

Gentet, Matthias

From: [REDACTED]
Sent: 12 September 2016 08:50
To: Planning
Cc: Lester, Robert
Subject: Planning Application Ref: 2016/4513/P - Applicant: Mr Jonathan Nadav
Importance: High

Further to a telephone conversation with Mr Robert Lester on Friday 9 September 2016, I would like to repeat the fact that I received THREE separate letters to my personal address advising of the above planning application - one of the letters was addressed to the "Recycling Point at Langdon House", another was addressed to me personally (address as at the bottom of this email), and the third letter was addressed to Langdon House TRA – of which I am currently the Secretary so I can understandably appreciate the receipt of that one. However, in my role as Secretary to our Residents' Association, I have never before received correspondence addressed to the Recycling Point (I've been called many things in my time, but Recycling Point is definitely a first) so I would appreciate your now contacting the owner of the database that was used for the despatch of these letters and asking that person to remove that particular database entry. Thank you very much in advance.

Please now accept the below as my/(our block's residents') objection to the above Planning Application:

I wish to object to the planning application for 29 Hatton Wall, London EC1N 8JJ. This premises is only approximately 8 metres away from an existing public house (the Craft Beer Co) on the junction of Hatton Wall and Leather Lane, and there is another public house located at 3 Hatton Wall (The Hat and Tun). There are also at least two more public houses that I know of just across the road from the entrance to Leather Lane (The Clerk & Well on Clerkenwell Road, and The Gunmakers on Eyre Street Hill), so we are already very well served for drinking establishments in the immediate vicinity – along with various other nearby retail outlets which also sell alcohol. We therefore have no need for a further alcoholic watering hole – especially one which is likely to generate noise nuisance.

In the form of background history to our immediate area, the clientele of the Craft Beer Co used to stand in Hatton Wall to drink their drinks (predominantly in summer months, albeit) and/or to smoke until a recent resident of Hatton Wall complained to Camden Council about the noise being generated by that clientele, which then led to a visit to the Craft Beer Co by a Council staff member. After that visit, the manager of the Craft Beer Co promptly shunted his clientele directly on to Leather Lane instead (on the instruction of **nobody at all** within Camden Council), where far more residents are now affected by any noise. We residents of Leather Lane also have to contend with regular – and very often, late night – noise from the clientele to a cycle shop (Full City Cycles) on Leather Lane which is almost adjacent to the Craft Beer Co. The clientele of the cycle shop predominantly tends to buy alcohol from the wine shop immediately beneath part of our block (Wine Bargains of Holborn – and that establishment is not supposed to sell alcohol to anyone wishing to drink it in the street, it is fully aware of that fact but yet continues to do so because it does not wish to suffer a loss in profits ...) and then the cycle shop clientele becomes very rowdy and also dumps empty beer cans etc in our street. The noise generated by each of the independent clientele clusters only makes the noise of the other cluster increase. The police have been called very many times regarding the noise generated by those who stand in our street and drink (**none of whom actually lives on this street**), and I am told that the police are currently actively in the process of working with Camden Council in an attempt to reduce/prevent such disrespectful behaviour. Therefore, we do not need yet another venue which might create more of what we already have to suffer. An increase in drinkers, and drunks, will only lead to more late-night disturbance (considering the fact that we already have to tolerate the noise and rubbish generated from Leather Lane market Mon-Fri each week, we residents – taxpayers – should therefore be entitled to peace on an evening and weekend, with a street where we do not have to wade through someone who doesn't live here's rubbish strewn all around). The rubbish generated by the social revellers to our immediate area is already too much – it is disgusting to see, and Camden's street-cleaning crew should not have to deal with the level of rubbish which is already being generated on our street. I can imagine that the street cleaners who have to deal with Leather Lane and our immediate surrounding area are paid no more than any other street cleaner who only has to deal with a residential street with no market refuse, no public house disturbance and no late-night off-licence residue. To add yet another drinking establishment to the mix would only make matters much worse. When considering as to whether you should grant this application or not, put yourselves in the shoes of we residents, or the street cleaner ... or ask the applicant to put himself in the same position.

At the end of the day, we do not need any more cause for noise, drunkenness, further rubbish on our streets, and I am confident that the persons recruited to clean our streets would also welcome our objection to this planning application.

Langdon House also shares a party wall with the rear of 29 Hatton Wall, and therefore we residents would risk to be hit from both front and back of that property by noise if this requested change of use is successful. Langdon House has many very young and elderly residents and each respective age bracket should not have to suffer lots of noise during evening/night time/weekend hours – and nor should the middle age bracket be made to suffer, either.

This planning application was discussed at our latest Residents' Association meeting on Friday 26 August 2016. I **also write on behalf of everyone present at that meeting, that this application should be denied.** We do not want 29 Hatton Wall to become an establishment which is going to cause us more noise and, possibly, dirtier streets. I have had previous interaction with the applicant to this application regarding a party-wall issue (which remains unsatisfactorily resolved on our part) and therefore I fear that, if the applicant is actually successful in this application, he will also be equally as unaccommodating as he has already been with regard to any unwanted noise levels. From that previous interaction, I know that the door to 29 Hatton Wall was the access to residential flats – I am not sure whether residential accommodation actually falls under the remit of "Industrial Use" – perhaps there has been a previous mis-recording as to the expiring use.

Finally, it must be remembered that the area immediately surrounding 29 Hatton Wall is heavily residential – and not a recognised social nightlife hotspot. If such applications start to be granted in non-social hotspots whereby there is already sufficient availability, we will gradually reach a stage where there is mayhem on every street in the country, and the police and local councils will never be able to deal with the fallout, from a noise or an environmental services perspective. Therefore, this application must be rejected – especially as the applicant is presumably only wishing to maximise on a financial output at the expense of those of us who actually do live in this immediate area.

Thank you for the time taken to read the above. We now hope that you will refuse the requested planning permission – and any future application to turn 29 Hatton Wall into a property which will cause the neighbouring residents any frustrations of any kind..

Regards,

Judith Milner
Secretary - Langdon House Residents' Association
34 Langdon House
60 Leather Lane
London
EC1N 7TN

