

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/6151/P	Elizabeth Bax, Covent Garden Community Association	24/02/2019 23:40:44	OBJNOT	CGCA strongly OBJECTS to this application. We also request that action is taken against the premises, both by the Planning enforcement team and also by your Licensing colleagues (since hot food is being served after 11pm).

The premises are a kebab takeaway operation, previously a retail shop until a year ago. Ever since the nature of the operation changed (via 2017/4541/P) it has made life very difficult for those living near it. Those most affected are residents in 21 flats at Sheldon Mansions

The idea that a restaurant and kebab takeaway should open almost all night, right in the middle of an unmodernised block of residential flats is totally unacceptable. A grant of permission would go against Camden Local Plan Policy TC4 as it clearly causes harm to the amenity of neighbouring residents

We object on the grounds of:

- loss of residential amenity for neighbouring families due to noise at night (Policy A4);
- exacerbation of crime and antisocial behaviour in a hotspot that is already challenging to police;
- rubbish and vermin;
- activity inappropriate in a conservation area.

The management of these premises are proposing to open until 4am most days of the week, until 1am on Monday and Tuesday nights, and until Midnight on a Sunday night.

Currently they are supposed to operate until 11pm, which is more than late enough so close to dwellings. However, they seem to have no respect for the law and the council because they have already started operating much later. This activity causes a lot of problems, and is disgraceful in a location where families live just above the premises. We ask that a clear message is sent to them by refusing this application and by taking action to fine them under Planning and Licensing legislation.

Specific problems already include:

- Noise from customers leaving, entering, and loitering outside the premises.
- Noise from music emanating from the premises.
- Noise from buskers attracted to groups outside the premises.
- Noise from vehicles pulling up outside the premises (including pedicabs with screaming customers, and playing beat music from speakers).
- Rubbish and vermin.
- Urination in the communal doorway to the flats, and ringing of doorbells.
- Intimidation of residents trying to access the communal doorway to the flats.

It is important to residents that premises do not operate in a way that encourages people who have been drinking to remain in the area, nor that attracts people from other areas to come to eat very late.

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				<p>The council is also very aware of the problems with street drug crime and serious antisocial behaviour in and around Charing Cross Road.</p> <p>Sadly, the applicant has not addressed these issues in his 'Late Night Management Plan'. It is one of the weakest that we have ever seen. It contains no clear mitigation measures, and gives no data to show how potential noise will be contained to a level that is below what is acceptable in law and policy. Indeed, the applicant states only that he seeks "potential noise, disturbance and anti-social behaviour during evening and night-time hours, including those additional opening hours sought under this application, can be reduced to a minimum". What does "a minimum" mean, and is it something that neighbours can live with? Also, the applicant's noise survey was carried out in 2017, before the current use started, and therefore does not inform the current application.</p> <p>It is worth noting that Camden as the local authority:</p> <ol style="list-style-type: none"> 1. Did not allow McDonalds, a little further down Charing Cross Road, to operate beyond 11pm (upheld on appeal 29/04/2016), because of potential issues such as those that we cite as problems with this application. 2. Granted no more than framework operational hours to licences of commercial uses in the nearby St. Giles and Denmark Street redevelopments. <p>It is therefore consistent for you to refuse this application.</p> <p>-----</p> <p>PLEASE SEE LETTER OF OBJECTION (sent by email) FOR FULL COMMENTS AND PHOTOGRAPH</p>

2018/6151/P	Andrew Hunt	24/02/2019 19:02:01	OBJ	<p>I am horrified to hear that the kebab shop below us at 130 Charing Cross Road has applied for extended opening hours.</p> <p>They already exceed the 2300hr closing times on a regular basis and as a resident of Shaldon Mansions we will suffer directly from any extension to the opening hours.</p> <p>It is very intimidating when returning home at night anyway as customers from the kebab shop stand in our doorway and are often drunk and abusive when asked to move.</p> <p>Our bedroom is directly above the kebab shop on the third floor and the noise pollution from the shop is already unbearable late at night. If it is allowed to extend into the early hours we will never be able to get to sleep or feel safe in our own home.</p> <p>I strongly object to this extension of their opening hours.</p>
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