

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/0068/P	Alex L S Liang	23/02/2022 10:40:46	OBJ	<p>Camden Planning must only consider approving the application for change of use to a "bar and lounge" if the following conditions have been met:</p> <ol style="list-style-type: none"> 1. the basement's sound insulation fully complies with Building Regs Part E and it is impossible to hear the music or customers from the bar from the residential flats above at any time, 2. the fire safety fully complies with Part B such that the residents' only escape staircase is correctly protected from smoke and fire by fire doors and 3. that Camden Building Control has inspected the work for compliance with 1 and 2 and the plans. 4. That there is a guarantee that the bar will stick rigidly to the opening times applied for (midnight Mon-Sat and 11pm Sun) and its customers do not disturb the residents at any time. 5. That Camden Licensing application APP\PREMISES-NEW\107777 is resubmitted with the same opening hours and conditions. 6. That legal enforcement action will be taken by Camden Council if these guarantees are broken.

However, I do not trust the applicant at all. Thus I want to be anonymous in my comments.

I am are very, very concerned about the untruths on the planning application. It states that the "work or change of use" has not already started and that development works will be March-April 2022. In fact work started in December 2021 and the venue opened as a bar for a New Year's Eve party on the 31st December 2021, before this change of use planning application was even submitted. A Late Temporary Event Notice APP\TEN-LATE\108141 for an 8pm-3am party on Friday 7 Jan party was applied for on 28 December and no comments were received (because no residents even knew about this). That party was unacceptably noisy on all of the residential floors and loud music continued way past 3am, despite residents going into the bar several times to complain. Residents spent the rest of the weekend talking with Dawit to demonstrate exactly what the noise problem is and what our position is on how unacceptable the noise is. Nonetheless on Sunday 9 Jan the bar was open again and just as noisy again till way past 2am.

Numerous other parties have taken place since then (eg Saturday 23 Jan), each time making unacceptable noise way past 3am with no licenses or planning permission of any sort. The latest was this Friday night (18 February), when residents called the Camden Noise Team at 2am because Dawit Zewuge and his colleagues were not answering his phone to us. The plan explicitly states in red that the new premises will be "sound insulated" and shows a 30minute fire door to the staircase, which is also a fire exit. Neither of these details has been fully attended to yet and hence residents are very concerned both about music affecting their sleep and for their safety in the event of a fire.

I would like to draw your attention to the opening times as stated on the change of use application (i.e. that the venue shall close at midnight Monday-Saturday and 11pm Sunday). However, we are very alarmed that the New License application APP\PREMISES-NEW\107777 that was applied for on 25 November 2021 requests from Camden Licensing different opening hours of 5-11pm Mon-Thu; 5pm-2am Fri & Sat; 4pm-11pm Sun. Alcohol is licensed all opening hours except only upto 1am Fri & Sat. Recorded Music is only licensed on Fri & Sat and only 11pm-1:30am. None of these times line up with this change of use application and none of it lines up with reality - which is that this bar has been operating way past 3am on various nights throughout January and February with impunity. We can see that objections have been received for the New License but we don't know what they were or who they were from. As with the Temporary Event Notice, no residents knew about the New License application and consultation is already closed without our input. This license's hearing date is