

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/0905/P	Paul Smart	15/05/2022 19:45:38	OBJ	My comments relate an objection to the proposed opening hours of the club; the possibility of drinkers emerging onto the street at 0130 on most days from a bar which has been open until 0100. The resultant noise nuisance as customers exit the building and risk of antisocial behaviour arising from extended drinking are not desirable to us as local residents. More realistic would be to close at midnight on Friday and Saturday, 11.30 Mon-Thursday and 11.00 on Sunday which I believe to be the Framework Hours Camden uses for licensing purposes.
2022/0905/P	Erwan Guy Charles Toulemonde	14/05/2022 14:37:42	COMMNT	<p>Good morning,</p> <p>I am a local resident from Parker Street and have noticed this application. Even though such Club seem excellent, I would like to make a strong comment on what was spotted in the applicant's design statement.</p> <p>"Regarding opening hours the intention is to run the private members club in the same way as it has been done in the past. The general opening times proposed are:  Monday to Friday 07:30 to 01:30  Saturday, Sunday and Bank Holidays 12:00 to 23:00.  During the week, the proposed bar on the first floor would be open from 12:00 with last orders call at around 22:45."  On dinner nights, the bar would stay open until 01:00.</p> <p>1.30am Monday to Friday is very late during the week for people to be leaving an establishment and disperse onto residential streets. The noise disruption will then occur very late and affect local residents  I would like you to strongly consider some restrictions on the hours of use suggested.</p> <p>I am aware of Framework hours which are much more appropriate for the area,  ie: terminal hours of:  11.30pm Monday to Thursday,  Midnight Friday &amp; Saturday,  10.30pm Sunday.</p> <p>I hope you will be able to have them follow these hours. I am not objecting to the application but would like to ask you, as a local resident, to restrict their hours during the week, when we work and need to sleep.</p> <p>Thank you very much for your consideration</p> <p>Kind regards  Erwan</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/0905/P	Covent Garden Community Association (Elizabeth Bax, Chair of Planning Subcommittee)	15/05/2022 23:26:06	OBJNOT	<p>Covent Garden Community Association (CGCA) must object to this application as it stands. However, we would withdraw our objection if any planning consent were to have strict conditions attached to limit noise and hours of use as suggested below.</p> <p>-----</p> <p>Change of use from an office to a private members club would lead to intensification in two respects:</p> <ol style="list-style-type: none"> <li>1. The club has several hundred members and holds events where those members can bring guests. Many more people would be occupying the building than if it remained in office use.</li> <li>2. Office use starts after 8am and winds down by 6pm or so. There is virtually no activity at the weekends. The proposed use would include late operations every night, and weekend opening.</li> </ol> <p>In this case, these two things would be likely to be happening at once, which puts even more pressure on the local area around and near the building.</p> <p>-----</p> <p>Hours of operation are a particular issue if they continue beyond the times at which most hospitality premises in the area close. After these times in the evening the Covent Garden area quietens down; the residential community relies on this to get some rest. People arriving at premises of this type after others close, and people leaving late, causes disturbance to neighbouring residents. It also disturbs residents who live further away but on the route to the night tube, for example.</p> <p>It is concerning to us that the application refers to remaining open as late as 1.30am during the week. This is not appropriate in a location such as this, where families live near the premises, and where many more live between the premises and one of the two nearest stations (Covent Garden). Noise from people is listed as a major source of complaints in Camden's Local Plan (paragraph 6.86). Noise peaks caused by often only a few passers-by at otherwise quiet times are what wake people up. Children need to go to school next day, and adults need to go to work next day, so this must be avoided. It is unfortunate that the applicant's acoustic report does not analyse this source of noise, simply saying at 4.6: "The risk of noise disturbance from club members' typical activities is considered to be very low. No mitigation measures are considered necessary." Having, as we do, experience of other private members' clubs in the West End, sadly we cannot be reassured by such a glib statement. Paragraphs 6.102 and 6.103 of Camden's Local Plan are relevant here.</p> <p>The applicant's acoustic report does not refer to noise from plant or equipment, although the activities of the club are stated as including 'dinner nights'. Deliveries of food can be very noisy, as can taking away associated supplies; these activities should be restricted.</p> <p>The applicant's acoustic report does acknowledge at 4.2 that rooflights should be closed during rehearsal activities on the ground floor at the back. Yet we observe that other activities are likely to be just as noisy, including performances and parties that the Club hosts, and these could cause the same level of nuisance in any room where they take place that has a rear aspect.</p>

**Application No:**    **Consultees Name:**    **Received:**    **Comment:**    **Response:**

-----

We note the documentation provided by the applicant to support the building no longer being viable as an office. We would prefer to see any change in use return this lovely Grade II\* listed house to residential use.

-----

We note the applicant's Planning Statement offers at 7.2 to accept a planning condition restricting the primary use of the premises to 'The Savage Club'. The current membership requirements of this club are not available to us, but problems tend to be caused by other premises where membership is a matter of course or there is very little time between people applying to join and being able to use facilities.

-----

We do not object to the building being occupied by The Savage Club. However, for the reasons outlined above, we ask that the Local Planning Authority attach conditions to any consent that stipulate:

1. Hours of use limited to within:
  - 8am to 11.30pm Monday to Thursday.
  - 8am to Midnight Friday.
  - 9am to Midnight Saturday.
  - 10am to 10.30pm Sunday.

The terminal hours stated above are the same as the majority of hospitality business premises in the area. Any air handling and odour extraction equipment should also be turned off outside these hours.

The starting hours are those that have always been considered by CGCA to be the earliest reasonable in a family area, allowing people some respite at the weekends.

2. The sui generis use shall be for the Savage Club alone, for use as a private members club where persons may not be given membership without an interval of at least 14 days from their membership application or nomination and their membership being granted.
3. No noise shall emanate from the building so as to be audible in neighbouring properties.
4. Deliveries, collections and servicing to the building shall take place between the hours of 8am and 8pm Monday to Friday, in accordance with paragraph 6.104 of Camden's Local Plan, and 9am to 8pm on Saturdays with no deliveries on Sundays due to the sensitivity of the mixed-use area.

-----