

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4993/P	MILAM residents' Association	106 maygrove road	14/02/2016 20:54:41	OBJ	Hi Monica,

That would be great - many thanks for your help. I have pasted below a slightly adapted version of what I sent in to the Council.

Please feel free to amend or ask questions - I'm not experienced with these things so am not sure the best way to phrase it to ensure the Council takes our concerns seriously.

All the best,

Steven

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Objection to planning Application No. 2015/4993/P

Dear Sir/Madam,

I am writing on behalf of the MILAM residents association.

We strongly object to the revised plans that have been submitted to Camden for the above works to the Brondes Age Pub, 328 Kilburn High Road, particularly the installation of a rooftop terrace.

Having read through the noise impact assessment which has been carried out, we do not feel it takes into account the full impact of the noise increase which would occur in reality for residents in the proximity.

At present, the properties on Iverson Road are somewhat protected from the noise of Kilburn High Road by the properties on that road. The rooftop terrace would result in an unacceptable increase in noise levels which would cause disturbance in the evenings when trying to sleep and cause privacy issues as the terrace would overlook the properties. It would no doubt devalue the properties as well as a result.

Even now, on days where the bars and pubs on Kilburn High Road are busy, noise is at a high level. An

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					<p>open rooftop terrace would make noise levels intolerable.</p> <p>Please consider this our objection to the revised planning application.</p> <p>Kind regards,</p> <p>Monica Regli Chair of MILAM residents' association</p>
2015/4993/P	Jeremy Moorshead	8 Iverson Road NW6 2HE	12/02/2016 09:47:35	OBJLETTE R	<p>I am writing as one of the freehold owners of 8 Iverson rd. Further to the objections on the original planning application, we again strongly object to these revised plans. We feel the noise impact assessment has failed to take into consideration the impact on the residential neighbours of Iverson rd. Not only will noise levels affect the sleep of children and residents, but also our privacy will be compromised. I would also point out that, as a resident who is supposed to be receiving email updates on all applications locally, I am appalled to have received no emails regarding this revision and have had to rely on the good intentions of my neighbours.</p>
2015/4993/P	Adam Russell	Flat 3 2 Iverson Road London NW6 2HE	14/02/2016 10:38:18	OBJ	<p>To Whom It May Concern,</p> <p>As a tenant of Flat 3, 2 Iverson Road, I have enjoyed my time at the residence. If Application 2015/4993/P is approved, I would almost certainly leave. The reason for this is that the noise levels are currently noticeable but bearable with an additional window pain inserted to minimise the noise levels that can be heard in the lounge.</p> <p>An open roof-top terrace would increase noise levels into the evening which would make it intolerable to sit in the lounge, open a window (which in the summer could make life very uncomfortable) and potentially infringe on our privacy.</p> <p>I do not want any of this, nor signed up to it when I moved into the flat and would certainly seek to move away as my quality of life would be significantly diminished.</p> <p>Please consider this in your decision making.</p> <p>Kind Regards,</p> <p>Adam Russell</p>

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2015/4993/P	Jeremy Moorshead	8 Iverson Road NW6 2HE	10/02/2016 17:15:04	OBJ	I am writing as one of the freehold owners of 8 Iverson rd. Further to the objections on the original planning application, we again strongly object to these revised plans. We feel the noise impact assessment has failed to take into consideration the impact on the residential neighbours of Iverson rd. Not only will noise levels affect the sleep of children and residents, but also our privacy will be compromised. I would also point out that, as a resident who is supposed to be receiving email updates on all applications locally, I am appalled to have received no emails regarding this revision and have had to rely on the good intentions of my neighbours.
2015/4993/P	Mohammad	8a Iverson Road	10/02/2016 19:15:06	OBJ	I'm a resident in Iverson Road and adjacent to the bar. I already suffer of the noises made by this bar not to mention the lack of sleep in weekends. I do object on the revise plan.
2015/4993/P	Carly Herman	8a Iverson Road Nw6 5JA	10/02/2016 17:55:28	OBJ	There is already a lot of noise and disruption for the residents of Iverson Road. In the summer in particular, an outdoor roof terrace would create even more noise and prevent us from enjoying our garden peacefully

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2015/4993/P	Juliette Atkinson	10B Iverson Road	14/02/2016 14:40:48	OBJ	Dear Members of the Planning Committee,

I strongly object to the proposal number 2015/4993/P, which would have a serious impact on residents' amenity as defined by Camden Planning Guidance 6. In particular, I would like to ask the committee to take the following into account:

#### NOISE POLLUTION:

The significant increase in noise pollution as a result of 100 customers (and staff) situated on the open roof terrace until 00.30 every night, in close proximity to hundreds of private residents, is in direct contravention of Camden's Development Policy DP28: "The Council will seek to ensure that noise and vibration is controlled and managed and will not grant planning permission for development likely to generate noise pollution."

The "Noise Impact" Report provides an incomplete and incorrect assessment of the likely impact of increased noise pollution. Under section 5.1, the report "assumes" the existence of a "3.5m high acoustic barriers (absorptive) surrounding the south and western edge of the rooftop" as well as "a 3m high acoustic barrier (absorptive) running through the centre of the terrace area". However, the "Revised Drawings" submitted by the applicant include only one "2.4m high timber fence panel encapsulating Maxiboard acoustic panels". The panel is therefore well under the height taken into account by the "Noise Impact" report, and it does not run through the centre and both southern and western edges as stipulated by that report. The conclusions reached by the report are therefore misleading.

The "Noise Impact" report is based on the assumption of the aforementioned "3m high barrier" separating seating areas which leads to the conclusion that customers "would not need to speak with such a raised voice to be able to communicate". This fails to take into account the intention to provide music and entertainment, and the strong likelihood of raised voices in a bar late at night.

Furthermore, the Planning "Design and Access Statement" declares that "it is intended that music and entertainment will be available on the terrace on certain evenings", but no licensing document has been included in the supporting documents here. Importantly, the "Noise Impact" Report states that "no music reproduction has been assumed within our analysis", so that the conclusions reached by this report, once again, do not accurately reflect the intended use of the terrace. The playing of music on the open-air terrace, open until 00.30, is in contravention of Camden's Noise Strategy 10.11, and the Camden Statement of Licensing Policy 139, which guarantees, under 139G, that "no sound emanating from regulated entertainment shall be audible a metre from the façade of the nearest noise sensitive premises between 2300 and 0700 hours."

The Revised Drawings state that "all other areas to be open to the elements" other than the central steel/glass roof, making it unclear how much of the storage and toilet areas will be covered, if at all.

The proposed terrace, accommodating at least 100 people, and providing music, would also be very

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					<p>close to the Netherwood Centre, which currently provides a place to "relax" and a "lovely garden space outside" with gardening activities, for dementia sufferers and their carers. The increased noise pollution would impact negatively on the users of this centre, as well as local residents.</p> <p>LOSS OF PRIVACY:</p> <p>Camden"s Development Policy DP26 states that "the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity" including "visual privacy and overlooking". Section 7.4 adds that "roof terraces" should avoid overlooking the most "sensitive areas", namely "living rooms, bedrooms, kitchens, and the part of a garden nearest to the house". However, the proposed terrace directly overlooks all of these sensitive areas, as dozens of residents live and sleep in close proximity to the proposed terrace. The Revised Drawings give no indication of any screens surrounding the terrace that would prevent overlooking.</p> <p>I would also welcome reassurance that none of the trees on, and next to, the site would be harmed by the proposed extension.</p> <p>In conclusion, the proposed roof terrace poses a serious threat to the right of "every natural or legal person" to "the peaceful enjoyment of his possessions" and "right to respect for his private and family life". I appeal to the Committee to follow the guidelines outlined in Camden"s Development Policy D28, which acknowledges that "noise and vibration can have a major effect of amenity and health and therefore quality of life. Camden"s high density and mixed-use nature means that disturbance from noise and vibration is a particularly important issue in the borough." I sincerely hope that the Committee will take into account residents" rights, and will reject this planning application.</p> <p>Yours sincerely,</p> <p>Juliette Atkinson (Flat Owner, at 10 Iverson Road)</p>

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2015/4993/P	agnes peyser	7 iverson road	10/02/2016 18:18:55	OBJ	<p>I strongly object to this planning application on the following grounds:</p> <ol style="list-style-type: none"> <li>1. Kilburn high Road and thus the beginning of Iverson road is already plagued by week-end nuisance from drunks and general anti-social behaviour due to the already large drinking establishments. Increasing the size of an historically busy establishment will increase this problem, especially in the side streets where people tend to congregate and have their arguments. There are enough drinking establishments in the area and any further increase will lead to more disturbance/rubbish.</li> <li>2. Noise coming out of the open terrace is already very high and adding an other open space will create additional noise. Any increase in surface (although is not wished for) should be enclosed in a fully sound proof arrangement. This venue plays loud music which the sound assessment did not account for. The revised plans seem to address some noise on the Kilburn high road but not at the back of the venue.</li> </ol> <p>In brief kilburn does not need any further source of disturbance.</p>
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2015/4993/P	Miss L Chew	Flat 1 16 Iverson Road London NW6 2HE	13/02/2016 19:03:25	OBJ	<p>As the owner of Flat1, 16 Iverson Road, NW6 2HE.</p> <p>I strongly object to the revised planning application submitted to Camden for above works.</p> <p>The noise impact assessment does not take into account the full impact of the noise despite the shielded properties on Kilburn High Road.</p> <p>The rooftop terrace would prove to be insufferable and reduce property values significantly.</p> <p>We already know that the Kilburn Ironworks bar produces significant noise and creates sleeping problems and this is indoors.</p> <p>There has to be another alternative.</p> <p>Please note this is my refusal to the revised planning application.</p>
2015/4993/P	David Keane	45 Iverson Road London NW6 2QT	10/02/2016 11:16:25	OBJJEMPER	<p>I am writing as the Freehold owner of 4 Iverson Road and also for the following residents living in:</p> <p>Flat A: Mr Omar Qutatish, Mr Rabee Rajwan and Ms Dalila Salvemini</p> <p>Flat B: Mrs Ferrah and her two children</p> <p>Flat C: Mr Birmingham</p> <p>Flat D: Mr Robert &amp; Mrs Lillian Williamson</p> <p>Flat E: Mr &amp; Mrs Mohamed Rloki and their two children</p> <p>Further to the objections on the first planning application we again object to the revised plans that have been submitted to Camden. We have read through the Noise Impact Assessment by RBA. This has not taken into account the full impact of the noise to the residential neighbours of Iverson Road on the proposed design. RBA have taken noise levels along Kilburn High Road and then used these levels to the rear of the Brondes Age on the proposed 'open' extension. These noise levels do not represent true readings which are enjoyed at present by the residents to the existing properties on Iverson Road, who are shielded from these noise levels by the properties on Kilburn High Road. Furthermore the noise levels were not taken to the nearest properties to the proposed open extension that would be affected by the noise being the flats in the properties of 2, 4 and 6 Iverson Road. RBA state that 'the rooftop terrace is intended to have a total capacity of 100 people. No proposals exist to increase the total number of customers within the premises even with the increased space from the proposed terrace'. This could lead to up to 100 people going out onto the terrace especially during good weather. This would be totally insufferable for the residents to try and relax and go to sleep in the evenings. We also question that there is no intention to increase the capacity of people going into the Brondes Age, so why would the owners go to the cost of building an extension. I am certain that Camden will have their own views with regard to that statement. If a terrace was designed to the front of Brondes Age instead of the back this would not have a detrimental effect to the residents on Iverson Road, as this noise would be transmitted onto Kilburn High Road, where vehicles pass up and down the A5, which is where RBA took their noise levels. Alternatively if the Architect and RBA can design and guarantee a fully enclosed and sound proofed extension at the back of the Brondes Age, then as the owner and the residents of 4 Iverson Road, we could take a different view to that held at the moment. We trust that Camden agree that this revised planning application is totally unacceptable and should be refused.</p> <p>Yours sincerely David Keane</p>

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2015/4993/P	Avi Reisman	10 Iverson road Flat D	12/02/2016 21:58:40	OBJ	I am Avi REISMAN, owner of flat D, 10 Iverson road and I strongly object to this proposal. The noise from he bars on Kilburn high road is already very strong as is. A roof terrace will significantly increase the level of noise pollution which will significantly degrade our quality of life and value of properties. Please don't let this happen.
2015/4993/P	Avi Reisman	10 Iverson road Flat D	12/02/2016 21:58:39	OBJ	
2015/4993/P	Avi Reisman	10 Iverson road Flat D	12/02/2016 21:58:38	OBJ	
2015/4993/P	Avi Reisman	10 Iverson road Flat D	12/02/2016 21:58:17	OBJ	
2015/4993/P	William Cooper	Flat 1 2 Iverson Rd LondonNW62he	11/02/2016 15:55:07	COMMEMP ER	I wish to object to this proposed development as it would clearly have huge noise pollution problems accompanying this roof terrace. 100 plus drunken revellers at first floor level overlooking quiet residential gardens [with the exception of the occasional train] is obviously a recipe for disaster for anyone wanting to sleep.If this terrace were at the front it might not cause so much hardship.The noise levels coming from the Brondesage at the weekend are already unacceptable and this development would cause massive noise problems
2015/4993/P	Mr C Rathbone	6 Iverson Road	13/02/2016 11:50:02	COMMNT	Dear sir, I am writing to object to these new plans for an "extension" to The Brondes Age.My objections are to the noise that will come from this "terrace" and the fact that I and my neighbours will have our privacy compromised. Indeed,anyone, for the price of a pint will be able to look into our apartments and gardens. This is unacceptable. Also,especially in the summer months, the noise will mean keeping our windows shut even on the hottest evenings. Many of my neighbours bedrooms are at the back of their buildings and, I understand, they already suffer noise coming from The Brondes Age. Looking at these plans I do not see an extension but rather a re-build that would appear to increase the premises by 100%! We do not need another pub. We have already lost a butchers, bakers and greengrocers to the Brondes Age; now it appears we are to lose our privacy and peace. So I find these plans totally unacceptable.  Yours truly Colin Rathbone
2015/4993/P	Ben Jones	Flat 4 9 Iverson Road London	10/02/2016 09:16:43	OBJ	I object to this application - absolutely shocking, so close to houses and will create noise outside for them until midnight. I trust the council will do what is right.

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2015/4993/P	Josie Shaul	Flat 3 2 iverson road	14/02/2016 10:14:35	OBJ	<p>I am writing to you as the owner of flat 3, 2 iverson road, nw6 2he.</p> <p>I strongly object to the revised plans that have been submitted to Camden for the above works. I have read through the noise impact assessment and this does not take into account the full impact of the noise in reality which at present is shielded by the properties on kilburn high road. The rooftop terrace would be totally insufferable for us residents and also decrease the value of our properties significantly. Already it is difficult to sleep with the level of noise that emanates from the kilburn ironworks bar and that is indoors!</p> <p>There must be another solution as the rooftop terrace at the back would be intolerable!</p> <p>Please note that this is my objection to the revised planning application.</p>
2015/4993/P	Jacob	16 Maygrove Road Nw6 2eb	14/02/2016 07:58:43	OBJ	<p>This proposal will obviously increase noise pollution in the evening for residents living near Kilburn high Road. I object on these grounds and further highlight that there is already significant noise from the tube and potential night tube implementation later this year.</p>
2015/4993/P	Catherine Callaghan	16 iverson rd Kilburn Nw62he	10/02/2016 20:55:08	COMMEMP ER	<p>Reference: 2015/4993/P Site Address The Brondes Age 328E-H Kilburn High Road London NW6 2QN I am writing to you as the owner of flat xxxx</p> <p>I strongly object to the revised plans that have been submitted to Camden for the above works. I have read through the noise impact assessment and this does not take into account the full impact of the noise in reality which at present is shielded by the properties on kilburn high road. The rooftop terrace would be totally insufferable for us residents and also decrease the value of our properties significantly. Already it is difficult to sleep with the level of noise that emanates from the kilburn ironworks bar and that is indoors!</p> <p>There must be another solution as the rooftop terrace at the back would be intolerable!</p> <p>Please note that this is my refusal to the revised planning application.</p>



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2015/4993/P	Gemma	16 Iverson Road	13/02/2016 09:43:50	OBJ	<p>I would like to raise my objections to the Brondes Age plans for redevelopment, ref: 2015/4993/P</p> <p>As a resident of Iverson road I am extremely concerned about noise and overlooking which will affect my privacy and quality of life, particularly my sleep and ability to open windows in the summer months. The late night noise will disturb evenings/nights in the summer if myself or my neighbours want to have windows open.</p> <p>In addition:</p> <ul style="list-style-type: none"><li>- the noise assessment concludes that there will be an impact on noise but that this is acceptable. I don't think any increase in noise can be considered acceptable given the impact it will have on residents quality of life</li><li>- the noise assessment is incomplete and inaccurate as it says that there wouldn't be music on the roof but in the design and access statement they said they would be playing music on the roof.</li></ul> <p>Furthermore I am concerned no regard has been given to the cigarette smoke that will arise from the roof terrace. This is will be unpleasant in terms of smell and may have health risks for people living near by.</p> <p>Please note my strong objections to this development.</p>

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2015/4993/P	Charlie Ebers and Scott Williams	6 Iverson Road NW62HE	14/02/2016 18:30:37	OBJ	Application number 2015/4993/P  Dear councillors,

We are writing to you to strongly object to the planning application and revised drawings for the planning application at The Brondes Age which looks to add a first floor extension and create of a roof terrace bar to be used in connection with the ground floor restaurant/bar.

We live at 6 Iverson Road and our bedroom is at the back of the property, in clear sight of the proposed roof terrace bar. If this application went ahead it would overlook peoples homes and gardens. We already hear noise from the Brondes Age and know that the noise levels would increase significantly and become unbearable if there was a roof terrace bar with music — where people were drinking and talking late at night — only metres away from nearby residents' bedroom windows. The excess noise will cause enormous disruption and effect the sleeping patterns of those who live in the vicinity.

An open roof terrace bar is not necessary — it will cause noise and light pollution which will have a detrimental effect on the lives of those who live in the surrounding area. A fully enclosed and soundproofed one storey extension with no windows on the back of the property could potentially be a more suitable option and we might take a different view as it would allow residents on Iverson Road to retain their privacy and sanity by containing the excess noise within the building.

This planning application is clearly a money making exercise which is not in the best interests of local residents, the local area, the council or it's constituents. It will devalue the surrounding properties and have a harmful effect on the standard of living for those who reside nearby.

Thank you for your attention and I hope you will consider the above objections when reviewing this application.

Yours sincerely,

Scott Williams and Charlie Ebers

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2015/4993/P	Alan Graham	first floor 8 Iverson Road London NW6 2 HE	10/02/2016 18:00:34	OBJEMAIL	Re Brondesage Application  Sir/Madam  I strongly object to any building work by Brondesage. The noise caused by these people is already at an unacceptable level, I have reported to the police more than once as a result. Music blaring until 1 and 2 am, post shutting time anti social behaviour, vomit and broken glass in the street, fights and so on. The proposed extension will be within 50 metres of my garden!!Its bad enough as it is There will be a serious legal wrangle to prevent any such building/extension and local residents canvassed to contribute to a war chest in an effort to prevent this happening and local press will also be invited along.

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2015/4993/P	MILAM residents' association	106 maygrove road	14/02/2016 21:00:44	OBJ	Objection to planning Application No. 2015/4993/P

Dear Sir/Madam,

I am writing on behalf of the MILAM residents association.

We strongly object to the revised plans that have been submitted to Camden for the above works to the Brondes Age Pub, 328 Kilburn High Road, particularly the installation of a rooftop terrace.

Having read through the noise impact assessment which has been carried out, we do not feel it takes into account the full impact of the noise increase which would occur in reality for residents in the proximity.

At present, the properties on Iverson Road are somewhat protected from the noise of Kilburn High Road by the properties on that road. The rooftop terrace would result in an unacceptable increase in noise levels which would cause disturbance in the evenings when trying to sleep and cause privacy issues as the terrace would overlook the properties. It would no doubt devalue the properties as well as a result.

Even now, on days where the bars and pubs on Kilburn High Road are busy, noise is at a high level. An open rooftop terrace would make noise levels intolerable.

Please consider this our objection to the revised planning application.

Kind regards,

Monica Regli  
Chair of MILAM residents' association

Comments made by MILAM residents' Association of 106 maygrove road  
Phone 07956 479271  
EMail Maygrovenw6@gmail.com  
Preferred Method of Contact is Email

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Comment Type is Objection

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