

CONSULTATION SUMMARY

Case reference number(s)

2015/4219/P

Case Officer:

Zenab Haji-Ismail

Application Address:

The Exmouth Arms
1 Starcross Street
London
NW1 2HR

Proposal(s)

Retrospective application for change of use of first and second floors to backpackers hostel (sui generis)

Representations

Consultations:	No. notified	30	No. of responses	03	No. of objections	02
					No of comments	01
					No of support	0

Summary of representations

(Officer response(s) in italics)

The owner/occupier of No's 4- Cobourgh Street and 31 Starcross Street have objected to the application on the following grounds:

- Concerns about the level of noise coming from the pub and the use of the beer garden outside the pub since the change in ownership

Officer response: The pub use has been operating for over ten years, complaints about noise and disturbance should be reported to environmental health. Nonetheless, the officer has discussed the issue with the pub owner who has confirmed that the night porter at the time did not manage the

space correctly. The member of staff has since been dismissed and the pub complies with the operating hours.

A management plan has since been submitted in support of this application. A condition has been attached to manage the impact of the hostel use to ensure no further harm is caused to nearby residents as a result of the increased use of the site.

Summary of comments

Comment received from neighbour at 162 Eversholt Street

Whilst the documents state that this is a 32 bed hostel, there appears to be a mismatch and there are in fact 64 beds. This should be corrected.

Officer response:

The drawings were always read as single bunk beds and this has been verified by the applicant.

Recommendation:-

Grant planning permission