

London Borough of Camden
Planning Advice and Information Services
2nd Floor, 5 Pancras Street
c/o Town Hall
Judd Street
London
WC1H 9JE



REFERENCE:

Application - 2016/1482/P - development of existing warehouse buildings and redevelopment of the site

Application - 2016/2279/P- prior approval for change of use to 11 flats

Appeal against refusal of 2016/0091/P- prior approval for change of use to 16 flats

OBJECTION TO THE ABOVE APPLICATIONS

Please note that this is an update to our objection made earlier this month. We have updated it as it has become apparent that the developer has introduced additional applications. Our objection covers all aspects of the above proposals.

The Music Venue Trust is a UK registered charity which acts to protect, secure and improve the UK's grassroots music venue circuit. We provide advice to government, the cultural sector and the music industry on issues impacting on the network of venues and are the nominated representative that speaks on behalf the Music Venues Alliance, an association of more than 200 such venues from across the UK.

We write to offer comment on the development proposed under the above application, which is adjacent to the music venue known as Kentish Town Forum and is currently part of the Academy network of venues. We have viewed the application and urge you to deny it, until such time as the developer returns with reasonable plans to recognise the existence of the renowned music venue next door.

Those plans should address Paragraph 6 of the Planning Practice Guidance in the National Planning Policy Framework, specifically that: *The potential effect of a new residential development being located close to an existing business that gives rise to noise should be carefully considered. This is because existing noise levels from the business even if intermittent (for example, a live music venue) may be regarded as unacceptable by the new residents and subject to enforcement action. To help avoid such instances, appropriate mitigation should be considered, including optimising the sound insulation provided by the new development's building envelope.*

We also believe the developer should consider an arrangement of deed of easement for any future residents to address the third bullet of paragraph 123 of the Framework which states: *recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established*

The continued existence of the Kentish Town Forum is vital to the Mayor of London's Music Venues Rescue Plan (Oct 2015). The role such venues play in the UK music economy was discussed in the

House of Common and House of Lords in March 2016, and DCLG amended the Town and Country Planning Act in April to ensure that residential conversions do not negatively impact on existing cultural spaces. The application and plans presented do not address justifiable concerns about the future use of the music venue, and we urge you to reject them in their current format.



Sincerely

A handwritten signature in black ink, appearing to read "Mark Davyd".

Mark Davyd