

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/1927/P	Arpen Pansari	29/08/2021 14:38:52	OBJ	I feel this application, if granted, will lead to substantial increase in night time activity and disturbances in this densely residential area of Covent Garden. Pedicabs will be attracted to the area with their music and revellers will loiter once ejected from the premises at times of Midnight and later Monday to Saturday according to the planning request. Even currently, there is rubbish outside the property, graffiti on it and noise and pests. I think a limited granting of the application is warranted to ease the premises into the area rather than a full granting. I only live up the road and I'm really unimpressed with the noise, mess and loitering already outside this venue. I feel unsafe walking past it at night and I shouldn't. I would also like to mention that taxis and pedicabs will block Parker st late night picking up revellers.
2021/1927/P	John Carson, Simon Green	29/08/2021 14:22:20	OBJ	I would like to object to this application. There has been no consultation with residents and feels like application creep. While I sympathise that the cinema has not even been able to open, nor have we seen evidence of how the applicant/premises will operate and manage it clientele would also be concerned that this would be the first step in them applying to be licensed in the proposed operating hours or later/. I have been trying to establish from the licensing register what license has been granted for these premises or if they have also applied for a later license. This has again highlighted a long standing issue whereby residents, or anyone else for that matter, are completely in the dark about any new or changed licensing matters. Furthermore since covid restrictions have eased this supposed conservation area has badly affected by late night and drink related noise and very little control from Bunga bunga, top secret comedy club, Circus and Sway. This feels entirely inappropriate in a previously relatively quiet area. Parker street itself is a very quiet street with little traffic, and a predominately residential street, more so in recent years with the completion of Chapter House and Hexagon tower development. While a cinema showing continuous films may be tolerable, I think this quiet corner is an inappropriate location for performances with intervals and the likely increased crowd, chatter and traffic from such events. Furthermore we would argue licensed related issues are already making living in the area intolerable, and would suggest Camden freeze any such related approvals.
2021/1927/P	Margaret Coughlin	29/08/2021 23:56:21	COMMNT	I object to the hours of business for this late night venue. It's in such a dense residential area. The closing hours should be the same as pubs and people told to drink inside from 10.30 and also to be considerate to the local community when arriving/leaving the venue. The architectural acoustics on Newton street are really bad, sound reverberates! A lot of people don't have double glazing, especially those living in council homes in the area.
2021/1927/P	DR RUSSELL ONG	28/08/2021 20:21:26	OBJ	I object to the planning application for the live performance space at Page House. This will create a noisy night environment with a lot of drunkards, which is a social nuisance. I have to wake up early every morning for work and I do not want to put up with drunkards talking loudly at midnight. I need to sleep. Do not grant them an alcohol licence or a planning permission. DR RUSSELL ONG

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2021/1927/P	Covent Garden Community Association (Elizabeth Bax, Chair of Planning Subcommittee)	29/08/2021 22:58:56	OBJNOT	<p>As the amenity society for the area, Covent Garden Community Association (CGCA) must object to this application because:</p> <ol style="list-style-type: none"> 1. It cannot fail to damage residential amenity. As detailed below, this will primarily be due to noise caused by comedy club and late-night theatre audiences leaving at night, and due to antisocial behaviour which their presence unfortunately attracts. 2. It is not compliant with The London Plan and Camden's Local Plan because the building is still suitable for its existing business use. <p>-----</p>

NATURE & IMPACT OF THE APPLICATION

The application seeks to transform the ground floor of a corner building, Page House, from an office into a theatre auditorium with a lounge and café area. The basement of the building already has consent for a boutique cinema to operate between 6pm and 11.30pm only, but this has not yet opened (ref. 2013/3792/P). The basement with its bar would not be separated from the ground floor, and customers could move freely from one area to another.

The application seeks to operate a late-night live show venue until Midnight on weekdays and 00.30am on Saturday nights. We are not aware of any theatre show in the West End that finishes after 10.45pm so this would be unusual.

The applicants are connected with Chambers Management Comedy & Entertainment agency, whose offices are also in the building. Any live theatre space that is consented here is likely to be used for comedy club nights unless conditions are imposed to prevent such use. The model for comedy clubs involves patrons moving in and out of the auditorium to buy drinks at the bar and take them back to the auditorium to consume during the show. Comedy club audiences are known to be noisy, particularly when they leave venues after shows because they are in party mood and have consumed alcohol. The idea of staggered performances suggested in the applicants' Planning Statement will only extend the time period for nuisance, and people cannot be prevented from leaving at any time until the venue closes.

Audiences themselves are not the only cause of noise. Rickshaws are attracted to venues such as the ones proposed, and their loud music blaring forth until after Midnight could not fail to disturb people sleeping nearby.

Unfortunately, street drug crime is also fuelled by people leaving venues late in the evening, with begging taking place outside and then drug dealers coming into the area to service those who have been begging.

CONTEXT

The neighbourhood in which the building is located is highly residential. It is a quiet backwater behind the busy main streets of Holborn and Covent Garden.

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More than 400 flats are likely to be affected by people leaving the proposed premises late in the evening. Customers will need to move through the streets, past living room and bedroom windows, in order to catch public transport. These flats are located in Parker Street (over 90), Newton Street (over 200) and Macklin Street (about 120).

Many of the dwellings are occupied by families bringing up children. One of the area's primary schools is located in Macklin Street, just 100 metres from the application site.

80 of the flats are new since the building was given consent for the basement cinema (52 in Newton Street and 39 in Parker Street). So this area is even more predominantly residential now than it was when the 2013 application for the basement cinema stated "the area is in mixed use". It is therefore truly astonishing that the new Planning Statement for the theatre use states, at paragraph 6.17, "The site is situated within a predominantly commercial area which, by virtue, has a higher background noise level than other places, with fewer sensitive receptors." If the applicants were trying to upset their neighbours, this is a good way to go about it. More importantly, it shows ignorance of the context in which they propose to operate a live performance business. This is not helped by the plan to employ only 2 part time members of staff to manage things.

BACKGROUND

The planning application to insert a boutique cinema in the basement of this building (ref. 2013/3792/P) was contentious in 2013. There was considerable opposition from local people because it marked such a departure from the quiet, daytime planning uses in the immediate neighbourhood. After community engagement, the cinema proposals received a measure of local support because of the tight limits that the applicant agreed on nature of the operation, and the trust that he had established with his neighbours.

There would have been no such support had neighbouring residents been faced with the possibility of a comedy club in this building as well.

POLICY CONSIDERATIONS

As described above, we believe that the application is contrary the Camden Local Plan policy A4 (Noise and vibration), policy C5 (Safety and security) and policy TC4 (Town centre uses).

The application seeks justification via various planning policies, none of which apply positively to this application, and in fact would justify refusal:

- Policy HC5(A)(1) of the New London Plan, and Policy C3 of the Camden Local Plan, which both protect an area's existing cultural offer. However, this has no relevance for an entirely new comedy club / late-night live theatre in a long-standing residential area and in a building which has never to date operated as a cultural venue.
- Policy E2 of the Camden Local Plan, which favour redevelopment of business premises only if they are no

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longer suitable for their existing use. However, this building is still suitable for its existing business use as offices. The applicant has not shown anything to the contrary, except to state that homeworking has led to reduced demand for office space in general recently. Indeed, our experience in Covent Garden is that larger offices are downscaling, and that there is increased demand for smaller scale offices such as the one on the ground floor of this building.

- Policy D14 of the London Plan and Policy A4 of the Camden Local Plan which may allow noise generating development if it can be operated without causing harm to amenity. However, the applicant's own Noise Impact Assessment acknowledges that groups of people talking late in the evening would generate noise exceeding background levels in this location. And there is no way for a business to control behaviour of its customers once they have left its site and enter the public realm.

SUGGESTED PLANNING CONDITIONS, WERE ANY CONSENT TO BE GIVEN

As explained above, we believe this to be one of the least appropriate locations in central London for live theatre shows and we believe that the application goes against planning policy.

However, if despite these arguments, Camden as the LPA were minded to grant any consent for live performance space, we believe that conditions should be imposed in addition to those attached to 2013/3792/P in consideration of the Camden Local Plan policy TC4 (Town centre uses) paragraph 9.40 & 9.42:

1. No comedy club operations after 9pm on any nights of the week, to protect the needs of families living nearby from a noisier type of audience when children are asleep.
2. Any other live theatre shows and their associated operations to finish by 10.45pm on all nights of the week, as with other theatres in the West End, as there is no need for them to operate later.
3. Provision of at least one public realm CCTV camera linked to LBC's control room in order to cover Parker Street and Newton Street in the vicinity of the premises. This would assist in deterring illegal street activity from the immediate area and in directing Police and Council resources to intervene if required.

We stress that such conditions would not make us withdraw our objection to this application, which we believe is not acceptable. They would simply mitigate some of its worst harms.

Please let us know as soon as a committee date is set to consider this matter.

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2021/1927/P	Paul Smart	28/08/2021 10:20:48	OBJ	<p>I wish to object to the application listed for the following reasons;</p> <p>1) Noise and disturbance resulting from use- The premises has not yet been functional as a cinema as per its previous change of use and so the actual (as opposed to estimated) noise and disturbance impacts of this limited use has not yet been demonstrated. To encourage significantly more footfall accompanied by more alcohol consumption before the noise and disturbance impact of the cinema's operation is understood seriously risks noise and disturbance along the lengths of Parker Street and Newton Street, both essentially residential streets.</p> <p>2) a further issue relating to noise and disturbance is the proposal to allow all day alcohol sales with late finishing times. The noise assessment refers to 'talking' but the 'high adrenaline' nature of a comedy club and the prospect of significant alcohol consumption will mean that some (much?) of the conversational noise of patrons leaving will be shouted potentially accompanied by guffaws of laughter. The noise assessment does not address the very real risk that the noise source is very much louder than conversation.</p> <p>3) Highway safety will be detrimentally impacted by the potential for persons to leave these premises under the influence of alcohol at the darker end of a residential street at a crossroads.</p> <p>4) The risk of antisocial behaviour in a very residential corner of the borough is magnified by yet a further long hours licenced premises.</p>
2021/1927/P	Erwan	28/08/2021 17:34:52	OBJ	<p>Good afternoon,</p> <p>We are a family living in Parker Street and we would like to strongly object to this application. Parker Street and Newton Street are residential streets that are already impacted by disorderly and antisocial behaviour, and noise. This will bring it to another level. The cinema, which will only have a certain audience, was acceptable but this theatre / comedy club will attract a different audience and its longer opening hours (midnight during the week and 00.30 on Saturdays, compare to an agreed 23.30) are not acceptable at all. On top of this, the granting of the a 7 day alcohol licence will lead for sure to disruptions late at night, from people shouting, 'musical buggies', more taxis, fights (we had a stabbing in the street recently), more people urinating in the street, leaving rubbish on the ground,...</p> <p>The noise report is really only an 'academic exercise'. It is not linked to the reality of what happens late at night in Parker Street and Newton Street, once people are under the influence of alcohol.</p> <p>The roads being very residential compared to others, and this would be out of place and disrespectful on the many residents if it was allowed by the council. Workers need sleep.</p> <p>I feel the residents are being ignored. We only learnt about this very recently, and feel the council you would have received 3 times objections if it had been publicised better.</p> <p>Many detailed objections already lodged make here very valid points and I feel there are strong grounds present for the application to be rejected. I personally strongly object to this application and ask for this project to keep only to the original scope of the cinema.</p> <p>Thank you very much for your consideration.</p>

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2021/1927/P	Ashtar Al Khirsan	27/08/2021 10:46:19	OBJ	<p>I am writing to strongly object to a live theatre space at Page House. As local resident on Newton Street for 20 years, there is already large pressure and night time disruption on local residents and this development is considerably closer to our homes than existing venues.</p> <p>As other residents have noted, this is not an appropriate location for a live theatre with a pub license, given its close proximity to residential properties and its negative impact on the local amenity.</p> <p>The noise nuisance will be considerable and be very disruptive to residents in their homes at night. The noise reports have not factored in local residents tolerance for additional night time noise in the area. There has also been no consultation with local residents about the change of use from an office space to a night time venue.</p> <p>The dispersal / staggered leaving plans do not take into account that the direct route from the venue to transport links pass directly in front of two social housing blocks, Apartments 1- 7 Parker Street and the street facing windows of Thurstan Dwellings. Both of these housing blocks have many disabled and elderly residents who would be deeply affected by more night time passing noise and both have a direct view's / windows facing onto Parker St, the suggested dispersal route. If the patrons were to disperse in the other direction towards Covent Garden, they would have to pass the heavily residential blocks of Parker House and Aldwych Buildings.</p> <p>There is in fact, 7+ social housing blocks directly adjacent / parallel to the Page House location, making it in a primarily residential area, so I directly challenge the applicants comments that they are proposing a venue in a 'primarily commercial area'. It should be noted that the same applicant has developed a two-screen cinema within Page House already, which the local community have generally supported, under the proviso that noise was monitored and patrons left quietly and at reasonable times, this venue has never opened and cannot be used as comparison to the new plans for a live venue, which will be open later. It should also be noted there is already a comedy club on Drury Lane, which consistently has large, noisy crowds queuing outside it on performance night, causing complaints from Drury lane residents.</p> <p>The dispersal / staggered leaving plans for Page are not really enforceable by the management because of the availability of the bar before and after the performances.</p> <p>Residents in the area should not be subjected to further night time noise from a live venue even closer to our homes than existing venues and I strongly object to their application on these grounds.</p>
2021/1927/P	Dex	27/08/2021 09:24:19	OBJ	Too much noise.

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2021/1927/P	Kevin Logan	28/08/2021 21:20:02	OBJ	<p>I am writing to object to the application for a live theatre space at Page House.</p> <p>As a long-term permanent resident of Newton Street, I would like to draw attention to the idiosyncratic nature of this street in comparison with its more commercial environs. Newton Street is predominantly residential, and the long-suffering inhabitants are finding their living environment encroached upon more and more by recent unnecessary developments. The West End does not need a new theatre space, on the contrary, what it needs is to balance its long-standing status as a commercial and entertainment hub with the needs of its inhabitants, it is the fact that the West End does house a variety of peoples, in social housing and also in ¿luxury accommodation¿ that makes the area vibrant, rather than just an entertainment and commercial area that has no community. The noise and disturbance caused by the existing venues, clubs, and bars is already testing this delicate balance. The environmental noise already created by, for example, the noisy pedicabs taking shortcuts via Newton Street whilst playing very loud amplified music in the early hours is problematic, to say the least. This will only increase once the pedicabs find a new clientele at the proposed theatre space at Page House. I believe that the development of this venue so close to densely populated residential buildings will be detrimental to the health and well-being of the residents. I also feel that the council would be negligent of their duty of care towards the local residents if this unneeded and unnecessary development were allowed.</p>
2021/1927/P	Paul Smart	28/08/2021 10:19:57	OBJ	<p>I wish to object to the application listed for the following reasons;</p> <p>1) Noise and disturbance resulting from use- The premises has not yet been functional as a cinema as per its previous change of use and so the actual (as opposed to estimated) noise and disturbance impacts of this limited use has not yet been demonstrated. To encourage significantly more footfall accompanied by more alcohol consumption before the noise and disturbance impact of the cinema¿s operation is understood seriously risks noise and disturbance along the lengths of Parker Street and Newton Street, both essentially residential streets.</p> <p>2) a further issue relating to noise and disturbance is the proposal to allow all day alcohol sales with late finishing times. The noise assessment refers to ¿talking¿ but the ¿high adrenalin¿ nature of a comedy club and the prospect of significant alcohol consumption will mean that some (much?) of the conversational noise of patrons leaving will be shouted potentially accompanied by guffaws of laughter. The noise assessment does not address the very real risk that the noise source is very much louder than conversation.</p> <p>3) Highway safety will be detrimentally impacted by the potential for persons to leave these premises under the influence of alcohol at the darker end of a residential street at a crossroads.</p> <p>4) The risk of antisocial behaviour in a very residential corner of the borough is magnified by yet a further long hours licenced premises.</p>

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2021/1927/P	Paul Filby	27/08/2021 13:29:28	OBJ	<p>Dear Planning Committee,</p> <p>Please be aware that the proposed development is surrounded on three sides by residential buildings and is in close proximity to other residential buildings on Newton Street. As such I think it is inappropriate for the committee to grant a licence to the Cinema to operate at such late hours which would inevitably cause disturbance to the local residence.</p> <p>The nature of a comedy club or a cinema means that there are fixed showtimes and that there is a possibility that all the patrons of the cinema/club would be leaving at the same time after the show finishes. This could mean 100+ people hanging around the street late at night.</p> <p>What plans do The Garden Cinema have to limit the disturbance to local residents?</p> <p>Do they expect to use the roof bar area at night time? If so have they thought of the noise disturbance that this will create?</p> <p>I would ask the planning committee to look very closely into this application and how this will affect local residents.</p> <p>Yours Sincerely Paul Filby</p>
2021/1927/P	Paul Smart	28/08/2021 10:20:21	OBJ	<p>I wish to object to the application listed for the following reasons;</p> <p>1) Noise and disturbance resulting from use- The premises has not yet been functional as a cinema as per its previous change of use and so the actual (as opposed to estimated) noise and disturbance impacts of this limited use has not yet been demonstrated. To encourage significantly more footfall accompanied by more alcohol consumption before the noise and disturbance impact of the cinema's operation is understood seriously risks noise and disturbance along the lengths of Parker Street and Newton Street, both essentially residential streets.</p> <p>2) a further issue relating to noise and disturbance is the proposal to allow all day alcohol sales with late finishing times. The noise assessment refers to 'talking' but the 'high adrenaline' nature of a comedy club and the prospect of significant alcohol consumption will mean that some (much?) of the conversational noise of patrons leaving will be shouted potentially accompanied by guffaws of laughter. The noise assessment does not address the very real risk that the noise source is very much louder than conversation.</p> <p>3) Highway safety will be detrimentally impacted by the potential for persons to leave these premises under the influence of alcohol at the darker end of a residential street at a crossroads.</p> <p>4) The risk of antisocial behaviour in a very residential corner of the borough is magnified by yet a further long hours licenced premises.</p>