

My family and I have lived next-door to MAP for 5 years and intend to stay here long into the future - my son is nearly 1 year-old and we want him to grow-up here. We live in central London and don't expect, or even want, to live in complete silence. I personally value the parts of MAP's creative day-time schedule that focus more on offerings for the local community, such as the chess club, poetry readings, jazz. When we first moved in, there was rarely an issue in the evenings. There were a few, much quieter, events a week. However, in the time we have lived next-door, the volume and frequency of their loud, bassy night-time schedule has increased. Day-to-day management has changed hands several times and where some have been considerate to neighbours, others have really not cared. They increasingly focus on private parties and DJ nights probably because they're more profitable; these don't particularly benefit the local community and are especially loud compared to the jazz nights. They have completely stopped their day-time offering - opening only in the late afternoon or evening and there are nearly daily crowds for late, loud music events which is simply too much. I know MAP is well loved by the community - I loved it too, but it is also true that the noise levels have increased over the years as they increasingly focus on their night-time schedule without putting any mitigations in-place. Noise Officers assessed the levels as a statutory nuisance on several occasions, leading to a Noise Abatement Notice in Feb 2024 - this is an independent assessment.

Having read some of the other comments, I'm left quite confused and distressed. Many commenters seem to be under some impression that MAP is being shut-down? Some comments personally attack those who are negatively impacted by the current, louder noise levels and who are simply asking for reasonable mitigations. I'm sure even the supportive commenters could imagine how disruptive it might be if the cafe next-door turned into a nightly live-music space without adding any such protections for neighbours. Any patrons or Council staff are very welcome to visit my home on an event night to hear how disturbing it can be.

MAP is a licensed, commercial business that wishes to augment the nature and scope of their business and is applying for planning permission - a process that all businesses and private residences are expected to follow and that I hope will ensure they mitigate their adverse effect on neighbours. It is important to remember that MAP doesn't have any approvals to operate how they have been recently and so local residents have never had the opportunity to share their views. As neighbours, we really just want everyone to get on!

Along with others that have been negatively impacted over the years, I have attempted to speak to the owner on many, many occasions to try and reach a compromise. Instead of discussing any reasonable mitigations he accuses those negatively impacted of 'trying to get him shut down'. Reading the public comments, it seems that other neighbours have been met with a similar lack of cooperation. As you can imagine it has become very emotional and uncomfortable. It would have been much easier for everyone if MAP worked more cooperatively with the local community.

Regarding MAP's application: The Camden Local Plan specifies that Noise Impact Assessments accompanying planning permission for entertainment venues should include metrics taken from inside habitable rooms of noise-sensitive receptors - see Appendix 3, page 350. MAP's Noise Impact Assessment doesn't include any such metrics. No-one asked to take any background or event acoustic readings from within my home. To ensure that the

Planning Officers have all required measurements, I managed to instruct an independent specialist firm, Venta Acoustics, before the comment period for this application closed; vacating our home for several nights as was required. Please see their independent report attached.

If MAP were to take steps to mitigate their negative impact I would be able to support their application; I feel that the suggestions in their current application are insufficient. As has been mentioned in several other objections, me and my family are disturbed from music & people overusing MAP's outside spaces. I want to focus here on the noise impact from bassy, amplified music that travels internally directly into our home through our party-wall which their application has completely ignored. This aspect was deemed irrelevant in MAP's Noise Impact Assessment, however it would be impossible for them to make this assessment without actually visiting our home.

Party-wall & main source of noise

MAP's Noise Impact Assessment said that we do not share a wall and that any noise would be inaudible "*...the nearest adjoining property (44 Grafton Road) is believed to be of separate building construction, it is thought that flanking- and structural- borne noise is unlikely to be a key issue in terms of noise impact.*" (p27).

However, after visiting our home, Venta Acoustics corrected this assumption: "*44 Grafton Road is in contact with the building fabric of MAP Studio Café and the buildings share a party wall between many areas... Re-radiated structureborne sound has been observed and demonstrated by Venta Acoustics through onsite observations / investigations to be the primary transmission path for music into 44 Grafton Road*" - see **section 4.1**

Excessive Noise

Section 3.2 summarises the acoustic readings taken inside our home across four consecutive nights. An event occurred on each of these days, which highlights their frequency. Live and/or amplified music events take place any day of the week, most days of the week. **Section 3.2** also details the background readings taken inside our home before an event begins.

In the time that Venta's equipment was present, MAP did not have one of their bassier DJ nights. Even without including the loudest types of events that we suffer, Venta Acoustics deduce that their measurements exceeded several thresholds for unacceptable levels of noise:

1. The most conservative interpretation of Camden Council's thresholds for entertainment noise: see **section 5.1**
2. MAP's own Noise Impact Assessment's threshold of "*virtually inaudible*": see **section 4.2**

Venta Acoustics conclude that the impact is commensurate with Significant Observed Adverse Effect Level in **section 6**. In practice, the noise results in significant change to our behaviour as we struggle to find somewhere to comfortably eat dinner, watch TV, relax and sleep.

In terms of mitigations, they suggest that the following may help with structurally transmitted noise into our home:

- “...remounting the PA loudspeakers on isolated mounts on another wall within the MAP Studio Café”. They judge that these loudspeakers are “non-resiliently mounted directly on the party wall shared with 44 Grafton Road”. See **section 5.2**
- “...independent wall linings or box-in-box construction within key areas of MAP Studio Café”. See **section 5.3**

However, they ultimately conclude that despite these mitigations: “*It is the view of Venta Acoustics that full and adequate control of music transmission is unlikely to be possible in this instance due to the frequency content and overall level of the source material and the inherent sensitivity of the adjoining residential receiver.*” See **section 6**.

I think the above mitigations could be improved by also installing noise-limiting devices and permitting reasonable live-music hours of operation. Given the above conclusion on internal noise from Venta Acoustics, combined with the airborne noise that also disturbs us, in my view 11pm is too late for MAP to operate.

As mentioned earlier, I am not expecting silence; me and my family just want to be able to go about our day in our home and get some sleep. Live and/or amplified events happen nearly every night now: during the four days of our Noise Assessment they occurred every day. I know it is very emotional for those who believe MAP is at risk of closure. However, I also know that there are several people scared to object because the Council asks for their name and address; some patrons have gotten very nasty both in planning comments and on the street. No-one wants the fun to stop, we all just want a little bit more consideration for others: rules exist for a reason. Many neighbours have tried and failed to reach a compromise with MAP. It needs to be fair. We all just want to peacefully coexist.