

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/3859/P	Trevor Shonfeld for Marchmont Association	30/09/2019 12:39:16	OBJ	<p>The Marchmont Association has been involved for many years in trying to facilitate a better relationship between the Generator and the hostel's residential neighbours.</p> <p>We object to the proposal for change of use to enable a coffee shop to be in operation at the shop premises at 37 Tavistock Place.</p> <p>The opening of such a business, albeit a benefit for the Generator, is likely to increase the footfall and subsequent noise nuisance within Compton Place and on the pavement outside the cafe, as people will inevitably congregate to smoke and chat. Coffee shops have the potential for spilling out on to pavements. This is no exception, as the cobbled alleyway offers an external space that is already being colonised by the Generator.</p> <p>This potential for increased noise will impact negatively on the residents who live above and very close to the site.</p> <p>The Generator has a late night bar. This has already resulted in an incident of antisocial behaviour which seriously disturbed the residents of Knollys House in the early hours of the morning.</p> <p>We refer to the Generator's website, which asks people to "Head to Generator London's bar for late-night drinks. There's catwalk lighting, wooden high-top tables, cosy booths and an authentic London Routemaster Bus. Sample ice-cold local beers or signature cocktails and graze on tasty bar snacks. Happy Hour everyday from 17:00 to 19:00; OPENING HOURS: 8am-3pm.</p> <p>The Generator already has a cafe, advertised as follows: "In our café, with its zinc bar and tin-panel ceiling, you'll find the perfect spot for a barista-style coffee and something to nibble on. Lounge on leather egg chairs, sit and chat at the communal wooden tables, or get cosy in one of our wooden pods. And if the mood takes you, play a couple of tunes on our hand-painted piano. SERVING HOURS: 7am - 10.30pm</p> <p>We are concerned that opening a coffee shop on the corner of Tavistock Place and Compton Street could lead to the Generator applying for a late night licence in the future, with alcohol for sale, inviting further tensions between the Generator and its neighbours.</p> <p>There is no need for the Generator to open another coffee shop, other to be a more visible "shop window" to advertise to people not staying at the hostel, that the Generator is a venue for 'socialising and partying', not simply a place for overnight accommodation.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/3859/P	Debbie Radcliffe for BRAG (Bloomsbury Residents Action Group)	27/09/2019 17:09:23	OBJ	<p>BRAG [Bloomsbury Residents Action Group] objects to this application on behalf of the residents of Knollys House, the mansion block of flats which lies immediately adjacent to the application premises. The shop's current use as an ancillary office space for the Generator does not disturb its neighbours.</p> <p>The presence of a coffee shop at the corner of Compton Place and Tavistock Place is likely to increase noise nuisance for Knollys House residents who currently suffer from the fact the 800+bed hostel is a popular destination for coach-loads of young visitors, whose socialising in large groups increases the noise level disturbance.</p> <p>A coffee shop in this location will also encourage visitors to hang around at the corner of Compton Place and Tavistock Place, as the alleyway and pavement will be the logical place for smokers to congregate and converse.</p> <p>A coffee shop could also attract non hostel visitors to make use of the Generator's other facilities, eg the late night bar, thereby increasing the numbers of people accessing the courtyard in Compton Place. This confined space with high walls acts as an echo chamber, aggravating the noise nuisance for people who live in the flats overlooking the space.</p> <p>We understand that the Imperial Hotel Group has staff accommodation immediately above the application premises.</p> <p>The application form states that hours of opening are not relevant to this proposal (Section 19). This is inaccurate as if the opening hours are too early, they will impact negatively on people sleeping above.</p> <p>Section 18 asks whether the proposed development will require the employment of any staff. This has been answered 'no' - which is inaccurate, as the coffee shop will inevitably require staffing.</p> <p>We are concerned that granting change of use for a coffee shop provides the first step for other uses. It could lead to an extension of opening hours into the evening. There could be an application for alcohol to be served, which could then lead to a late licence application.</p> <p>Having been granted change of use, in theory for "coffee" there is then nothing to stop a coffee shop turning into a cafe, providing cooked breakfasts and other hot meals. We note that the design for the proposed coffee shop does not include a proper extractor system, which will be necessary to ensure no smells go up into the hotel's staff accommodation.</p> <p>We suggest it advisable to resist the change of use at this early stage, since the current use does not harm the quality of life for residential neighbours.</p> <p>In the event of planning permission being granted for change of use, we support the Hotel's request for the Generator to install CCTV (properly monitored) to ensure security measures are in place.</p>

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2019/3859/P	Professor Richard Ekins	28/09/2019 10:37:37	OBJ	<p>BRAG (Bloomsbury Residents' Action Group) have kindly lodged an objection on behalf of the Knollys House Residents Association (KHRA). I write as Secretary of the KHRA and in my personal capacity to endorse this objection.</p> <p>As is known both by the relevant Camden Council officers and the relevant local councillors, the myriad problems related to the Generator's failure to abate noise nuisance is a long-standing issue between residents of Knollys House and the Generator.</p> <p>We submit that the issues relating to noise nuisance will be exacerbated by this application.</p> <p>With the recent new management at the Generator, this is yet another attempt to attract greater footfall to the Generator, of this already massive organisation - thus exacerbating the potential for noise nuisance.</p> <p>We are also mindful of the potential for this use to develop smells-nuisance as happens so frequently in applications such as this, as outlined in BRAG's objection. There will also be issues of signage, and so, also the subject of previous objections and decisions relating to the Generator.</p>
