

| Application No: | Consultees Name: | Received:           | Comment: | Response:  |
|-----------------|------------------|---------------------|----------|--|
| 2021/6275/PVL   | Linus Rees       | 24/12/2021 17:50:09 | OBJ      | <p>We object to this application. The applicant seeks the following:</p> <p>12 Tables and 24 Chairs: Monday to Friday 11:30 - 22:30; Saturday 12:00 - 22:30.</p> <p>Outside eating and drinking at licensed premises is often a cause of concern for residents living nearby due to the inevitable noise nuisance from customers after consuming alcohol.</p> <p>Fitzrovia is a mixed-use area with commercial premises happily co-existing with people's homes. The neighbourhood is busy during the daytime on weekdays but usually relatively quiet in the evenings and weekends depending on the number of licensed premises in any one street. This is part of the historical character of the area where there is a large daytime working population.</p> <p>However, this balance of uses has recently been upset with the advent of increased outdoor dining that has been fast-tracked by both Camden and Westminster councils and not subject to the usual consultation and scrutiny of licensing applications.</p> <p>Warren Street has a large residential population mostly in small flats - including housing association tenants - on the upper floors above commercial premises.</p> <p>While residents should expect some disturbance this application is for an huge intensification of outdoor licensable activities that will likely have a very negative impact on residential amenity.</p> <p>The applicant seeks permission to seat up to 24 people not only immediately outside the premises but also covering an area in front of neighbouring properties - beyond the frontage of the premises. This is also in addition to an existing outside seating area on their private forecourt.</p> <p>Such a large amount of space for eating and drinking will completely change the character of the street and lead to a huge increase in noise nuisance for nearby residents.</p> <p>We are particularly concerned that the terminal hour applied for is 22.30 - this is far later than should be allowed for outside eating and drinking.</p> <p>For the above reasons the application should be refused.</p> |

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**Total: 13**