

Representation	
Premises name	HHE Camden
Application reference number	APP/PREMISES-NEW/103275
Last date for representation	18/11/2020

Making a representation as

As an organisation

Your details**Organisation name**

TRACT

First name

Kathryn

Last name

Gemmell

Telephone number (optional)

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No

Grounds of representation

- prevention of crime and disorder
- prevention of public nuisance

Details of representation

16 November 2020 Dear Panel Members,
RE: APP/PREMISES-NEW/103275, Unit 87-88 and former Horse Hospital NW1 8AH I am writing, as Chair of TRACT (Tenants & Residents Associations, Camden Town) to object to the above application from Hartshorn Hook Enterprises Limited. TRACT is particularly interested in applications within the Cumulative Impact Area and the issues arising. There have been significant issues with the operations

of this venue for the past 12 years and we welcome the proposed change or use from a nightclub to an immersive theatre. We are however disappointed by the proposed hours and the extensive list of other events that are not fully described. Background Planning approval for a change of use from retail to mixed use comprising art gallery / exhibition space and bar (sui generis) was granted to Proud Galleries on 01 November 2007 with a number of conditions including Condition 2: The use hereby permitted shall not be carried out during the following times: 0100 to 0800 hours daily. This condition was to safeguard the amenities of the nearby residential occupiers in accordance with the requirements of policies SD6, R2 and R3 of the London Borough of Camden Replacement Unitary Development Plan 2006*. We are informed that the statute of limitations means that the condition no longer applies, but the Committee will agree that it should have applied and that it was the duty of the Council, rather than residents, to keep an eye on such matters. Objections The main concern for local residents is the proposal to operate up to 2:30am if a 30minute drinking up time is added to licensable activities terminal time. This means larger groups of people could be leaving the venue and making noise in the streets until 3am. The applicant is currently operating an immersive theatre experience in Westminster where it has planning approval and licensable activities up to 23:30hrs mon-sat and 23:00hrs Sundays. This condition is to protect the amenity of local residents. They appear to be operating successfully and

within typical theatre hours. The licence permits the sale of alcohol up to midnight on Fridays and Saturdays. Why should Camden Town be any different particularly when the building only has approved planning for use between 08:00hrs and 01:00hrs. The red-hatched area on the licence application is an area known as “the Terrace” that has been operating without planning approval or a clear licence for the past few years. Enforcement action was taken earlier in the year after local residents persistent questioning of the legality of the use of this area as it had been the cause of significant noise and disturbance over the past few years. Currently the structures along this listed wall have been removed. The Council have advised that they were not legal structures and that the walls listing would not make them legal over time. This application appears to seek to extend the application for the Horse Hospital building and Units 87 & 88 to include this “Terrace” area without a specific licence application relating directly to it. There is no maximum capacity for the venue although Lab-tech have suggested that they reduce the capacity after midnight to 499 customers. If this headcount applied to the total capacity of both the Horse Hospital and Units 87&88 we might consider it an acceptable total maximum headcount. Units 87 & 88 are seeking planning approval for Sui Generis restaurant, drinking establishment and ancillary events. We have no particular objection to a restaurant with bar directly associated with the running of a restaurant. There are now several restaurants in the North Yard that we have worked with Lab-

Tech to agree suitable operating hours for. We see no reason why these units should differ. The latest opening hours for the adjoining restaurants is 23:30hrs. The key issue for residents is the noise created by customers, who may or may not have been drinking subject to what type of event they have been attending, slamming taxi or car doors in residential streets, urinating in garden and talking loudly on mobile phones or with each other. I understand from neighbours that the previous tenant to David Sims Studios was running product launch events without a licence and that when they applied for one eventually it was turned down. With the above in mind, I am writing to object to the granting of this licence in the strongest of terms for the following reasons: Prevention of Crime & Disorder • Customers using drugs for social purposes, increasing the problem faced by Police in the area • Increased potential for fights fuelled by excess alcohol • Damage to property (cars, gardens etc) by groups leaving the premises late at night Prevention of Public Nuisance • Noise caused by smokers gathering outside the premises and clients using their mobile phones • Noise escaping the building as people go in and out to smoke or leave • Noise caused by the arrival and departure of guests to an event make a considerable noise with car doors slamming, groups of people talking who are invariably rowdy having drunk alcohol • Noise caused by deliveries and pick-ups for events • Staff leaving the premises even later than guests • Increased risk of vomit and urinating in the streets or residents gardens • Risk of

increase in drug dealing in the streets
However, if the panel is minded to approve this licence we would like to see the following additional conditions / amendments to proposed conditions to mitigate the applications worst effects:

1. The red hatched area known as "The Terrace" must be explicitly excluded from this licence application
2. The hours of operation must be within the approved planning for the Horse Hospital which requires all customers to have left by 01:00hrs with alcohol sales to cease by 00:30hrs. No staff or customers to be allowed on the premises from 01:00hrs-08:00hrs. Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP26, DP28 of the London Borough of Camden Local Development Framework Development Policies.
3. All permitted events or performances to take place between the hours of 10:00-23:30hrs mon-sun with the exception of 48 per year that will be permitted to run up to 01:00hrs
4. Units 87 & 88 must close by mid-night with alcohol sales to cease by 23:30hrs
5. Maximum capacity of the Horse Hospital to be 450 customers at any one time
6. Maximum capacity of units 87 & 88 to be combined as 100 customers at any one time
7. No off sales
8. No use of the smoking area outside the Horse Hospital at the top of the ramp after mid-night
9. A crowd management plan is to be discussed and agreed with the council and local residents prior to

commencing operations. 10. No loading or unloading for the premises to take place before 08:00hrs or after 21:00hrs mon-sat or 09:00hrs-21:00hrs sun. 11. No music to be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway. Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP12 and DP26 of the London Borough of Camden Local Development Framework Development Policies. We hope the panel will consider the reasonable needs of the local community in the context of the years of suffering endured from late-night activities when considering this application. It can't be unreasonable to seek that the premises operates within its approved planning permission. Yours sincerely, Kate Gemmell TRACT Chair
TRACTnetwork@gmail.com

Supporting documents (optional)

- ExistingWestminsterlicence.pdf
- TRACTdocumentreFestWall.pdf
- PlanningDecisionNotice01.11.2007.pdf
- HHEPlans-SG2020102111062738.pdf.pdf

About this form**Issued by**

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