

CONSULTATION SUMMARY

Case reference number(s)

2021/3681/P

Case Officer:

Leela Muthoora

Application Address:

6 St Chad's Place

WC1X 9HH

Proposal(s)

Change of use from restaurant/bar (formerly A3/A4/Sui Generis) to a live music and cultural venue with cafe, restaurant, drinking establishment and related activities and events (Sui Generis).

Representations

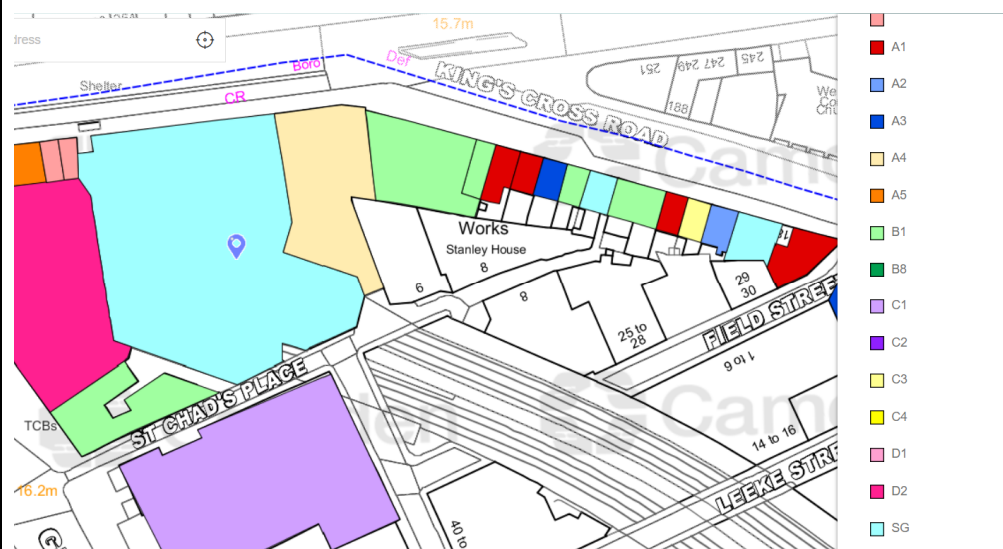
Consultations:	No. of responses	2	No. of objections	1
			No of comments	1
<p>Summary of representations</p> <p><i>(Officer response(s) in italics)</i></p>	<p>The owner/occupier of 33 Queen Alexandra Mansions, Judd Street has objected to the application on the following grounds:</p> <p>Summary of comments</p> <ul style="list-style-type: none"> • The area is under pressure to become an entertainment hub, aided by LB Camden. LB Camden needs to put a cap on the number and concentration of non-residential entertainment uses. • The proposal would disrupt residents' quiet enjoyment of their homes, not only residents in the immediate vicinity but in the wider area. <p>The owner/occupier of 8 St. Chad's Place has commented on the application on the following grounds:</p> <ul style="list-style-type: none"> • Welcome the development of the property, the additional footfall will make the road feel safer, and ask Camden council to support this objective. 			

- Concern is that amplified music during the working day will distract teams work and office space as they lease the adjacent building and share a party wall.
- The sound-proofing study showed that noise would be perceptible outside the venue and there is a recommendation for additional sound-proofing.
- If the amplified music is outside of our typical office hours then would be largely unaffected

Officer response

The site is bounded by railway tracks, a servicing yard for Kings Cross/Thameslink Station (271-273 Pentonville Road), offices adjacent at Stanley House (8 St Chad's Place), and a hotel at Willing House, (356-364 Gray's Inn Road). The buildings to the rear of the site, to the north, fronting King's Cross Road and Pentonville Road are occupied by The Scala and Hurricane Rooms venue, (275-277 Pentonville Road), Kings Cross Thames Link Station (271-273 Pentonville Road), The Big Chill public house (Grade II listed building) (257-259 Pentonville Road), Instrument House, occupied by offices (207-215 Pentonville Road).

King's Cross Road forms part of the Central London frontage which covers the main commercial area around King's Cross, including parts of Euston Road. The application site is in a challenging location, adjacent to and surrounded by town centre uses, including late night venues, railway infrastructure and situated close to a major transport hub. As shown in the figure below. Despite the constraints of the site, the proposed use is considered suited to this location.



The proposed use expands on the existing use which has operated since 2004 with late night opening hours. The proposal would provide an

economic function in contributing to the vitality of the area by employing the equivalent of 24 full time staff in a small venue. The applicant has set out a schedule of activities such as yoga and pilates, arts and crafts workshops, music and dance lessons, poetry, puppetry, talks, spoken word, folk music, traditional dances, jazz & swing dancing, world music, cabaret & music hall. The additional activities attempt to broaden the appeal of the venue from a restaurant and drinking establishment. The proposal is considered compatible with the existing uses in this central location and offers activities to a prospective wider customer group from a larger catchment area. The additional footfall during the day will improve levels of activity and natural surveillance, acknowledged by the neighbour as making the road feel safer.

The decision includes a condition restricting the hours of opening to minimise the accumulative effects of late night uses and potential conflict with residential amenity. The applicants' 'dispersal policy' outlines how the staff will manage customers leaving the venue, helping to mitigate any negative effects on the surrounding area.

The applicants have confirmed that amplified music will occur outside of typical office hours. Nevertheless, the measures set out by the applicant and the conditions included in this decision are considered sufficient to reduce the impact of break out of noise from the venue during all its hours of operation and protect the amenity of nearby resident and adjacent occupiers. To mitigate potential harm to residential amenity or the local area, the decision includes a condition that approved noise reduction measures, such as additional sound-proofing is installed as recommendation by the Mono Acoustics report 2021.

Recommendation:- Grant planning permission