

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/1481/P		01/05/2020 16:48:27	COMMNT	I object to the proposed planning application on several accounts. First of all the external appearance of the proposed building. This is a residential conservation area and the architectural appearance is at odds to the area. Second the increase in area will bring in more people and coaches which in the summer months has always been a disturbance for local residents. Third I object the proposal for a bar at the top of the building, Currently the bar is in the middle of the Irish Centre but if it was agreed in allowing a roof top bar this will create a noise issue. Finally I object to the removal of three trees
2020/1481/P		01/05/2020 21:00:26	OBJ	<p>I am resident a Camden Square which is on the first floor of the house directly adjoining number . My kitchen and bedroom windows overlook McNamara hall which is at the end of the garden approximately 15m away. Currently my windows are pretty much level with the roof height of the hall and I would object to it being any higher and blocking my light and my views. The plans don't really make it clear. However most importantly I need to stress two major areas of contention. Noise. At present, during concerts it is very loud and that is two fold. The actual concert but also people using the hall and the function rooms, smoking and gathering in the street outside the LIC. I am assuming the roof terrace will take up a lot of the slack regards people but that leads me to think, based on past experience, that there will be a lot of disruption. I have never been aware of any management of the noise by security at LIC and this forms part of the argument for planning. That there will be careful consideration and due management of possible (realistically probable) high noise levels occurring. Like I say I haven't seen any evidence of this in the past and if anything only a total disregard for the residents of this area.</p> <p>I also need to draw attention to noise levels during demolition and construction. There is no double glazing in this house. Sound insulation from the outside is non existent. The disruption caused by the works will be lengthy and without a shadow of a doubt very distressing. My bedroom and kitchen will be overlooked for the duration and possibly beyond depending on the plans. An even more serious matter is the health and well being of my small children. I have a three year old who is of a nervous disposition and a six month old with respiratory issues exacerbated by dust. What provisions have been put in place for all of the above if any? We have never been consulted or kept in the loop about any of the plans until now. There has been no consideration whatsoever to residents well being here and next door who are also conveniently in social housing and do not have as loud a voice or at least find it harder to be heard. Our landlord has only just been informed by us that this was happening. It feels somewhat underhand and leads me to think our health and safety and general living situation is being totally ignored for the sake of a redevelopment which sounds good and well meant but for who? The community element of LIC isn't really local. It serves people from all over and serves them well but it isn't a Camden community based service as such. The customers / patrons definitely come from far and wide so although the idea of a local service is nice it's not true and the most local people, the residents in the immediate area, are being summarily ignored in order for LIC to move forward. I would welcome any thoughts on mine and my children and my neighbours' welfare during and after the development. Up until now this has not been evident.</p>

**Application No:**      **Consultees Name:**      **Received:**      **Comment:**      **Response:**

2020/1481/P           30/04/2020 18:33:37      OBJ

As close neighbours of The London Irish Centre, we wish to object to this planning application on several grounds:

1. Proposal will increase capacity for large scale events; events in the venue already causing noise and anti-social behaviour problems in neighbourhood

Although we support the LIC as a charity and admire its work in the community, we are concerned that in the last few years the Irish Centre has increasingly become a venue for major events including concerts, boxing matches and big scale receptions which have attracted large crowds. These events have ended late at night, some at 11pm and some later, and the large number of people dispersing have caused noise and disturbance in the neighbouring streets. We are regularly disturbed by noise and anti-social behaviour from people attending these events and so are many of our neighbours.

We feel that Camden Square, which is mostly residential, is not appropriate for a venue for this kind of event. In the Application, the plan stated is to increase the capacity of the building so more and larger events could take place. According to the Event Management Plan, the LIC can currently accommodate 1,000 people – which we consider already much too many for this location – and they are planning to increase the size of the main hall so that this can be increased to 1,250 or more.

The plan also mentions that they wish to make the LIC self-financing, and it's not entirely clear how the new Centre would be run. At the moment events at the Irish Centre are run by Sliced Events, part of Navolio Ltd. A small proportion of profits is given to The Irish Centre Charity. The majority of the money earned by the huge events in our residential area is profit for a private company and we would like this fact to be taken into consideration when considering the proposal.

2. Moving main entrance to Murray Street won't solve problem of crowd dispersal

The Event Management Plan acknowledges the challenge of managing crowds exiting after events and blames internal connections in the building. To solve this problem it is proposed to move the main entrance from Camden Square to Murray Street. No re-shaping of the internal spaces or relocating of exits is going to prevent a large number of people at the end of a concert all spilling out into a residential area well after 11pm and inevitably causing a major disturbance.

3. The External Roof Terrace

We feel that this is totally inappropriate in this area and will lead to noise disturbance and cause overlooking opposite residential properties and therefore cause an unacceptable invasion of privacy for surrounding neighbours.

4. The Building: objections to style, size, materials and openings

On Murray Street and Murray Mews the proposed building presents as a big monolithic block, with little detail, surface stepping or features to break up the mass and mediate with the surrounding area and its mainly 19th century neighbouring residential buildings.

Application No:      Consultees Name:      Received:

Comment:      Response:

It is proposed to continue the whole new block at the height of the front Camden Square houses so the new building on Murray Street will be a further storey in height than the current buildings. This will accentuate the impression of a bulky block. Alas, the reason for this building being overly bulky would seem to be to erect as big a venue as possible for major events in the middle of a residential area.

The use of pale bricks for much of the flank wall is unfortunate as they will accentuate the bulk, be glaring to the eye, attract graffiti and possibly weather to a grubby colour.

The few large window openings are out of scale, oddly positioned, ugly and at night will allow light to disturb people living in the opposite properties.

#### 5. Demolition and Construction Work.

Undertaking this scale of work is bound to produce a huge amount of noise and dirt pollution for a long period in a closely confined residential area.

#### 6. Unclear about use of Camden Square Frontage and Gardens.

Quite what the 'therapy gardens' will be used for is unclear. Although we are happy that the Camden Square building facades are being kept, the garden on to the Square would, in the new plan be the back entrance, and mention is made of putting the waste bins out from there for collection. Also, apparently bikes would be stored in this front area.

It's stated that the garden could be for community use and if so would the Irish Centre staff take daily responsibility for closing the area at a certain time of night as the Council does for the Square gardens? This measure is taken to prevent the outdoor spaces being used during evenings and at night for antisocial behaviour and causing disturbance to local residents.

Overall, this application proposes the biggest construction project in our area for decades. In our current lockdown state of emergency, with people less likely to see planning application notices and less chance of exchange of information with neighbours, we would request that the period for comments be extended.

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/1481/P		01/05/2020 13:59:02	INT	<p>Those of us who live near the London Irish Centre have had to put up with a great deal of noise and inconvenience over the years. This proposal to increase its size by 79% takes it well beyond anything acceptable in what is supposed to be a quiet residential area. If the LIC wishes to be a venue of this size, it should move to a commercial area.</p> <p>The LIC argues that it is a 'community facility'. That may have been the case when I first moved to Murray St 26 years ago, but in recent years it has become a much harder-nosed commercial enterprise, putting on events like boxing matches and renting out the centre for big weddings with no Irish connection. 75% of people who come to the centre are not Irish (LIC Planning Statement 8.2.12). In spite of all the rhetoric about 'community', it is plain from the LIC's own Planning Statement (8.2.11) that the main motive for the expansion is to make money.</p> <p>No doubt the additional/bigger events will be lucrative, but they will cause even more noise, congestion and inconvenience for those of us who live here. Aren't we also a 'community'?</p> <p>82,000 people already visit the IC every year. We have accepted that even though it often causes us noise, disruption, congestion and inconvenience. It is unreasonable to expect local residents to accept any more. The proposal would turn the main façade in Murray Street into an ugly, monolithic, institutional structure quite out of keeping with a Conservation area, even though Sean Kennedy promised the CSNA there would be no changes to the façade.</p> <p>The new entrance in Murray Street will be much more disruptive than the existing one in Camden Square, opposite the children's play centre, and the LIC should not be allowed to make this change. The LIC claims the change 'removes the burden on the residential square'. But actually no one lives opposite the current entrance. Dozens of people live opposite or close to the proposed one in Murray Street and if the LIC is allowed to make this change, they will now have to carry the 'burden'. It is quite untrue to claim as the LIC does (Planning Statement 4.1.5.) that Murray Street is 'commercial'. It is overwhelmingly residential with just a handful of small shops, an increasing number of which are being converted to dwellings.</p> <p>Over the years we have had to complain on a number of occasions about late night noise, and sometimes we have just suffered it in silence. It tends to arise because the LIC allows people to congregate outside late at night. They say they have stewards on duty but these appear to be ineffective. The trouble is when people have been drinking, it is very hard to get them to be quiet.</p> <p>As you will be aware, police had to be called to the centre late at night a couple of years ago when a fight broke out at the end of a big wedding party. I myself made a number of suggestions for limiting noise back in 2013 which were commended by a local councillor, and which LIC said were 'thoughtful', but they were worried about what they claimed would be the cost. I suggested, for example, that 2200 should be the last time at which patrons should be allowed to go out for a smoke, and that they should all be required to be back inside by 2230. As far as I am aware, none of the things I suggested were implemented.</p> <p>The proposed open roof terrace is, therefore, very worrying. Not only will we face the continued problem of noise from people gathering and/or lingering outside the centre, we will have additional noise from people still inside. No one should be allowed on the roof terrace after 2230, but experience tells me the LIC would be unlikely to enforce any such ban, so the terrace should be removed from the plans.</p> <p>In practice, people are allowed to drink at the Irish Centre until midnight every night, which means in reality noise until at least 0030. More and/or bigger events will make this even worse. It is disgraceful that the rights of local residents, who have to get up early to do a day's work should be disregarded in this way. (Please note: we don't only work Monday to Friday).</p> <p>When big events are held at the LIC, we already face major inconvenience from additional traffic - cars, taxis, coaches etc. These vehicles also occupy scarce parking space - making it difficult for residents to park their own cars. Bigger and/or more frequent events will make this even worse.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
				<p>If the council accepts this proposal, we will face noise, dust, disruption and danger from weeks or months of demolition and building work.</p> <p>It is also very worrying that LIC wants to dig out a huge new basement under Murray Street and Murray Mews right next to where the high speed rail line from St Pancras goes under local houses. This threatens the stability of properties in the area.</p> <p>In short, local people have to put up with enough inconvenience from the LIC already. We are supposed to be living in a residential area. The proposal should be rejected.</p>
2020/1481/P		02/05/2020 15:47:52	COMMNT	<p>I understand the benefits that the London Irish Centre brings and the good work that it does, and so I support that it needs to be developed to be fit for purpose. However, it is important that it is fit for purpose in what is a residential conservation area.</p> <p>The designs at present on the Murray Street and Murray Mews sides appear boxy and unappealing. There does not seem to be any link in design with the Victorian buildings in the Centre facing on to Camden Square, nor those opposite the site on Murray Street. The Centre will have high visibility upon entering the Camden Square conservation area from Agar Grove and will in the current designs be an overwhelming and unattractive eyesore. The design of the buildings would seem more appropriate in a retail park / office complex which has been purpose built from scratch rather than a building being enhanced in an area of considerable architectural charm and beauty. Residents in the area are strictly controlled in what they can and cannot do to their properties so that the aesthetic of the area is maintained. The LIC should face similar controls.</p> <p>I also have concerns about noise created once the Centre is up and running with the proposed increased capacity. In addition, any rooftop activity, especially at night - would create extensive noise pollution in what is a quiet neighbourhood.</p> <p>Finally, I have concerns that with the distraction of coronavirus, many local people are unaware of the planning application and so I would urge an extension to the consultation period.</p> <p>There is a tremendous opportunity to build something of great charm on the site which will architecturally enhance rather than blight the conservation area. I look forward to the Council ensuring the enhancement option.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/1481/P		03/05/2020 23:06:42	COMMNT	<p>The proposal to upgrade the Irish Centre in Camden Square is to be welcomed. As a resident and immediate neighbour, my family and I recognise the important role it plays in the immediate and wider community. As a specialist in architecture and urban planning, I commend the Irish Centre for the comprehensiveness of the planning submission and the quality of the design team and its advisers.</p> <p>I have reviewed the drawings and supporting documents in the planning submission, and paid particular attention to the Design and Access Statement and Planning Statement. There is a clear rationale to modernise the facilities and, at the same time, improve the quality of the existing structures with bold and imaginative designs that improve the attractiveness of the centre as a business proposition and contribute the immediate surroundings. There is no doubt that in its current condition the Centre's amenities do not enhance the environment of the Camden Square Conservation Area.</p> <p>The proposed design by Coffee Architects offers a credible and viable response to a complex brief on a highly constrained site. It recognises the different urban and architectural conditions that the existing premises face on Camden Square, Murray Street and Murray Mews. The new design nearly doubles the total floor area and attempts to mitigate the visual impact on the surrounding streetscape.</p> <p>While this design approach has clear strengths, there are number of issues that require further attention:</p> <ul style="list-style-type: none"> <li>- The closure of the main entrance on Camden Square negates the unique urban connection between the 'villa' and the street that defines much of Georgian and Victorian London. With some exceptions, nearly all properties around the square maintain that direct relationship between the building and the public realm. The provision of a staff entrance behind a porous brick screen (replacing the unattractive glass infill) is to be welcomed, but the proposed design and detailing design of the perimeter wall and gates is heavy-handed and clumsy.</li> <li>- The perimeter wall along Camden Square should be lowered (to match standard wall/railings heights and detailing around the square), the visual connection to the building should be enhanced, and the quality of the relationship to Camden Square should be reconsidered. Continuation of the unfriendly and blank perimeter wall of the post-war development to the north of the Irish Centre is not recommended given its negative impact of the quality of Camden Square as a visual amenity.</li> <li>- The Therapy Garden is a weak and underdeveloped concept, which could easily turn into an abandoned 'back-space' despite its prominence at the corner of Camden Square and Murray Street. It is unclear how the space will be accessed and used by building users since it does not form of the main circulation space of the Centre.</li> <li>- The landscaping proposal is completely underwhelming and needs to be reconsidered by a design team with appropriate skills and qualifications. The planting could be integrated with seating, railings and other architectural details so that this critical south-west corner, which forms the main 'visual' urban address of the Irish Centre, does not turn into an overgrown, underused and forgotten semi-public space.</li> <li>- The potential of use of external spaces by children and young adults should be take into account.</li> <li>- Location and collection arrangements for large and intrusive rubbish and recycling bins (especially given the larger audiences anticipated by the new facilities) need to be clarified and assessed in terms of their visual, acoustic and olfatic impact on surrounding areas and properties.</li> <li>- The so-called Province Terraces overlooking Murray Street are intended as a 'communal roof terrace' by building users. It is unclear how this external space will be used and managed, especially in relation to noise, overlooking or potential anti-social behaviour in evening hours given its proximity to residential properties (and bedrooms) on the opposite side Murray Street.</li> <li>- The articulated south-facing faced along Murray Street is a considerable improvement on existing conditions. The interplay of brick and white stuccoed surfaces and set-backs has potential but requires careful detailing, especially around the large window openings. The relatively low horizontal strip, which marks the</li> </ul>

Application No:	Consultees Name:	Received:	Comment:	Response:
				<p>entrance to the Centre's major public spaces, is underwhelming and poorly considered. The introduction of curved and circular elements is unnecessarily fussy and works against the refreshingly simple, orthogonal arrangements and plan expression of the facades. The current design would benefit from simplification and more direct visual connections between interior and exterior.</p> <ul style="list-style-type: none"> <li>- The relatively understated façade along Murray Mews is an appropriate response to the harsh urban conditions of the location and signals the nature of the volumes and activities within in a straightforward manner. It establishes a successful visual relationship with the neighbouring brick exteriors of facing and adjoining buildings.</li> <li>- It is unclear how the Stage Door entrance will be designed and how this will relate to the architectural expression of the new building components.</li> <li>- A far more subtle approach to external lighting should be explored given the complex relationship between the Irish Centre's public activities and its residential neighbours. The proposal to theme lighting around 'Global Greening' is naïve and banal.</li> <li>- It would be helpful and instructive to see a detailed architectural model and more information on proposed detailing of external facades – especially junctions between large windows, brick surfaces and stuccoed walls – to evaluate how the facades would perform over time especially in relation to rainfall and pollution from adjoining roads.</li> <li>- The sustainability strategy seems underplayed and should be given greater importance given the Mayor of London and Camden Council commitments to environmental standards.</li> </ul>
2020/1481/P		30/04/2020 16:51:28	COMMNT	<p>We support redevelopment of the Irish Centre, which is a great asset to the neighbourhood.</p> <p>We do however have 3 particular issues with specific points of the current application, which are spelled out with more eloquently in the CAAC report:</p> <ol style="list-style-type: none"> <li>1. Relocating the main entrance to Murray St., directly across the road from our home. This location brings the main centre of activity MUCH closer to people residences. There are bedrooms in many of the flats that overlook Murray St that are directly across the road from the proposed main entrance / exit. Even with fantastic security, there will be much more disturbance from people leaving events / smoking outside / etc. than there would be if the main entrance stayed near where it is.</li> <li>2. The bar on the roof. There may be a way to make something on the roof work and we would in principle have no problem with a daytime cafe, but I don't see that a bar which is open in evenings and has views directly into residential flats can be acceptable.</li> <li>3. Perhaps it has been addressed, but finding residents parking on weekends when there is an event at the Irish Centre can already be a challenge. Given bigger facilities, there should be some way to ensure local parking remains available to residents even when large events are being held.</li> </ol> <p>These three points aside, we want to note that the Irish Centre are great neighbours who we feel deserve a new [and enlarged] home. Construction will no doubt be disruptive but we trust them to be considerate and communicative through that process.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/1481/P		03/05/2020 18:43:25	OBJ	<p>The main and obvious objections are that the Camden Square is too small, too narrow to house a venture and organisation of the size suggested. Camden Square is a residential area where families live and recreate after work. The past history and record of the centre is a testimony with clear evidence of the conflict with an event venue in an area where the residents wish to sleep and the centre's customers wish for a "good night out".</p> <p>There are very few amenities in the area, a local shop, laundry and a newsagent in Murray Street. Not even a pub. To offer an increase in public noise, nuisance and traffic is asking for more conflict. A roof terrace with a bar will give a public view into residents home and this is not acceptable. Privacy should always be respected. The intention of the centre is in many parts appreciated but it needs a location which can cater to its intention. KX nearby is an excellent example of business/leisure cohabit with residents. Then what is needed is an open-plan architecture rather than a small residential living space. As in the "Cinderella" story, the shoe doesn't fit.</p>
2020/1481/P		30/04/2020 14:46:40	COMMNT	<p>There is no credible impact assessment of the increased noise. The report refers to management plans to contain noise from terraces. But no such plan is provided. The report has no estimate of increased traffic and pedestrian flows external to the building and so has made no assessment of the increased noise and disturbance to the environs.</p> <p>The plans propose to re-establish hostel accommodation. This was previously abandoned in the 1960's due to associated disturbances. It should not be reestablished .</p>



Application No:	Consultees Name:	Received:	Comment:	Response:
2020/1481/P		02/05/2020 12:31:57	OBJ	<p>OBJECTION to planning application</p> <p>We wish to write to object to the planning application for the redevelopment of the Irish Centre for the following reasons:</p> <ol style="list-style-type: none"> <li>1. Increase of capacity for large scale events. There is already significant noise and disturbance from the Irish Centre, in particular with the dispersing of events. It is understood that increasing the capacity will be for commercial purposes, however the local residents will have to pay for this cost through the increase in noise, disturbance and loss of privacy. We believe that any redevelopment should be in keeping with the current event occupancy.</li> <li>2. The use of a terrace as a public space. The area consists of quiet residential housing and the external terrace for commercial use is not in keeping with this. We have serious concerns that the terrace would be used in the evenings for commercial or public ventures, causing noise pollution in the area as well as allowing direct views in to residential flats, impeding on resident's privacy. The planning application is vague about the use and there are significant concerns that it will be used in the evenings and weekends which would impede heavily on local residents' quiet enjoyment of their homes.</li> <li>3. There has been no consideration for the 4th floor flat at 17 Murray Street (Flat 8), directly across the street on Murray Mews, within the planning application. None of the plans refer to its existence and as a result hides the true impact of the development on the residents.</li> </ol> <p>Key omissions are as follows:</p> <ol style="list-style-type: none"> <li>a. Design and access Statement, 8.0, figure 2, page 54. The plan does not show the existence of the flat or the private balcony that leads off the bedroom.</li> <li>b. Plan: 1120_A201 (Proposed South and East Elevation). There is a bedroom window which faces the Irish Centre. The plans show that the balcony and library window in the south east corner will allow a direct view in to the bedroom as well as through to the hallway of a the 4th floor flat at 17 Murray Street.</li> <li>c. They daylight and sunlight report makes no reference to the 4th floor flat at 17 Murray Street. No impact assessment has been done to asses the impact of the development on the dwelling.</li> </ol> <p>By omitting the floor of this building, we have concerns with regards to the validity of the reports attached to the planning request; specifically, to Noise Impact Assessment and Event Management Plan. The failure to include the floor of the building casts doubt onto the due diligence of the development proposal in its entirety.</p>

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
------------------------	-------------------------	------------------	-----------------	------------------

2020/1481/P		01/05/2020 14:20:41	OBJ	
-------------	--	---------------------	-----	--

Dear Sir/Madam,

RE: Planning application no: 2020/1481/P - Irish Centre, 50-51 Camden Square.

I write on behalf of One Housing Group in connection with the above planning application. After examining the documents on your portal, we wish to object to the re- development plans.

This planning application would increase the current Irish centre's capacity by up to double the current use. This will mean an upsurge in large numbers of people attending events. The proposed roof terraces which include bars will add to more turmoil of noise pollution, traffic and parking for the people attending the space. The roof terrace will also mean that people will have a direct view into our neighbouring properties. Our nearest property, 49 Camden Square actually adjoins the Irish centre. Our key concerns are as follows: -

1. We are unable to see what the future noise levels from the roof terrace are and are particularly concerned the roof management plan is not included at this time. Will there be time restrictions on the operational hours for the terrace and how will the management plan be enforced? In addition, how will noise levels from the roof terrace be monitored?
2. The maximum noise levels from the roof plant is not stated and we are concerned this will be excessive for our residents.
3. We also have concerns about the general scope and extent of the proposed works in reference to the other buildings in close proximity to the adjacent properties that we own. The addresses near to Camden Square are Hiller House and Murray square. This proposal will cause overlooking and a loss of privacy for our residents.
4. We are concerned about the impact of additional people attending larger functions at the Irish Centre and the detrimental impact this will have on parking, traffic generation, rubbish and anti-social behaviour in the vicinity.
5. The impact of the works and the proposed building on rolling noise and ground vibrations from the railway below has not been taken into account. We are concerned any increase in vibrations could cause damage to our properties nearby.
6. We are concerned about the cycle parking area close to 49 Camden Square. It is not clear from the application how this will be secured and monitored.

Please feel free to contact me if you require any further information from me.

Yours sincerely

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2020/1481/P		02/05/2020 13:07:10	OBJ	Dear Ms Smith

I am writing on behalf of a number of residents in Murray Mews

#### Comments

- On the whole we support the redevelopment of the London Irish Center. We welcome a community based social enterprise in our neighbourhood.
- We welcome the relocation of the entrance to Murray Street and would like to see Murray Street become more active.
- We regret the fact that the façade to Murray street will remain as it is – inactive, bland and unfriendly.
- We note and regret that Murray Mews is still considered as a service space and that the design fails to recognise that Murray Mews is a residential street and a social space.

#### Objections

- We object to the proposed development on the grounds that it fails to fully consider advice set out in section 7 of the Camden SPG; Camden Planning Advice Design, 2019.
- In particular we have grave concerns regarding proposals for the 'Stage Entrance'. We feel the proposal fails to address a long established community concern around discouraging criminal and anti-social behaviour identified with the existing rear access.
- The design could do more to encourage an 'active frontage' to Murray Mews

#### Considerations

In arriving at their decision, we ask the planning committee to consider the following;

Murray Mews is not a service space; it is a residential street with a close-knit community  
The proposed development casts the lower section of Murray Mews as a 'back ally' to the London Irish Centre.

For many years the residents of Murray Mews have suffered from a deal of anti-social and criminal behaviour that has focused around the stepped rear entrance to the stage area of the London Irish Centre. This place is well known to local police as a site for drug trafficking and other ASB. On many occasions this ASB has spilled out and up the street into the courtyard spaces of the residential properties further up the street.

The quote from one of the residents in the mews below highlights the nature of our concerns.

"Please join my name to the others in objecting to the plan for the backdoor in the Mews. It has been a traditional place for drug dealing for many years and when one dealer goes another soon replaces them. I live on my own at number 19 I am aged 80 and have lived there for 50 years and my front door is well within the sight line of the rear entrance and steps. I feel particularly nervous in the winter because there is a street light near my door and any dealers can see me come and go in my front door"

The management of the LIC have been aware of and responsive to these issues but ineffective in managing this problem.

The design proposals fail to discourage this existing anti social and criminal behaviour.  
The design and access statement fails to address this as a factor in the design. We note the comments in the in Planning Statement which refers to discussions with the Crime Prevention Officer, this simply highlights this

is an obvious matter of concern. We feel that the CPO has failed to fully consider local residents experience and concerns.

Frontage to Murray Mews remains inactive and is designated as a service space. There is poor surveillance of this frontage and it relies on the social presence of local neighbours to provide 'eyes on the street' rather than the active surveillance of the LIC. In particular the proposals for the 'stage door' are problematic. We feel the proposed arrangement will actively encourage the type of anti-social behaviour that the LIC has failed to manage in the past.

We feel that the design could be amended to meet these community concerns with little impact on the performance of the building, the quality of the design or the cost of the project.

[illegible]

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/1481/P		04/05/2020 08:51:37	OBJ	<p>The Camden Square/ Murray Street Area is mostly residential with a few small, independent shops. As a side issue Murray Street seems to have been 'sacrificed' to traffic flow and is being used as a cut through by traffic from Camden Road to Agar Grove as there are few right turns up Camden Road.</p> <p>Currently the LIC can host events with up to 1000 attending. One of the aims of the redevelopment is to increase capacity. After redevelopment this will increase to 1250 and possibly more. This is far too many people leaving the building, often late at night spilling into the residential area with all the noise, exuberance and anti-social behaviour that already goes with such events. Re-configuring the space or relocating the exits is not going to change this cause of great disturbance to local residents.</p> <p>Let's be clear the LIC started out as a charity for Irish in London . The centre is now used to generate profit for a private company, even though some proportion of the earnings are given to the Irish Centre charities.</p> <p>During the demolition and reconstruction work there will be considerable disturbance in terms of additional traffic, dust and noise and for a long period of time.</p> <p>I would also like to add that this is the biggest construction project to take place in our neighbourhood for decades . The planning notices have been displayed during this period of corona-virus lockdown and have not been seen by a lot of local residents who are adhering to the stay home advice. For this reason Camden should extend the period allowed for comments to the proposal.</p>

---