

From: Clive Henderson <[REDACTED]>
Sent: 17 September 2014 10:33
To: Carr, Seonaid; Planning
Cc: Sandra Wheen; Shafu Khanam; Peter Wright; Gary Yershon; Francis, Sabrina (Councillor); Madlani, Rishi (Councillor)
Subject: Planning Application: re. Delegated Report: 183 Tottenham Crt Rd, W1 (Bar At TCR): ref. 2014/2120/P
Attachments: GMRA_BarAtTCR 183 Tott Crt Rd_Camden planning_16.09.2014.doc

To: Seonaid Carr,
Planing Officer,
Regeneration and Planning,
Development Management,
London Borough of Camden.

Dear Seonaid Carr,

**Re: Planning Application: 183 Tottenham Court Road, W1 (Bar At TCR):
reference: 2014/2120/P re. DELEGATED REPORT**

Further to my telephone conversation with you, I attach my letter concerning the proposed decision and Delegated report - I am sorry that our points are not made more briefly as intended.

Thank you also for ringing me this morning - I do not at present have an internet connection at home.

For the residents, the situation at 183 Tottenham Court Road has been frustrating re. the noise in the evenings over the last 7 or so years; having tried both licensing and planning enforcements routes. Prior to that, when the premises were a traditional pub and run by a different company, there was no noise nuisance from this rear area because it was not used by customers.

Yours sincerely,

Clive Henderson, (m: [REDACTED]).
Chair,
On behalf of Gordon Mansions Residents Association.

From: Clive Henderson <[REDACTED]>
To: Seonaid Carr <seonaid.carr@camden.gov.uk>; Camden Planning <planning@camden.gov.uk>
Cc: Cllr Adam Harrison <adam.harrison@camden.gov.uk>
Sent: Tuesday, 27 May 2014, 14:57
Subject: Planning Application: 183 Tottenham Crt Rd, W1 (Bar At TCR): ref. 2014/2120/P

To: Seonaid Carr,
Planing Officer,
Regeneration and Planning,
Development Management,
London Borough of Camden.


Dear Seonaid Carr,

Re: Planning Application: 183 Tottenham Court Road, W1 (Bar At TCR):
reference: 2014/2120/P

Further to my telephone conversations with you a week ago, I enclose our Residents Association's letter of objection, concerning the above planning application.

I am sorry that I was not able to email this to you first thing as intended, but I do not have an internet connection at home at present.

Yours sincerely,

Clive Henderson, (m 
Chair,

On behalf of Gordon Mansions Residents Association.

Gordon Mansions Residents Association

Please reply to: Clive Henderson, Chair, Gordon Mansions Residents Association,
5 Gordon Mansions, Torrington Place, London WC1E 7HE.

email: [REDACTED]

mobile: [REDACTED]

**Regeneration and Planning,
Development Management,**
London Borough of Camden,
London WC1H 8ND.

16th September 2014

For the attention of Seonaid Carr, Planning Officer.

Sent by email to: planning@camden.gov.uk

Dear Seonaid Carr,

Re: Bar At TCR, 183 Tottenham Court Road, London W1T 7PE:

Planning Application ref: 2014/2120/P

re. Delegated Report: Members' Briefing Case List: briefing Monday 15th September 2014

Following my telephone conversation with you earlier this afternoon today 16/9/2014, I would like to take the opportunity to respond to the Delegated Report. Despite our many objections in recent years, we are greatly dismayed at the proposed decision.

As I said, I have been monitoring the Members' Briefing Case List each Friday for the last few weeks to look out for the proposed decision on 183 Tottenham Court Road. But, it is unfortunate that, due to my being ill in bed over the weekend, I did not see the current case list until late Monday afternoon 15/9/2014 when I then initially spoke to Charles Thaire/Lead Officer for this List.

I myself am not affected by the noise from the rear of 183 Tottenham Court Road, because I live in a flat overlooking Torrington Place. But I am writing for our Residents Association (GMRA) on behalf of those residents living on Stair 2 (flats 16 to 30) whose rear rooms (usually bedrooms) are affected by the noise. There are also some residents in the upper stories of the flats on Stair 3 on the other side of Huntley Street (even further away!) who are affected by the noise. I am very aware of the problem over the last several years from complaints by, and conversations with, the affected residents - all as described in our previous Association's letters on this and the previous retrospective application.

- (1). The small (previously unauthorised) raised deck is being allowed to continue. But, despite our objections, the whole of the rear external area is also being allowed for use by customers (tables & chairs on the concrete surface), which has the same effect as allowing the proposed decking for the whole area. When I visited in early summer 2014, the whole area was covered with chairs/benches & tables with upto 80 customers (and very noisy!).
- (2). We did ask for the earlier time limitation of 21.00 (9.00pm), the same as the terminal hour as though for a Tables & Chairs licence, because this makes all the difference to residents.
- (3). I have looked on Camden's website at the objection letters/emails from the individual residents concerning this current application. Your Report says that the current "permission was granted to allow residents the chance to object to the development as it was operating". I am very surprised that these objection letters are not sufficient evidence to show that, during the one-year permission, there is still clearly an on-going serious problem with use of the rear external area of the Bar's premises at 183 Tottenham Court Road and which is affecting residents' quietness in the evening.

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- (4). Furthermore, Sandra Wheen (Flat 30) included her comprehensive "noise diary" of several months with her letter of objection to you. This noise diary clearly shows noise nuisance at least 2 or 3 times a month, and on occasions beyond the terminal hour in the planning conditions. This not only shows that there is a problem but continuing poor management of this rear external area.
- (5). I have just asked Sandra Wheen why she did not submit her noise diary at the time to Environmental Health. She told me that she had done this in previous years regarding the Bar at 183 Tottenham Court Road, when Environmental Health officers visited her flat (and I think others) late at night (probably when going to bed). She told me that this time she dreaded the indignity of having to go through yet again such late night visits. In fact I raised this whole issue of EHO visits and the indignity of being visited in bedrooms late at night (and especially where many of the residents are women) in our previous Residents Association's letter of 29/11/2012 regarding the initial retrospective application. I know from talking to residents on Stair 2 over the years about the noise issues at 183 Tottenham Court Road, the families depend on the Residents Association to make the necessary objections and representations - sometimes this is because English is not their first language and are elderly, but whose bedrooms are affected by this noise nuisance. Although your Report refers to the proposal "not causing harm to the integrity of the property and the setting of the Conservation Area", it does not appear to assess or take any account of the harm to the residential amenity (e.g. quietness especially in the evenings) of the residents.
- (6). It should also be said that Camden did not advise residents, or us, of the importance of contacting Environmental Health during this one year period, as part of the monitoring process. Even if this was to happen, from the residents' point of view, not just in this case but also in other cases, the whole reporting and recording system (to Contact Camden etc) of noise complaints appears to be confusing and unsatisfactory.
- (7). The fact that the noise is being heard a "city block" away shows that there is a problem. This is further emphasized by the objection from Gary Yershon whose flat is on Stair 3 on the further side of Huntley Street (i.e. at an even greater distance than the rear rooms of the flats on Stair 2).
- (8). For very many years when 183 Tottenham Court Road was a pub (Ye Olde Sugeon), there was no noise problem at the rear, because customers did not use the rear external area; it is the pub's delivery area. The problems started about 7 or 8 years ago, when the premises were sold to a different company. The premises became Pint Pot, and subsequently Bar At TCR. The initial noise problems were due to loud music and the rear window/door being open. Subsequently, in 2010 the problem was the unauthorised construction of the rear Raise Terrace and the use of the external area by customers. In the evenings, Gordon Mansions and Huntley Street are very quiet, which is why the recent noise from these premises is having the detrimental impact on the residential amenity.

In the circumstances, we would be grateful for the proposed decision to be re-considered.

Yours sincerely,

Clive Henderson, Chair,
On behalf of Gordon Mansions Residents Association.