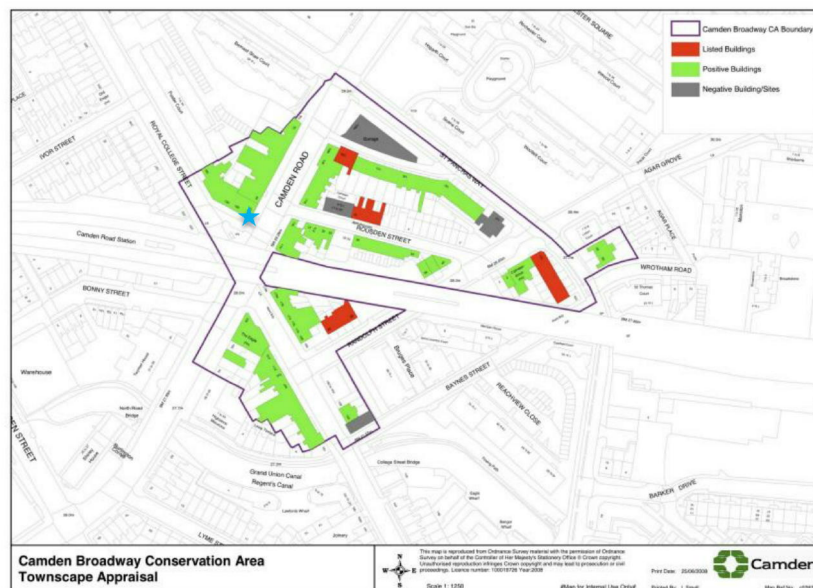


Dear Edward Hodgson,

RE: 2022/0068/P Change of Use Basement 57 Camden Road NW1 9EU : Objection

This application is for a change of use from Class E (office) to Sui Generis (bar) in the basement of 57 Camden Road. This premises is within the Camden Broadway CA as shown in the extract below (premises location shown by blue star).



The premises is located at a busy road junction with residential units above it and on Royal College Street close by. The change of use sought will change the premises use from day to night-time. This is a fundamental change that will inevitably cause noise disturbance to residents above the premises and near by the premises. The operator has already secured a licence to serve alcohol.

The size of the premises means they will be a bar without any offer of food. The sole reason to use this bar will be to drink alcohol and so will inevitably attract a younger customer range who are more likely to make noise smoking outside or arriving and leaving the premises late at night. There are already multiple bars in this area and we believe granting this change of use would negatively impact the CAAC.

The existing external appearance is very poor with no proposal to improve this. No application has been made for external signage. There is no designated internal space for the storage of waste.

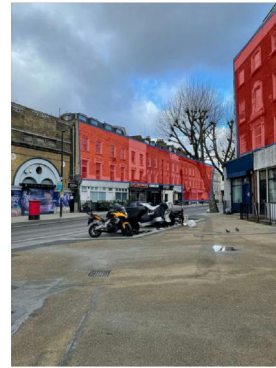
The images below show the location and current condition of the entrance.



Poor Quality Entrance



Red indicates residential immediately above and some of the nearby residential



We therefore ask that you reject this application.

If you are minded granting this change of use, we would like to see the following conditions applied.

1. No persons to be on the premises from 00:00hrs to 08:00hrs the following day to protect the amenity of residents
2. No noise to emanate from the premises that is audible to nearby residential properties at any time to protect the amenity of residents
3. The external appearance of the entrance is to be enhanced to an agreed scheme to positively impact the CAAC
4. Internal location of waste storage is to be confirmed to avoid putting rubbish out onto the street outside designated collection days
5. Deliveries to the premises must be from a designated delivery bay with no deliveries after 21:00hrs to protect the amenity of residents

Yours sincerely,

Kate Gemmell

Chair TRACT and local resident

Cc : Cllrs Pat Callaghan & Richard Cotton