of unique value and one of a kind.</p> <p>Please grant this application and protect arts and creativity in Camden. The loss of Mapcafe would leave an irreplaceable and sad void in our community.</p> <p>Map is a remarkable and special place. A much loved part of Kentish Town.</p>

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2025/1812/P	Maike Lau	51 Falkland Road	24/05/2025 09:56:41	COMMNT	<p>To whom it may concern,</p> <p>I am writing in relation to 46 Grafton Road, NW5 3DU. I have been going to Map Studio cafe for around 6 years now, and want to highlight how important this venue is to the everyone who goes. I have been to many open mic nights in London and this is the one which has the most friendly and welcoming community of people, of all ages. Friends I have made there have been going for 15-plus years and it is more than a cafe/venue, it is an essential social hub, and so important to the local music community and the area in general. I can't imagine Kenitsh Town without it.</p> <p>Many Thanks Maike Lau</p>
2025/1812/P	Claire	Kentish Town West NW1 8SU	23/05/2025 17:06:02	NOBJ	<p>As a local resident and as someone who utilises such a unique historical place, for many years now, I support this application.</p> <p>Map Cafe, provides a welcoming space for individuals, families, our younger and older generations of all cultures and diversity to come together, fostering a sense of community. It provides a meeting place for people to socialise, work, relax and a place where creatives can come together showcasing their talents. It is a space where individuals are provided with a safe platform to not only showcase their talents but to build confidence, develop and grow, empowering them to excel and realise their dreams. It provides the opportunity for highlighting local music, local diverse cuisine and community activities. It would be a great loss to our Community and Camden as a whole.</p>
2025/1812/P	Lucy Rankka	2A Sandhurst Market, Sandhurst Road  SE6 1DL SE6 1DL	25/05/2025 19:12:32	PETITNSU PP	<p>I support this application in full. MAP is a truly unique spot. The variety of events in the venue together with the cafe and diverse community makes it culturally very important, I feel. I work all around London as a Sound Technician, and am sad to say that MAP is not the only grassroots venue struggling right now. I hope Camden Council can recognise how important these sort of space are (for musicians and locals alike).</p>
2025/1812/P	Toby evans	308 nutford house	25/05/2025 21:11:07	COMMNT	<p>I always enjoy coming to map to listen to the jazz on a sunday night! It's very important to keep live music alive and running!</p>
2025/1812/P	Mallory Timmermans	35 Grafton Road  NW5 3DX	25/05/2025 21:52:54	COMMNT	<p>We have lived across the street from the cafe for three years. We have experienced issues with noise after 11pm. We would like reassurance that if this license continues, that there will be enforcement of noise restrictions. Music should not remain after 11 and the public should be urged to disperse quietly.</p>

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2025/1812/P	DAVID KANER	21 Mercer Street, London WC2H 9QR  WC2H 9QR	24/05/2025 09:55:39	OBJNOT	<p>A pdf version of this objection has been sent to the Planning Officer as this includes formatting that makes it easier to read. Please us the pdf as the definitive version.</p> <p>I am writing to OBJECT to this application. I am commenting on it because I have had discussions with neighbours and with the Licensing Authority about how to ensure that the existing (unpermitted) operation could be carried out whilst supporting the Licensing Objectives and have visited the site. When I did this I was made aware of this planning application. I have reviewed the applicant's noise report and planning statement and also the noise assessment produced for the neighbours. I have been involved in licensing and planning in my area of Camden (Covent Garden/Seven Dials) for the last 20 years and am chair of the CGCA's Licensing Sub-Committee and a member of the Planning Sub-Committee and am familiar with the NPPF, London Plan, Camden's LDP and CPGs. I am making this submission as an individual and not as a representative of the CGCA.</p> <p>The application is stated to be as follows: Mixed use of the cafe, as a day-time cafe/restaurant with a primary cooking function and as a live music/entertainment venue (Sui Genesis), 1pm to 11pm, Monday-Sunday.</p> <p>The existing planning use is stated under 2012/0100/P as: Continuous use of part of the ground floor and part of the first floor as a café, involving a change of use from retail (Class A1) to café (Class A3)</p> <p>In addition it has a planning condition that restricts the times of use follows: The use hereby permitted shall not be carried out outside the following times 8am to 6pm (Mondays-Saturdays) and 9am to 6pm (Sundays and Bank Holidays).</p> <p>The Officer's report for 2012/0100/P reports (Para 6.3.4) that the premises was operating outside these times in 2012 and that: The applicant was advised that should planning permission be granted for the proposed change of use, an application for a 'variation of planning condition' should be submitted to operate outside the above mentioned hours.</p> <p>No such application has been made. The applicant has been breaching this planning condition since before 2012. However this has not been continuous and the Certificate of Lawfulness application was refused.</p> <p>I visited the area of the premises on Thursday 15/05/25 between 10:15 and 11:15. The shutters were down and the premises appeared unoccupied. The current permitted use and the proposed use both imply a day-time café operation. It seems that this is not the focus of the business. It appears that the focus is to permit its operation as a "live music/entertainment venue" which is currently not permitted.</p> <p>Whilst this use is not subject to licensing because of the derestriction under the Live Music Act 2012 the sale of alcohol which accompanies it is, and we understand the operation is failing to comply with the existing hours and conditions under its premises licence. We note that the</p>



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					<p>licensing team is currently in discussions with the applicant about these breaches.</p> <p>The planning (and licensing) history suggests that the applicant is not minded to comply with restrictions that are placed on the site in order to support the licensing objectives and protect residential amenity and the area as a whole. If permission is granted, even with appropriate conditions and mitigations being required, we question whether these will be complied with.</p> <p>We note that there are a significant number of comments on the application that have already been submitted. Many of these are from people who value it as a business and do not want it to be shut down. Many others are from people who live locally and refer to the negative impacts of the venue on them and on the area. It does not appear that any of the statements made in support of the application refer to the relevant planning policy issues.</p> <p>Camden rightly wishes to support live music in both planning and licensing policy and decisions. However any proposal for these uses need to comply with the relevant Planning Policies (and support the Licensing Objectives).</p> <p>The applicant's Planning Statement quotes very selectively from the relevant planning policies and refers to them on the assumption that the existing, but unauthorised, actual hours and use are the starting point. The Planning Authority has already concluded that this is not the case by refusing the application for a Certificate of Lawfulness. The existing use in planning policy terms is therefore a daytime café use which ends at 18:00. Any other activity taking place is a breach of the restriction and conditions on the premises.</p> <p>The question in planning terms is therefore whether the change from</p> <p>Use of part of the ground floor and part of the first floor as a café (until 18:00 and with no primary cooking) to</p> <p>Mixed use of the cafe, as a day-time cafe/restaurant with a primary cooking function and as a live music/entertainment venue (Sui Genesis), 1pm to 11pm, Monday-Sunday.</p> <p>is compliant with the relevant policies.</p> <p>In my view it is NOT compliant.</p> <p>To take the relevant policies in turn.</p> <p>NPPF</p> <p>Paragraph 198 states:</p> <p>Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:</p> <p>a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new</p>

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					<p>development – and avoid noise giving rise to significant adverse impacts on health and the quality of life</p> <p>This section of the NPPF has not been quoted by the applicant even though it speaks directly to the issues related to this application. The impact of noise from the use itself and customers arriving and leaving is not mitigated in the proposal (see later comments on the Noise Assessment). Noise arising will give rise to significant adverse effects on health for neighbours.</p> <p>London Plan</p> <p>Policy D14 on Noise is quoted in the Planning Statement. The Policy states that: In order to reduce, manage and mitigate noise to improve health and quality of life, residential and other non-aviation development proposals should manage noise by:</p> <ol style="list-style-type: none"> <li>1) avoiding significant adverse noise impacts on health and quality of life</li> <li>2) reflecting the Agent of Change principle as set out in Policy D13 Agent of Change</li> <li>3) mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses.</li> </ol> <p>The Planning Statement provided appears to consider that the use being applied for is the “existing noise-generating use” that this policy is intended to protect. This is the opposite of the actual situation. The adjacent property is in long term C3 residential use. This is the use that is protected by this Policy.</p> <p>Similarly the Agent of Change Policy (D13), which the applicant does not quote, makes the new development (in this case the applicant) responsible for mitigating the impacts. Whilst this is often quoted by noise generating premises to object to noise sensitive ones being constructed nearby this Policy works both ways. Paragraph 3.13.2 is explicit about this stating that:</p> <p>The Agent of Change principle works both ways. For example, if a new noise-generating use is proposed close to existing noise-sensitive uses, such as residential development or businesses, the onus is on the new use to ensure its building or activity is designed to protect existing users or residents from noise impacts.</p> <p>This is clearly applicable to this application and yet the applicant has ignored issues related to noise transmission.</p> <p>Camden Local Plan</p> <p>The Planning Statement quotes Policy A4 focussing on the word “unacceptable” but without providing any context. This policy also states that: We will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity.</p> <p>Neighbours of the premises clearly believe that this cannot be achieved.</p> <p>Possible Mitigations</p>

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					<p>very unlikely to happen.</p> <ul style="list-style-type: none"> <li>The proposed mitigations will require doors and windows to remain closed whenever music is being played. No air conditioning has been proposed and yet it seems likely that this will be needed so that the windows can be kept closed, especially in the summer.</li> <li>No mitigations are proposed to address issues associated with customers outside the premises, or dispersing from it, remembering that the closing time will move from 18:00 to 23:00.</li> </ul> <p>This is an inappropriate location for bar and music operation open until 23:00. There are many other locations in the Borough which would be more appropriate for this type of operation. If the applicant wishes to persist in pursuing permission then in addition to the structural measures already proposed I believe the following other changes are needed:</p> <ul style="list-style-type: none"> <li>The building needs to have internal structural changes to ensure there is no noise transmission through the fabric of the building.</li> <li>The terrace needs to be closed at 20:00 as even with the proposed changes there will be a noise spike each time the new door is opened.</li> <li>Air Conditioning needs to be included to ensure doors and windows can remain closed (see comment above)</li> <li>A noise limiter condition needs to added so that any amplified sound is controlled. This is in addition to the structural changes needed because unamplified sound can still harm amenity.</li> <li>An Operational Management Plan needs to be put in place and carried out, and any failures to follow it need to be enforced against. This needs to include measures related to outside areas and dispersal as well as restricting the number of people permitted at the premises.</li> <li>The applicant needs to provide details of any extraction equipment to accompany the proposed primary cooking in order to ensure no noise or odour issues will result.</li> </ul> <p>Even if all of these changes were put in place it should be noted that the premises would also need to vary their current Licence. To do so they would need to show how they will support the Licensing Objective of the prevention of public nuisance. Whilst Licensing and Planning are separate regimes the risk that a variation application might be refused also needs to be considered by the applicant.</p> <p>The planning application as currently made should be refused.</p>