

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/3453/P	Inkerman Area Residents Association	23/07/2021 09:44:27	COMNOT	<p>Inkerman Area Residents Association (IARA) is directly affected by this planning application and, based on our experience of the (already fully operative) site to date, we wish to oppose it for the following reasons.</p> <p>The site opened without prior planning approval and therefore without prior consultation. Less than a week before it opened IARA was invited to meet with the applicant on the basis that they wished to liaise with the local community.</p> <p>Representatives from IARA were assured that the site would be well managed. We were also told that it would open on 24 June. In the event, it opened without further communication with residents on 22 June, in order to show one of the England games in the Euros. Following that evening IARA received complaints from residents of unacceptable levels of noise and drunken and antisocial behaviour in the adjacent streets.</p> <p>The following are extracts from the applicant's Design and Access Statement, with our comments.</p> <p>1.1.6 (the statement) "demonstrates that the proposals have been carefully considered and that the development will not cause harm to the appearance of the building and this part of the city, nor have unacceptable effects on the amenities of the neighbouring properties."</p> <p>IARA comment: Contrary to the statement, there are highly unacceptable effects on the amenities of the neighbouring properties. In particular, there is night-time noise from the site itself and antisocial behaviour in surrounding streets from people leaving the site.</p> <p>2.1.3 "The site is situated less than 500m from Kentish Town station which serves both the London Underground and the Overground/mainline rail network. There are also numerous bus routes along Kentish Town Road. And the premises can provide approximately 40no. off-street car parking spaces.</p> <p>IARA comment This represents an increase in traffic on already crowded roads, and further noise for neighbours from cars leaving the site after closing time.</p> <p>2.2.1 "As the site lies at the centre of the Kentish Town Industrial Area and adjacent to the London Overground /mainline railway line, there are no immediate residential neighbours."</p> <p>IARA comment This statement is untrue, as evidenced by the location map in the application documents. The site adjoins Holmes Road and Spring Place, and is causing nuisance to both.</p> <p>2.2.2 "The site does not lie in or near a conservation area"</p> <p>IARA comment Again, untrue as above. Holmes Road lies within the Inkerman Conservation Area, which has been in existence for the last 20 years.</p> <p>4.1.4 "In order to facilitate the proposed meanwhile use as a food and drinks cafe, a small number of</p>

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lightweight ancillary structures will be necessary to be erected as listed below.”

IARA comment

To describe this as a café is disingenuous at best. It has been heavily promoted as a beer garden with a capacity for 950 guests (see eg <https://secretldn.com/garden-at-kentish-town/>).

9.2 “Policy 7.15 of the London Plan seeks to ensure that the development does not result in significant adverse noise impacts on health and quality of life. At a local level, Policy A1 Managing the Impact of Development and Policy A4 Noise and Vibration seek to ensure that developments protect the amenity of existing and future neighbouring residents and building occupants, together with the amenity of the surrounding public realm.9.3 The 2no. outdoor seating areas are well screened from the surrounding area by the placements of the shipping containers, which act as barriers to mitigate noise breakout.”

IARA comment

The development does result in significant adverse noise impacts on health and quality of life of local residents. The football shown on huge screens has been a particular blight on the neighbourhood.

It should not have been allowed to open without prior planning consent, and we strongly oppose its continuation. The site is far too near residential properties to be fit for purpose, and is causing distress to its neighbours.

Please refuse this application. If it is referred to committee please notify us of the hearing date.

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2021/3453/P	D Amy Rockson	24/07/2021 20:33:29	OBJ	<p>I strongly object to planning permission for this venue - on the grounds of extreme Public Nuisance/extreme Noise Nuisance.</p> <p>Please find the reference numbers for my communications with the Licensing Team and the Planning Team respectively: Licensing Team ref: Ref: 285224. Planning Team ref: Enforcement Complaint – EN21/0535</p> <p>I have already requested the urgent review and revocation of the venue's licence, and now request that you deny its application for planning permission.</p> <p>Every day that that the venue has been open and in operation, I have been forced to contact the Camden Council Noise Pollution team at least once, due to the horrific levels of noise pollution experienced. I have also subsequently given access to environment enforcement officers on a couple of occasions so that they could observe/listen to the noise pollution from my home – they witnessed first-hand the ridiculous levels of disturbance, and confirmed that the venue is without doubt a public nuisance due to the high levels of noise and disturbance it generates.</p> <p>The noise pollution team/environment enforcement officers have made countless visits to the venue to observe activity and/or speak with the management about the noise levels. The venue has also been served with abatement notices due to the noise... and yet have continued to offend. The situation is so awful, that the noise pollution team has been forced to consider legal proceedings. May I please ask you to liaise with them for confirmation of resident complaints and their follow up.</p> <p>The matter has also been escalated to the office of Keir Starmer MP; they are closely monitoring the situation.</p> <p>Since the 22nd June, I have been regularly faced with a barrage of loud music, offensive language, shouting and screaming. Even during the venue's "quiet" periods, there is disturbance from festival-like music and voices of people getting steadily more drunk and loud throughout the day. It is horrendous and unacceptable.</p> <p>During live sporting events, due to the noise from the outdoor screens and the crowds/venue clientele, it feels as though I am actually attending the events in a stadium – from within my own home. I can hear the commentary, the crowds in the beer garden chanting, screaming, shouting, using sports horns, using whistles, banging furniture, and generally being loud and raucous as previously stated.</p> <p>I am not alone in making complaints, my neighbours have made complaints too. In the case of my immediate neighbours who can clearly see the giant outdoor screens - there is excessive light disturbance too.</p> <p>We are all being disturbed by a venue which is making our lives hell, and making life in our homes feel unbearable.</p> <p>We are a neighbourhood that consists of a variety of households, including young families and senior citizens... not to mention other people like me who have simply worked long and hard to live in a peaceful home.</p>

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Depending on their programme of events, the noise either begins in the morning/early afternoon and continues all day and night until they close; or it starts in the mid-afternoon and continues until they close.

I have added links to just a few examples I have recorded, of the hideous and unacceptable noise nuisance caused by this new venue. These are samples of just one of their Drag Bingo events (the one in the video clip took place on 15th July 2021) during which there was yet again excessive noise from both the live act/music and the audience; as well as a couple of snippets of the absolutely riotous noise caused by their customers and loud outdoor screens during one of their live sporting events. I have plenty more should they be required.

https://drive.google.com/file/d/1O9sqF4GvfUCdV3wK-BNDniXwyD03pSZo/view?usp=drive_web
<https://drive.google.com/file/d/1tnDwiUnEPmLQREaKggVvOazXSF-zRfCq/view>
https://drive.google.com/file/d/1Un1TUYGbXS1ouvnhyQ50PZCfeWmQ_SH4/view?usp=drive_web
https://drive.google.com/file/d/1cWtJMxGZleDd5XYz0ogNX4ix4fdIU4ls/view?usp=drive_web

My neighbours have recorded samples of the noise too, so between us, we have more recordings should they be necessary as evidence.

I honestly find it illogical that this venue was granted a licence in the first place, considering its extremely close proximity to a residential area. The venue hosts 2 massive outdoor screens for live sporting events; and also hosts live performance. The capacity of the venue is enormous approx. 1000 people. It is completely inappropriate to be based so close to a residential area. It is approx. 50 metres (or the length of 2 or 3 cars) behind my home.

Please find my brief account of the last weekend of noise prior to the venue's temporary closure this week, as communicated to one of your councillors – Marcus Boyland:

- Friday 16th July - I called the noise team to log a complaint about the noise from the venue, it had started in the afternoon and got louder throughout the evening.
- Saturday 17th July - I called the noise team to log a complaint about the noise from the venue, it had started in the early afternoon and had got louder throughout the day. I tried to ignore it but it was too much.
- Sunday 18th July - my entire day was ruined and the evening too. What should have been a day of rest and relaxation was instead a day of high stress. Music had started at a low level between about 10.30 -11am, I can't be sure as I was half asleep. I was intending to have a lie in, but that was abandoned because at about 11.50am, extremely loud Latin/American music started playing - trumpets/horns the whole shebang. I called the noise team within minutes to register a complaint. I got a call back from an environment enforcement officer who said he was aware of the noise and was monitoring it from my road. He said it was clear that it was excessive and he would take what action he could as it is definitely a public nuisance.
 - o I have provided a video clip (linked) and can provide audio clips from the event - I googled to see what it was and discovered it was a Colombian Independence Day event. There was excessively loud music and singing from the live acts (I think some of the music was recorded too) as well as the audience cheering. It was on a level with the football in terms of volume. At one point in the afternoon, I was forced to go for a walk for about half an hour just for respite.
 - o https://drive.google.com/file/d/1cqjaK6NHs28Al0uGDtQGIGPhL0SirzuP/view?usp=drive_web

o Later in the day I called the noise team again to let them know it was still going on. I got a call from another enforcement officer, who sounded surprised that it was still going on, and said she would monitor the

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				<p>situation. It went on all day, and continued until 8pm. After which, the venue reverted to standard loud music and noise from revellers.</p> <p>End</p> <p>As of 19th July, apart from the noise caused by their workmen dismantling some of their structures, there has been relative peace. This is only because the venue is currently (and I believe only temporarily) closed. I dread them reopening, as the extreme distress the venue has already caused me is terrible. There have been occasions when I've been driven to tears and/or forced to go for a short walk just to get some respite from the terrible noise.</p> <p>I would urge you to please deny planning permission to this venue.</p>
2021/3453/P	Dilip Lakhani	24/07/2021 11:28:58	OBJNOT	<p>This project is an example of the problem with the planning rules and Camdens bad management of them. The proprietors are attempting to slip through the net and have no due examination of their case. Initially they allowed themselves the trojan horse of a temporary license under which this full application was very clearly going to be applied for. I expected this .</p> <p>It is a noisy nuisance on the edge of industrial estate bordering a conservation area and residents. I have personally been affected by the noise pollution, offended by noisy and drunken and loutish people and unimpressed by the sight of urinating customers leaving their site on their way down to Kentish High Street.</p> <p>They will no doubt attempt to present a meeting with the local residents group as 'community engagement'. However this meeting was only because the residents group insisted on a meeting. The company did not consider this at all at the start and have both omitted and have avoided it. I believe that this was on purpose to avoid a conversation and to attempt to slip this application through.</p> <p>It was made clear to them that we would strongly object to any full planning permission application and that we are opposed to this. An attempt at sweetening the meeting by offering free drinks and meal was also declined.</p> <p>I personally object fully to this application and any minor changes they wish to make.</p>
2021/3453/P	C Khouri	23/07/2021 11:41:22	OBJ	<p>The Garden has caused a significant increase in noise and public disorder issues for the neighbourhood. Public urination, increase in rubbish, and shouting at all hours of the night (despite the opening hours for the premises) are clearly the result of The Garden drunken patrons. This is a family neighbourhood and should not be turned in to a 24 hour party zone.</p> <p>Making this a permanent structure is objected by the vast majority of local residents and interest groups. Please listen to residents.</p>