

Hazelton, Laura

From: Patricia Thomas <[REDACTED]>
Sent: 15 January 2021 09:41
To: Hazelton, Laura
Cc: Kate McLaren; Peter Clapp
Subject: 2020/5793/P, 2020/5850/L, Stables Terrace

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Dear Laura Hazelton

I am writing as Chair of the Harwood, Clarence, Hartland Residents Association to object to the application for planning permission for the newly reconstructed wall adjacent to the Stables Horse Hospital. In common with Peter Clapp and Kathryn Gemmell, I have been and remain one of the nominated members of the Hawley Wharf Residents Liaison Group.

The Residents Association is a member of TRACT and agrees with Kathryn Gemmell's objections on behalf of TRACT. We set out the reasons below.

1. Gerald Eve's letter (PP-09077463) freely admits that the wall and other parts of the Horse Hospital have been used for many years 'without benefit of planning permission'. Gerald Eve's suggestion that this breach of planning regulations should be forgiven and forgotten with the departure of the previous tenants is disingenuous: it is the responsibility of Lab Tech and its predecessors to be aware of planning permissions. If they were aware, they were palpably failing in their duty in allowing the previous tenants to exceed the agreed time by at least an hour; if they were not aware, they have been extremely lax in the recent past and one is bound to wonder about future oversight.

The Residents Association are concerned about the bar and restaurant proposed for the terrace, and especially the bar which we assume will be open until midnight. We are concerned about noise escaping from the bar and restaurant disturbing residents living nearby, but there is a more immediate impact on the three roads making up the Residents Association. Hartland Road is immediately opposite the entrance to the Stables Market and has long been the parking place of choice for late-night users of Stables Market (and other venues in Chalk Farm Road). For many years we have suffered from the effects of drunken drivers returning to their cars in the early hours, often shouting, swearing, banging car doors, urinating. The terminal hour requested here is midnight, but that still brings drivers back to their cars when children are asleep. These may well be better behaved than visitors to a nightclub but they will not be silent.

The Residents Association, with TRACT, has discussed operating hours with the Stables Market for some time and has agreed not to object to some licences when Lab Tech has told us that most of its activities would finish at 10.30. These proposals for midnight opening – and later in the Horse Hospital itself – therefore came as an unwelcome shock to people who live in the neighbourhood. While we assume that the Planning Committee will not object to use of the wall to some degree, we very much hope that, for the sake of those living nearby, you refuse to allow a bar and – if a bar – one that closes well before midnight every night of the week.

Finally, the Residents Association agrees with TRACT in the conditions we would like imposed: that there should be no live music or any music audible from nearby

residential property, no films or events, and no waste or bottle deliveries before 8am
or after 9pm.

Best wishes

Patricia Thomas