

| Application No: | Consultees Name: | Received:           | Comment: | Response:  |
|-----------------|------------------|---------------------|----------|--|
| 2021/5664/P     | J Ulfane         | 15/01/2022 16:52:37 | OBJ      | <p>I fully agree with the comments made by CGCA in objecting to this application. Please consider above all else the welfare of the local residents as we are the ones who have to put up with the noise, disturbance and disruption which has already been caused by the presence of this roof terrace bar, with loud music playing until the early hours on consecutive nights.</p> <p>Extending the area, adding a toilet etc can only increase the disruption.</p> <p>I understand that in addition to this, the applicant has been operating without a proper license and without planning permission so that does not bode well.</p>   |
| 2021/5664/P     | Paul Smart       | 16/01/2022 11:12:57 | OBJ      | <p>I wish to object to the planning proposal for a roof terrace at 71-75 Sheldon Street WC2H 9JQ on a number of grounds;</p> <p>Noise and disturbance from use; The premises have already been used without planning permission as an open air bar/terrace with appreciable noise audible from Parker Street (where we reside). Being at a high level the noise affects a greater radius than the noise sources we already have to tolerate from ground level (e.g. theatre ingress/egress, Bunga-bunga queues/ smokers, comedy club queues/ smokers). The very fact of operating the bar without planning permission indicates a cavalier attitude to regulation and a disregard for neighbours which does not inspire confidence that the premises will be well managed and regulated. The hours of operation have already exceeded those cited in the application with noise continuing for hours beyond the 2130 stipulated on numerous occasions.</p> <p>Highway safety; a further licensed premises in the area will increase the number of pedestrians crossing (among others) Drury lane under the influence of alcohol.</p> <p>Potential antisocial behaviour; a further licensed premises in the area will increase the number of individuals using adjoining streets with their behaviour shaped by the consumption of alcohol.</p>                                 |
| 2021/5664/P     | Joonhyuk Jun     | 14/01/2022 19:59:56 | OBJ      | <p>I live in betterton house flat12 as a tenant. I object this roof terrace bar/club on the shelton st. it's way too loud and noisy from early evening (7PM) until late night. they play loud clubbing music and sing alone also they shout out loud for non-stop.</p> <p>also because of the structure of their new-built walls for their roof top, I can not get as same light as I used to do.</p>  |
| 2021/5664/P     | Eric Stuart      | 16/01/2022 23:06:31 | OBJ      | <p>I object to this application on several grounds. The premises are located in the middle of a highly residential area and the proposed roof terrace will detract from the amenity of nearby residents. The roof terrace, with bar and store structure and additional toilets added at roof level, as well as the ever increasing area devoted to the roof terrace, seem more designed to serve large gatherings and events rather than more casual use by small groups of people working in the building. I believe that the building is the site of services offices and I am concerned that someone may take a serviced office for as short as a day solely for the purpose of hosting an event on the roof terrace as a way of subverting any limitations on use agreed by the applicant. Events in the past have been noisy and have gone late into the night and have disturbed local residents. With the space and features of the proposed roof terrace this will likely continue and may even be made worse. The design of the roof terrace also detracts from the Seven Dials Conservation Area which it is located in. The timber enclosing timber balustrades look makeshift and clumsy and do not fit in with the building or location at all - they look nothing like the neighbouring mansard roofs despite the claims of the Design and Access Statement.</p> |

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| 2021/5664/P     | Hilary Smith     | 15/01/2022 17:42:38 | OBJ      | <p>I live on the second floor of Betterton House, right opposite Garden Studios. Since the beginning of the pandemic I have mostly been living elsewhere but I still consider Betterton House my home; I am a leaseholder. Although I have not been affected by the noise, the rather shoddy and unsightly, plywood structure which has recently gone up on top of Garden Studios, immediately opposite my flat, has considerably reduced my light. (I might add that when the 90 Longacre project was consulting, the property developers paid for specialists to assess the amount of loss of light that would be engendered by their [now amended] project and offered a fair settlement.)</p> <p>Betterton House is a pleasant and quiet residential block. The idea of noisy music at night is total anathema. I recently had occasion to visit an office in Garden Studios and in the reception area was a pile of A5 cards advertising the bar in question.</p> <p>I very strongly object to the granting of this application.</p>  |
| 2021/5664/P     | Beryl McLaren    | 16/01/2022 13:42:07 | COMMNT   | <p>I am a long term resident of Covent Garden - 50 years in Broad Court. Although I am not directly affected by this application, I feel morally obliged to support my neighbours who are. This application is outrageous!! By already operating illegally these people have shown a total disregard for their neighbours and for Camden's local laws. Granting permission for this application would be giving them carte blanche to behave however just as they wish. Furthermore, this application is in fact change of use!! Totally inappropriate in what is essentially a residential and small business location. Whilst I understand and sympathise with Camden's actions to support businesses which have been affected by the pandemic, this instance is not the case. Residents of Covent Garden have suffered enough by loud commercial outlets with no respect or care for residents.</p>   |
| 2021/5664/P     | W. Williams      | 16/01/2022 15:37:12 | OBJ      | <p>I object to this planning application.</p> <p>The owners of this building have been operating a rooftop bar since last summer, apparently with no license or planning permission. There was a huge nuisance to nearby neighbours due to noise from patrons and loud music. Some nights I could hear it clearly as far away as Neal St., even though it took me a while to figure out where it was coming from.</p> <p>The application suggests that the outdoor bar will not be used after 9pm but the current operators of the illegal bar have already clearly shown their contempt for regulations. Consequently we have no confidence at all that the operators would show any more respect for the neighbours (or the law) if they were operating legally.</p> <p>I understand there is a desire to encourage new local businesses post-pandemic, but it just isn't fair to do so if it is to the detriment of neighbours and residents. We have also had to endure the hardship of the past two years so I'd be very grateful if you would reject this application entirely and help protect the neighbourhood from noise pollution and nuisance.</p> |

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| 2021/5664/P     | Kim Britton      | 16/01/2022 17:09:44 | OBJ      | <p>I was the owner of Garden Studios business centre from 1993 to 2016. I am also a Camden resident. I always ensured that our business activities were in harmony with the local residents as we all share the same locality and it is important to have mutual respect. The planning application of 2016 that is still in force is for a much smaller roof terrace but I see this has been expanded considerably without permission. Before 2016, Garden Studios has a roof terrace on the 24/25 Drury Lane building part of the complex and we were very mindful of the need to keep the noise down and not allow any events to disturb our neighbours later in the evening. Only GS tenants were allowed to use this space.</p> <p>I find it astonishing that the new owners have moved forward before securing planning or licensing permissions from Camden although a glance at Companies House indicates that they seem to have a disregard for due process as no accounts have been submitted.</p> <p>Of course I wish to encourage businesses to thrive, especially one that I owned and remain very proud of. I know it is more difficult in these Covid times but we must always respect the rules.</p> <p>I know clients at Garden Studios are disturbed by having outsiders able to wander around the centre particularly as this increases the possibility of thefts and breaches of security. As a woman working there alone at night, I would not want to risk bumping into possibly inebriated members of the public in a space where I had hoped to feel safe. The website for the roof clearly states outsiders are welcome and the hours are late. If they wish to have a rooftop bar, which in itself I would not object to, then it needs to be just for the GS tenants and with restricted hours so that local residents are not disturbed.</p> |

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| 2021/5664/P     | Erwan            | 15/01/2022 20:25:41 | OBJ      | <p>Good evening,</p> <p>We have been wondering where the noise was coming from. We live close flying distance and are very concerned by what has been going on and would like to object on the following grounds</p> <ul style="list-style-type: none"> <li>- the noise that has been created is disturbing at night and impact gravely the local residents. This is late in the night and this has really turned into a large open air venue. It is a concern</li> <li>- rules set have not been followed and the premises broke their licence terms, and we cannot trust now what that they would do in the future</li> <li>- we are concerned that late evenings will be labelled as 'one off' events and then run well beyond the closing times currently stated</li> <li>- the look of the place from outside is totally not in keeping with the conversation area which are in, and which to preserve, and we are aware that the current set-up also shades neighbours</li> <li>- the place looks on plans massive and must mean large number of people attending. It will open a precedent for this kind of open roof bars in the area, to the detriment to the local residents</li> </ul> <p>We understand this has been developed without planning permission and, in view of the impact on local residents, I would urge the council to put its residents and their welfare first. The area is noisy enough already with clubs, theatre, comedy club, musical tuk tuk,</p> <p>One must think too of all the residents that will move in the next 18 months in the new development next door.</p> <p>Residents, especially in Betterton Street, have their lives critically affected by this and protection to all should be provided by our Council for all. We would urge people reviewing the application to protect local residents and the conversation area, so for all the above reasons we object to this application.</p> <p>Thank you for your consideration.</p> <p>Kind regards</p> |

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| 2021/5664/P     | James Hallinan   | 14/01/2022 09:17:52 | OBJ      | <p>I live on the third floor of Betterton House. Betterton House is an apartment block adjacent to Garden Studios located at 71-75 Shelton Street.</p> <p>The wooden structure erected without planning permission on the top of the building at 71 - 75 Shelton Street, London, WC2H 9JQ (the "Structure") is at the back of my flat.</p> <p>I oppose this application for the following reasons:</p> <ol style="list-style-type: none"> <li>1. ASB - Fear of being exposed to further noise nuisance/high level ASB and/or <ol style="list-style-type: none"> <li>1.1. There have been repeated incidents of noise nuisance from the Structure. The Structure consists of an open top roof terrace and at another point it is a flimsy wooden self contained unit. The noise nuisance takes the form of extremely loud music being blasted out of nightclub style speakers into the air (the "Noise Nuisance"). There are some nightclubs in the area (such as Circus, the Bunga Bunga Club and latterly the Hospital Club) but they are self contained with sound proofing and we are not disturbed by them. By contrast, the Structure often blasts out loud music without regard from the neighbours or the 100 or so occupants of the adjacent Betterton House apartment block.</li> <li>1.2. I have reported the Noise Nuisance many times to Camden Council and have recordings which prove the Noise Nuisance took place. I can produce these as evidence and I would be willing to attend any planning hearing (subject to my work commitments)</li> </ol> </li> <li>2. LIGHT - Reduction of light into my kitchen – the Structure has significantly reduced the light entering my kitchen. I now have to have the light on in the day time to see things in my kitchen. This was not the case prior to the erection of the Structure. I have taken photos which show how the Structure has effected the light coming into my property.</li> <li>3. CHANGE OF CHARACTER TO AREA - A change in the character of the area from a residential/office area to one with a noisy roof top bar placed in the middle of it – the middle part of Betterton Street/Shelton Street between Endell Street and Drury Lane is a quiet residential space in the Covent Garden area. There are many other parts of Covent Garden with noisy style bars. This residential/office part of Covent Garden shouldn't be enveloped by further encroachment of the entertainment industry. There is enough of it in Covent Garden and Camden Council should not permit new noisy bar/nightclub style developments to be erected next to densely populated apartment blocks such as Betterton House</li> <li>4. A change in the character of the area by introducing a loud music venue (which are currently not present in the vicinity of Betterton House) – as above.</li> <li>5. CHANGE OF USE CLASS FROM OFFICE TO ENTERTAINMENT - Opposition to Garden Studios changing its use class from office to entertainment/loud music venue - if one office roof top is allowed to erect a late night music bar adjacent to a large residential block like Betterton House, other office landlords in the vicinity of Betterton House and/or Covent Garden are likely to do the same. The life of the many residential inhabitants of the Covent Garden area risks being blighted if every office is permitted to stick a loud music bar/nightclub on its roof</li> <li>6. PREVIOUS BAD CONDUCT OF APPLICANT - The applicants are not good faith actors – <ol style="list-style-type: none"> <li>6.1. it appears the Structure was erected without planning permission and/or consulting local residents.</li> <li>6.2. There are numerous reports of Noise Nuisance coming from the Structure. It is likely that if planning permission is given these incidents of Noise Nuisance are only likely to increase.</li> <li>6.3. Arrogant disregard of neighbours – if the operators of the Structure erected it without planning permission and have been blasting out loud music (sometimes into the early hours of the morning) without planning permission. Imagine how bad things will get for the neighbours if Camden agrees to grant planning permission to such operators.</li> </ol> </li> </ol> |

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| 2021/5664/P     | Vincent Kirchner | 16/01/2022 07:45:25 | OBJ      | <p>This bar has continued to operate without consent, I believe in contravention of its new licence, by holding loud parties that neighbours say have often continued into the early hours - even this month. I am concerned that the applicant cannot be relied upon to comply with the conditions of any new planning permission. Such conditions would not prevent the rooftop bar being used regularly for events, and these have affected its neighbours very badly already.</p> <p>In addition, the painted plywood cladding around the parapet would harm the appearance of the conservation area. Allowing a big bar on top of a building like this would seem to set a bad precedent.</p> |

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| 2021/5664/P     | James Hallinan   | 14/01/2022 09:17:55 | OBJ      | <p>I live on the third floor of Betterton House. Betterton House is an apartment block adjacent to Garden Studios located at 71-75 Shelton Street.</p> <p>The wooden structure erected without planning permission on the top of the building at 71 - 75 Shelton Street, London, WC2H 9JQ (the "Structure") is at the back of my flat.</p> <p>I oppose this application for the following reasons:</p> <ol style="list-style-type: none"> <li>1. ASB - Fear of being exposed to further noise nuisance/high level ASB and/or <ol style="list-style-type: none"> <li>1.1. There have been repeated incidents of noise nuisance from the Structure. The Structure consists of an open top roof terrace and at another point it is a flimsy wooden self contained unit. The noise nuisance takes the form of extremely loud music being blasted out of nightclub style speakers into the air (the "Noise Nuisance"). There are some nightclubs in the area (such as Circus, the Bunga Bunga Club and latterly the Hospital Club) but they are self contained with sound proofing and we are not disturbed by them. By contrast, the Structure often blasts out loud music without regard from the neighbours or the 100 or so occupants of the adjacent Betterton House apartment block.</li> <li>1.2. I have reported the Noise Nuisance many times to Camden Council and have recordings which prove the Noise Nuisance took place. I can produce these as evidence and I would be willing to attend any planning hearing (subject to my work commitments)</li> </ol> </li> <li>2. LIGHT - Reduction of light into my kitchen – the Structure has significantly reduced the light entering my kitchen. I now have to have the light on in the day time to see things in my kitchen. This was not the case prior to the erection of the Structure. I have taken photos which show how the Structure has effected the light coming into my property.</li> <li>3. CHANGE OF CHARACTER TO AREA - A change in the character of the area from a residential/office area to one with a noisy roof top bar placed in the middle of it – the middle part of Betterton Street/Shelton Street between Endell Street and Drury Lane is a quiet residential space in the Covent Garden area. There are many other parts of Covent Garden with noisy style bars. This residential/office part of Covent Garden shouldn't be enveloped by further encroachment of the entertainment industry. There is enough of it in Covent Garden and Camden Council should not permit new noisy bar/nightclub style developments to be erected next to densely populated apartment blocks such as Betterton House</li> <li>4. A change in the character of the area by introducing a loud music venue (which are currently not present in the vicinity of Betterton House) – as above.</li> <li>5. CHANGE OF USE CLASS FROM OFFICE TO ENTERTAINMENT - Opposition to Garden Studios changing its use class from office to entertainment/loud music venue - if one office roof top is allowed to erect a late night music bar adjacent to a large residential block like Betterton House, other office landlords in the vicinity of Betterton House and/or Covent Garden are likely to do the same. The life of the many residential inhabitants of the Covent Garden area risks being blighted if every office is permitted to stick a loud music bar/nightclub on its roof</li> <li>6. PREVIOUS BAD CONDUCT OF APPLICANT - The applicants are not good faith actors – <ol style="list-style-type: none"> <li>6.1. it appears the Structure was erected without planning permission and/or consulting local residents.</li> <li>6.2. There are numerous reports of Noise Nuisance coming from the Structure. It is likely that if planning permission is given these incidents of Noise Nuisance are only likely to increase.</li> <li>6.3. Arrogant disregard of neighbours – if the operators of the Structure erected it without planning permission and have been blasting out loud music (sometimes into the early hours of the morning) without planning permission. Imagine how bad things will get for the neighbours if Camden agrees to grant planning permission to such operators.</li> </ol> </li> </ol> |

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| 2021/5664/P     | Wyndham Albery    | 16/01/2022 13:57:56 | OBJ      | <p>I am a local resident, and the noise from bars at street level is very annoying for anyone living and working nearby. However, rooftop bars create noise that spreads all around with nothing to dampen the noise. Residents have a right to some peace and quiet in the evenings. In the summer, when we all need our windows open for air and cooling, this will be insufferable, if you are trying got rest, focus on work or calming children, etc.</p> <p>Also, it is much harder for police to see/manage what is going on, so we need to minimise these opportunities.</p>  |
| 2021/5664/P     | John Carson       | 16/01/2022 14:12:38 | OBJ      | <p>I absolutelt object to this proposal and suggest Camden unconditionally reject this oppirtunist application..</p> <p>Such a open air roof top bar is inappropriate on such a quiet street and i such a densely populated residential area (Shelton Street has residential flats adjacent right next to to the bar and Betterton Street to the rear is predominantly residential).</p> <p>We were shocked Camden licence committee granted this establishment an alcohol licence last year, despite the fact the venue had previously been trading without any licence or planning approval in place. Quite clearly the applicant felt they normal permissions did not apply to them nor had any concent for community or their neighbours.</p> <p>Since opening, residents have been continually disturbed by noise pollution and anti-social activities from this and other establishments. Please no more. Do camden want to lose all residents? since applicant had agreed to reduce operating hours and sound limits this clearly cant work. An outdoors only premises is illogical especially at such heights from where noise will travel. As it as as at New Year residents were disturbed up to 05-30</p> <p>If granted, this will set a very dangerous precedent that premises can simply set-up and operate without the correct permissions in place and then flout rules and restrictions on noise and operating limits</p> |
| 2021/5664/P     | Michael Wilkinson | 15/01/2022 10:44:55 | OBJ      | <p>I wish to object both personally and on behalf of Dudley Court Tenants' Association to the proposed roof terrace at 71-75 Shelton Street. The area is residential and we do not need a 'party terrace' in this part of London. Noise may permeate to our residents on the Shorts Gardens elevation in particular and cause extra footfall and traffic. The proposed wooden fencing is totally inappropriate to the rest of the area with conserved properties.</p> <p>Michael Wilkinson, 37 Dudley Court, Endell Street, WC2H 9RE<br/>Chair, Dudley Court Tenants' Association</p>   |



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| 2021/5664/P     | Jessica Skippon  | 16/01/2022 21:02:26 | COMMNT   | <p>I am writing to add my voice to those complaining about the noise coming from the roof terrace at Garden Studios. I live at the corner of Endell Street and Shelton Street, about 100m from Garden Studios.</p> <p>My objection is to the additional noise generated by the site. There is already an invitation posted on the Shelton Street frontage inviting the public to come up and make use of the terrace roof.</p> <p>Garden Studios is in a quietly resident corner in our area. Betterton Street has the Poetry Cafe halfway along, and a pub on the corner. Shelton Street has a dentist, an empty restaurant and a 'rubber shop' closed for the duration. Both streets are single lane for traffic. It is inappropriate to have a hospitality provider here and much more so for one that is outdoors.</p> <p>This is an open area, in competition with local restaurants, wine bars and pubs that are struggling to make use of their public areas because of Covid concerns. These have already added to the street noise, out of necessity. That is their business, hospitality. Garden Studios provides office space. If they want to do hospitality, let them do it indoors.</p> |
| 2021/5664/P     | Louisa Macdonald | 15/01/2022 18:18:10 | OBJ      | <p>I would like to object to this development on the grounds that they have already caused a great deal of noise on several occasions. There are plenty of bars and drinking establishments in Covent Garden and there is no need for one so close to so many residential flats.</p> <p>A rooftop development is not suitable for late night drinking and music. It would be better if they moved it to a sound-proofed basement.</p> <p>It is also objectionable that they are applying for permission after they have already built and run the bar; granting retrospective permission will only encourage others to break planning rules.</p>  |

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| 2021/5664/P            | Simon Johnathan<br>Herron Green | 16/01/2022 14:17:40 | OBJ             | <p>I strongly object to this proposal and urge Camden planning to reject this application out right.</p> <p>An open air roof top bar has no place in a densely populated residential area (Shelton Street has residential flats adjacent right next to to the bar and Betterton Street to the rear is predominantly residential).</p> <p>I am disappointed that Camden licence committee granted this establishment an alcohol licence last year, despite the fact the venue had been trading without any licence or planning approval in place. Quite clearly the applicant felt they did not have to bother to get the right permissions in place before opening and I feel this s indicative of their negative mind set and approach to the Council and their neighbours.</p> <p>Since opening, residents have been continually disturbed by noise pollution and anti-social activities from this establishment, as recently as a few weeks ago, despite the fact that the applicant had agreed to reduce operating hours and sound limits - Over New Year residents were disturbed up to 05-30 by noise and disturbance from this bar.</p> <p>I recognise that the applicant has since offered to further reduce the opening hours to 07-30 and 21-00 and only to allow tenants from the offices to attend the bar and offer but considering their recent track record (opening before securing the correct permissions, not abiding by reduced operating hours or sound limits), I am concerned that in the future residents will be disturbed and then, if this application is granted, will have a mighty fight to reverse their licence and planning approval.</p> <p>If granted, this will set a very dangerous precedent and will send a message out that anyone can set-up and operate without the correct permissions in place and then flout any restrictions on noise or sound levels.</p> |

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| 2021/5664/P     | Bahi Ghubril     | 16/01/2022 20:06:26 | OBJ      | <p>I have lived in Covent Garden for the past 25 years, and I am probably one of the most advocate and excited residents for change and improvements to the area, but always within keeping of the identity and character that is in the DNA of the neighborhood, which if course relies on the values and attitude of those living and working in it.</p> <p>This applicant started operating a public bar on the roof this summer, completely without any license to sell alcohol or play music – and with no appropriate planning permission or regards to the neighborhood, despite the nuisance this caused to people living nearby (and complaints were made to Camden).</p> <p>I was disappointed that Camden committee allowed a license in September, despite opposition by residents and fear it was partly because of business sympathy after lockdown, and need to generate revenue for the council. However not at the cost of the residents or the heritage of the area!</p> <p>The application seeks to extend the terrace across the whole roof (about double the space), add grey plywood cladding around the wooden slatted fence that has already been erected without consent (again!) and install loos and a bar. In what way can we believe the application when it says that the rooftop bar will only be used from 7.30am to 9pm on weekdays, and the Design &amp; Access statement suggests that “The facility will only be used for private use by the tenants and occupants of Garden Studios, 71-75 Shelton Street”? This is from an applicant that has knowingly and arrogantly contravened the local laws and custom in every way possible!</p> <p>The bar has continued to operate without consent, and indeed in contravention of its new licence, by holding loud parties that neighbours say have often continued into the early hours - even this month.</p> <p>I must therefore take the view that the applicant cannot be relied upon to comply with the conditions of any new planning permission either. Such conditions would not prevent the rooftop bar being used regularly for events anyway, and these have affected its neighbours very badly already.</p> <p>Allowing a big bar on top of a building like this would set a bad precedent. The endorsement of such a planning application would harm the appearance of the conservation area, the fabric of the social structure of the neighborhood, and the lives of many who live and work here, as well as untimely the revenues generated to the council. The attractive character traits of the area are serenity, uniqueness, creativity, and not loudness and mass commercialism. This is not Leicester Square!</p> |

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| 2021/5664/P     | Covent Garden Community Association (Elizabeth Bax, Chair of Planning Subcommittee) | 16/01/2022 22:14:34 | OBJNOT   | Covent Garden Community Association (CGCA) must object to this application for reasons of: <ul style="list-style-type: none"> <li>- Loss of residential amenity, and</li> <li>- Harm to the Seven Dials conservation area.</li> </ul> <p>-----</p> |

#### CONTEXT

Atelier London 'Garden Studios' building lies between two residential buildings on Betterton Street. One of these is Betterton House, a social housing block at 23 Betterton Street which contains 30 flats at ground floor to 4th floor levels. Opposite, at 18-20 Betterton Street, is another social housing block with 10 flats. There are many other flats along Betterton Street and at the other side of the building on Shelton Street. And more residential units are planned within the redevelopment of 60-70 Shorts Gardens nearby. Noise from the roof affects these dwellings, and noise from people coming and going echoes down the street.

The building lies within the Seven Dials conservation area.

#### BACKGROUND

Last Summer (2021) the new owners of the building started operating a public bar on the roof, completely without any licence to sell alcohol or play music – and with no appropriate building control nor planning permission. See <https://www.gsrooftopbar.co.uk/>.

The noise caused serious nuisance to people living nearby, and it was even heard by people living quite a distance away because of the way in which sound carries from 4th floor level. We understand from neighbours that there would have been more complaints registered had the pandemic situation not made it difficult for local people to access council services.

Small businesses in the building also suffered from the general public going up and down past their offices at all hours.

Immediate neighbours noticed reduced light from the fencing that had been thrown up around the parapet.

#### CURRENT SITUATION

The roof had permission for part of it to be used as a terrace, intended for business occupants to sit out. The application seeks permission to use the whole the whole roof (about double the space), add grey plywood cladding around the wooden slatted fence that has already been erected without consent, and install loos and a bar.

The bar has continued to operate without consent, and indeed in contravention of its new licence, by holding loud parties that neighbours say have often prevented them sleeping into the early hours - even this month (January 2022). Yet the application says that the rooftop bar will only be used from 7.30am to 9pm on

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weekdays, and the Design & Access statement suggests that “The facility will only be used for private use by the tenants and occupants of Garden Studios, 71-75 Shelton Street”.

Given what has happened, CGCA must take the view that the applicant cannot be relied upon to comply with the conditions of any new planning permission, and nor does the council have the capacity to enforce them. The conditions that have been offered would not prevent the rooftop bar being used regularly for evening events anyway, and these have affected its neighbours very badly already. The use of other good-sized office rooftops in the area, even those considerably further from dwellings, has been confined to earlier hours (for example, 107 Long Acre which is restricted to 7pm under Westminster decision notice ref. 20/06533/FULL, or Seven Dials Warehouse at 42 Earlham Street which is restricted to 7pm except for 24 notified events per annum under Camden’s decision notice ref. 2017/5591/P).

It is typical now for serviced offices such as ‘WeWork’ to have a drinking culture immediately after work, with many providing free alcohol to tenants and holding regular events that can become just as rowdy as a commercial bar. 9pm is too late for this sort of thing to continue potentially on a daily basis, right next to family flats.

In addition, we believe that painted plywood cladding around the parapet would harm the appearance of the conservation area.

Plywood cladding would also reduce light in neighbouring dwellings.

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It should be noted that many neighbours in the adjoining building and in the building opposite are a) not internet users and b) have been staying at home so will not have seen any street notice about this application. We are not sure how to access these people, but ask that the local authority make efforts to do so that they are not excluded from the consultation process.

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We ask that you refuse this application.

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| Application No: | Consultees Name:  | Received:           | Comment: | Response:  |
|-----------------|-------------------|---------------------|----------|--|
| 2021/5664/P     | MARGARET CROWE    | 15/01/2022 07:38:09 | OBJ      | <p>I would like to register our disapproval and objection against this application. I am commenting on behalf of Odhams Walk Resident Management Ltd which is a 102 property Tenant Managed Organisation running along Shelton Street/Endell Street and Long Acre.</p> <p>We are appalled that Camden Council has even accepted an application from a business that has already broken the law, what does that say about Camden Council?</p> <p>We object strongly as a rooftop bar in this area is not what we need in the area. A number of our residents have already complained to me about the noise in the early hours the organisers are making. We are fighting so hard to try and stop the pedicabs from operating in our area due to the noise but now we find that Camden has allowed this to happen.</p> <p>Camden should not have allowed these people to have a licence in the first place especially after the opposition to it. I must admit our residents have told me about loud music in the early hours but we have failed to find out where it was coming from. Now that we know we will start a campaign to stop this and bring it to the attention of the local press. We understand that this area currently has permission for part of it to be used as a terrace, intended for business occupants to sit out which is fine during 9-5pm. This application seeks to extend the terrace across the whole roof (about double the space), add grey plywood cladding around the wooden slatted fence that has already been erected without consent, and install loos and a bar. In what we believe is an attempt to avoid objections, the application says that the rooftop bar will only be used from 7.30am to 9pm on weekdays, and the Design &amp; Access statement suggests that "The facility will only be used for private use by the tenants and occupants of Garden Studios, 71-75 Shelton Street". This is total nonsense and Camden should not listen to any business who has lied and disregarded the feelings of their neighbours.</p> <p>This bar has continued to operate WITHOUT CONSENT, and indeed in contravention of its new licence, by holding loud parties which have continued into the early hours - even this month. If you look at their website they are already advertising to the general public offering an events venue and stating that this is Londons New Bar! <a href="https://www.gsrooftopbar.co.uk/">https://www.gsrooftopbar.co.uk/</a></p> <p>I will bring this to the attention of Mary O'Connor, Neighbourhood Coordinator, Westend East (Soho &amp; Covent Garden) Public Protection and Licensing Westminster Council.</p> |
| 2021/5664/P     | Lauren Bell       | 14/01/2022 16:45:59 | OBJ      | <p>This will seriously affect me as an individual living opposite this site. Not only has light already been blocked by the structure, having to leave my lights on during the day, but I am seriously concerned about the noise levels that will arise from building the roof terrace in addition to the noise that will be caused when it opens. As a student, a quiet environment is essential to complete work. With exams coming up, I am strongly opposed to the opening of a bar opposite my flat.</p>  |
| 2021/5664/P     | robert mc cracken | 16/01/2022 09:01:01 | COMMNT   | <p>I object for the reasons set out by CGCA.</p>   |
| 2021/5664/P     | Henry Hogarth     | 16/01/2022 11:19:36 | OBJ      | <p>I am a resident of the Seven Dials Conservation area. I object to this application. The premises are located in a residential area and will cause a significant loss of amenity and increase in noise nuisance to local residents.</p> <p>I understand that the operator/owner of this business started operating a public bar on the roof without any licence(s) and with no appropriate planning permission. In this way they have already shown that they are irresponsible and not fit to be awarded any license(s) in my view.</p>   |

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|-----------------|------------------|---------------------|----------|---|
| 2021/5664/P     | Debbie Radcliffe | 16/01/2022 17:19:35 | OBJ      | <p>The Bloomsbury Residents Action Group (BRAG) was formed in 2016 to offer support to residents regarding planning issues and other matters, particularly in instances where local people feel that their concerns are not being taken sufficiently seriously.</p> <p>Like many other parts of South Camden, Covent Garden is a mixed use neighbourhood, but planning and licensing applications must consider the potential impact on residential amenity as well as harm to the character of a conservation area.</p> <p>In 2016 a small section of the roof of 71-75 Shelton Street received planning permission and consent was given for “use of an office roof as a terrace”, with opening hours until 9pm. This implied use of an outside space for occupiers of the serviced office space.</p> <p>The current application is intended for use by the paying public of a much larger outside space. The change of use of a 4th floor outdoor roof space to a bar able to host parties of 60 people will impact seriously on residents who live nearby - in terms of noise, overlooking, and loss of light.</p> <p>We understand that the changes to the roof space have already been carried out, including the erection of a single storey bar/store structure and WCs. This has taken place without the benefit of planning permission and residential neighbours have already been objecting to the noise nuisance emitting from this rooftop bar.</p> <p>The Design &amp; Access statement that accompanies the application states that “The facility will only be used for private use by the tenants and occupants of Garden Studios, 71-75 Shelton Street”. This is inconsistent with information on the GS Bar’s own website encouraging customers to visit the GS Rooftop Bar to “unwind, escape and experience the beautiful views of London”.</p> <p>The website may describe the bar as a “hidden terrace in the heart of London”, but it is far from hidden to the neighbouring residents who have to ensure noise and potential anti-social behaviour late into the night.</p> <p>The Design and Access Statement also states, “The hours of use will be restricted to 0730 to 2100 and not at all on Saturdays, Sundays and Bank Holidays.” This is inconsistent with the opening hours advertised on the website; i.e. Tue - Thu 15:00pm - 11:00pm; Fri - Sat 12:00pm - 11:00pm.</p> <p>The website [<a href="https://www.gsrooftopbar.co.uk/">https://www.gsrooftopbar.co.uk/</a>] clearly advertises its premises as an outside party space. To quote: "FANCY A ROOFTOP PARTY? Looking for a venue to host your birthday, anniversary or even a meeting? Look no further. With a capacity of 60 seated we can accommodate any occasion."</p> <p>It is not credible that a business in current operation to 11pm will wish to reduce its hours to 9pm.</p> <p>Commercial interests should not take precedence over residential amenity.</p> <p>BRAG's strap-line is “Residents Matter” and we fully support the Covent Garden Community Association and others who are objecting to this unacceptable planning application, which will impact on nearby residents’ quality of life and set a harmful precedent.</p> <p>We also note the applicant has not submitted a Noise Impact Assessment.</p> |

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| 2021/5664/P     | Michelle Zini       | 15/01/2022 08:43:20 | COMMNT   | <p>I am a resident in the area situated on Endell St . The residents in the area have enough noise from some of bars surrounding them already with people congregating outside, walking up and down the streets past people doors drunk.</p> <p>An open air roof bar will definitely cause slot more noise that can be heard especially from the neighbouring residents.</p> <p>The bar will also increase an added footfall of people up and down the quote end of Shelton st. I also work and represent Seven Dials Housing Co-op and we have residents next door on 55 Shelton st who could already hear the noise from the bar (roof) that was being used without consent.</p> <p>The bar should be extended to using the whole roof and it should be only used for private events and with very strict timing restrictions</p> |
| 2021/5664/P     | James McWilliams    | 15/01/2022 09:20:32 | COMMNT   | <p>I write to object to this application. It is wrong for the area which is heavily residential in Betterton Street. This proposal will add a further source of noise and disruption to an area which is proving increasingly oriented towards leisure business and visitors and away from local residents. A finding in favour of this business will also send a message that all a business has to do is set up without licence or planning permission and the Council will later endorse their law-breaking. Other businesses will be watching!</p>  |
| 2021/5664/P     | Mark Horne          | 16/01/2022 14:00:15 | OBJ      | <p>This application is retrospective as a bar facility has been operational on the building for some time now? The facility creates shade and noise without any mitigating positives for people who live and work nearby and the opening hours being kept by the bar are not as per their licence. Planning permission should not be given for this building works.</p>   |
| 2021/5664/P     | Sophia Hasapopoulos | 14/01/2022 16:48:05 | OBJ      | <p>This roof terrace blocks out the light in our apartment, leading to the kitchen and lounge in flat being very dark at all times of day and requiring me to have the lights on during the daytime. Additionally, very loud music and noise plays during the night which disrupts my sleep. As a university student, I have a lot of exams and deadlines at this time of year and often spend time studying at home due to the limited capacity of libraries since the pandemic. I am concerned for the opening of this bar as I believe it will seriously disrupt my studies at this crucial time and impact my quality of sleep. Therefore I object to the proposed planning of this bar.</p>  |