

# Vevil International Limited

**By email and post - [Seonaid.Carr@camden.gov.uk](mailto:Seonaid.Carr@camden.gov.uk)**

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date 20 January 2017  
your reference let.037.NB.SC.24070001  
our reference PJC/SJP/ELC/165412-00022  
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Dear Seonaid

## **3-7 BAYHAM STREET AND 46 BAYHAM PLACE, LONDON NW1 0EY**

As landlord of KOKO, we write in objection to the planning application (LPA Ref: 2016/6394/P) for "erection of mansard roof extension to nos. 3, 5 and 7 Bayham Street and two storey rear extension to no. 3.

Whilst the properties are already in existing use, they are located adjacent to KOKO, a longstanding live music venue within Camden Town Centre. We are concerned that the application has not fully assessed the implications of this proximity within its submission, specifically the lack of submission of a noise impact assessment.

The application proposes additional residential windows which face onto Bayham Place. These windows are sensitive to noise arising from KOKO, which as a live music venue clearly operates at non office hours. It is therefore crucial that the Council is satisfied that any changes to these residential units do not make them more susceptible to noise disturbances from the existing/future operation. Indeed, the proposals must include for appropriate mitigation measures to prevent any implications for future residential tenants.

We have concerns that the current application fails to include a Noise Impact Assessment and any mitigation measures. The validation checklist for Camden sets out that for developments for noise sensitive users is next to an existing noise source, that a noise and vibration assessment is prepared. We therefore consider that this application cannot be determined, until this document is submitted and duly assessed.

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The importance of considering noise implications was highlighted in the recent decision at the Hope and Anchor site, where the decision for conversion to residential was challenged on the grounds that noise was not adequately assessed. Equally, the recently approved scheme at 48-56 Bayham Place included at Noise Impact Assessment. We see no reason why the proposals at this site should not be given the same level of scrutiny, to protect future occupiers and the operation of KOKO.

We trust that LB Camden will accept this objection, and not determine the scheme until future information has been submitted by the applicant.



**Director**  
**For and on behalf of Vevil International Limited**