

By Email

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5th August 2021

Dear Leela,

6 St Chad's Place, London, WC1X 9HH – LBC Ref: 2021/3681/P

Further to our various emails, we hereby enclose a planning application for the above site. The detailed application proposes the following,

“Change of use from restaurant / bar (Class E, formerly A3/A4) to a live music & cultural venue with cafe, restaurant, drinking establishment and related activities / events (Sui Generis use).”

This is an amendment from that shown on the application forms and reflects the advice set out in your email dated 4th August 2021. The original description made reference to ‘community uses’ and whilst it is the applicants intention to support the community, this is not a specific community use, so we have removed that reference.

Permission was originally granted in 2003 for use as a restaurant / bar (ref PSX0304211/P) with conditions. An application was then granted in 2006 (ref 2006/0472/P) which amended the opening hours to 2am.

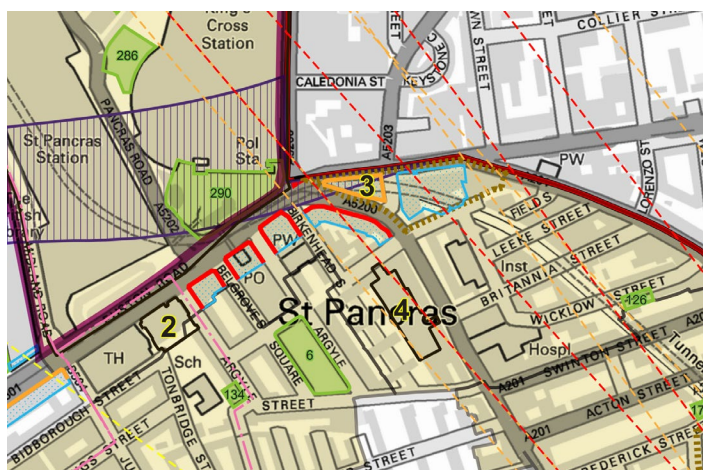
The site was last used as an American burger restaurant/ bar (Meat Liquor), but this closed in November 2020 and it has been vacant ever since. A typical day at the new venue would look as follows:

- Morning yoga, pilates or kitting and mending clubs & cafe
- Lunches while listening to live piano playing /old style jazz
- Afternoon workshops for schools/ adults, live painting, drawing classes, screen printing, pinhole camera photography, group music lessons, tap & swing dance lessons & cafe
- Live music in the evenings, perhaps as follows:
 - a) Mondays: Poetry & Music
 - b) Tuesdays: Puppetry, talks, spoken word, folk music
 - c) Wednesdays: Eastern European folk music with traditional dances

- d) Thursdays: Old Style Jazz & Swing dancing,
- e) Fridays & Saturdays: a variety of World Music Bands
- f) Sundays: Jazz Band & Swing dance lunch/ afternoon, Cabaret & Music Hall nights in the evening.

The new use will be beneficial to a wide range people of the community, the Kings Cross area and beyond, interested in live music, art & social activities. Clearly the new proposal will share some similar characteristics with the previous use, but it is a new use and an assessment against planning policy will be required.

The adopted Proposals Map shows the site falling within the Central London Area, a conservation area and an archaeological priority area as shown here. In the London Plan, table A1.1 identifies Kings Cross as having a night time economy classification of NT2 – an area of regional or sub-regional significance.



The relevant London Plan policy is then as follows,

“Policy HC6 - Supporting the night-time economy

A Boroughs should develop a vision for the night-time economy, supporting its growth and diversification, in particular within strategic areas of night-time activity (see Table A1.1 and Figure 7.6), building on the Mayor’s Vision for London as a 24-Hour City.

B In Development Plans, town centre strategies and planning decisions, boroughs should:

- 1) promote the night-time economy, where appropriate, particularly in the Central Activities Zone, strategic areas of night-time activity, and town centres where public transport such as the Night Tube and Night Buses are available*
- 2) improve access, inclusion and safety, and make the public realm welcoming for all night-time economy users and workers*
- 3) diversify the range of night-time activities, including extending the opening hours of existing daytime facilities such as shops, cafés, libraries, galleries and museums*
- 4) address the cumulative impact of high concentrations of licensed premises on anti-social behaviour, noise pollution, health and wellbeing and other issues for residents and nearby uses, and seek ways to diversify and manage these areas*
- 5) ensure night-time economy venues are well-served with safe and convenient night-time transport*
- 6) protect and support evening and night-time cultural venues such as pubs, night clubs, theatres, cinemas, music and other arts venues.*

C Promoting management of the night-time economy through an integrated approach to planning and licensing, out-of-hours servicing and deliveries, safety and security, and environmental and cleansing services should be supported. Boroughs should work closely with stakeholders such as neighbouring boroughs, the police, local businesses, patrons, workers and residents.”

The Camden Local Plan Policy is then as follows,

“Policy C3 Cultural and leisure facilities

New cultural and leisure facilities

The Council will seek opportunities for new cultural and leisure facilities in major, mixed use developments and support the temporary use of vacant buildings for cultural and leisure activities. We will seek shared-use or extended access for the community in appropriate developments through developer agreements.

We will expect the siting of new facilities, including the expansion of existing provision, to take into account its associated impacts. Large-scale facilities should be located where as many people as possible can enjoy their benefits and make use of public transport to get there. Central London and town centres will, therefore, be the most appropriate locations.

Smaller facilities may, however, be appropriate anywhere in the Borough providing they do not have an adverse impact on the surrounding area or the local community.”

Looking at the two policies and a number of areas to consider emerge, as follows,

1. Locate night-time economy uses within the Central London / Central Activities Zone, strategic areas of night-time activity and town centres.
2. Improve access, inclusion and safety, and make the public realm welcoming for all night-time economy users and workers.
3. Diversify the range of night-time activities, including extending the opening hours.
4. Address the cumulative impact of high concentrations of licensed premises on anti-social behaviour, noise pollution, health and wellbeing and other issues for residents and nearby uses, and seek ways to diversify and manage these areas.
5. Ensure night-time economy venues are well-served with safe and convenient night-time transport.

Taking these points in turn and as set out, the site falls within Central London / Central Activities Zone and a strategic area of night-time activity of regional or sub-regional significance.

In terms of point 2 and it must be highlighted that this was previously a restaurant relatively similar in many ways to the new proposal. No external physical changes are proposed. As such, the scope for looking at access, etc is relatively limited. That said, as this photo shows, the existing arrangements are felt to work well.



Looking at the point 3 and as set out, whilst the proposal is defined as a night time economy use, it would operate throughout the day with events and activities taking place, such as in the morning, yoga, pilates or knitting and mending clubs & café, lunch served while listening to live piano playing /old style jazz and afternoon workshops for schools/ adults, live

painting, drawing classes, screen printing, pinhole camera photography and group music lessons. The use would be very diverse and extend throughout the day.

Point 4 covers various issues, the first of which is the cumulative impact of high concentrations of licensed premises. Clearly Kings Cross as a whole has a number of night time economy uses such as Scala, hence why it has a night time economy classification of NT2 – an area of regional or sub-regional significance. However, there are no other such uses at all on St Chad's Place at present. Equally, the night-time economy refers to all economic activity taking place between the hours of 6pm and 6am, and includes evening uses such as eating and drinking. As such, the existing use (with a permitted 2am opening time) and previous operation would have been considered a night-time economy use already, so there is no change in that regard.

In terms of noise pollution, the directly adjoining land uses are all non-residential. It is believed that the closest dwellings would be at 259 Pentonville Road. Sound levels will be kept on a level not audible to residential homes. Removable sound panels are being fitted onto the windows for the evening live events. A lobby with heavy sound absorbing curtains will be installed at the entrance door to prevent noise escaping through the door. Sound absorbing panels will be fitted around the venue space. A door supervisor will be present on all live entertainment nights, to keep the door closed and regulate any noise from customers when they are outside or when leaving an event.

In terms of opening hours, as set out above permission for opening hours of 08:00 to 02:00 (ie 2am) on every day of the week. We are proposing opening hours as follows,

- Monday to Wednesday - 10am to midnight
- Thursday to Saturday - 10am to 1am
- Sun day - 11am to midnight

This would represent a reduction in the previously approved opening hours and follow the guidance set out in your email dated 4th August.

Included within the submission is a Public Nuisance Precautions, Dispersal Policy, Waste & Delivery Management statement. This details all the measures that would be taken to minimise any impacts from the premises.

Also included within the submission is a noise report which looks at investigating and reducing the potential noise breakout (which included a sound propagation test). This concludes that to be able to play the music at a reasonable volume, some soundproofing improvements to reduce the potential noise breakout are recommended and detailed. These measures and improvements would be implemented prior to commencement of the use of the venue. The report concludes that if the noise reduction measures are implemented as proposed, the venue would be to operate at the desired music levels without complaints.

We do not yet have full details of any replacement ventilation and kitchen extraction, but with the noise report now included, wonder if this could be dealt with as a planning condition?

Your email dated 4th August also asked about air conditioning. A ventilation system would be installed which just recycles the air, but there is no air conditioning.

Finally, on point 5, the site is very close to Kings Cross, where various night buses and the night tube options are all available. It has a PTAL score of 6b, the highest available.

The night-time economy is becoming increasingly important to London's economy. The Mayor is keen to promote London as a 24-hour global city, taking advantage of London's competitive edge and attractiveness for businesses and people looking to expand beyond the usual daytime economy into night-time economic opportunities. This is an existing night time economy use and whilst the actual use class would be changing, many features of the operation would remain the same or be fairly similar. It is considered that this proposal balances the needs of local residents whilst providing the economic benefits that an active night-time economy use would bring. For this reason, we consider the scheme is acceptable in planning terms and should be supported by the London Borough of Camden.

We trust that the enclosed is in order and look forward to receiving acknowledgment that the application has been formally registered shortly. In the meantime should you require clarification on any issue or wish to discuss any matter further then please do not hesitate to call my colleague, Charles Moran, or myself.

Yours sincerely

Tim Gaskell

Tim Gaskell
CMA Planning

enc as above