

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/1721/P	Vicki Lee	24/06/2022 15:39:17	OBJ	<p>We live at 47 Highgate West Hill; our house directly adjoins The Gatehouse and the garden to The Gatehouse and proposed restaurant extension runs along the entire length of the back of our house. We are therefore directly affected by the planning application but did not receive notice of the application from Camden so due process has not been followed and stakeholders' time to assess the application has been compromised.</p> <p>We object to the application on the grounds of increased noise and disturbance resulting from use of the Gatehouse garden as a result of both increased access to the garden via the three new doors and the doubling of the size of the pub into a "super-pub" as a result of the acquisition of the neighbouring property.</p> <p>By way of background, we are already plagued by noise from both The Gatehouse and The Gatehouse garden. We have lived in our home for 18 years and have accepted a degree of "typical" pub noise, with increased noise levels in the garden during the summer months. This has, however, worsened significantly post lock-down with the Gatehouse's investment in full covers, heaters, TVs and speakers, making use of the garden all year round. This has had a significant impact on our enjoyment of our home and, in particular, the rooms which are on the pub side of our house. For example, our daughter is unable to sleep before the pub's garden empties due to the noise emanating from the pub, we are unable to quietly enjoy our garden during the evening and on weekend days and we have to close off sections of our house to stop the noise spreading further.</p> <p>By acquiring the neighbouring property The Gatehouse has effectively doubled in size. The application to add two pairs of French doors and a fire exit from the new building into the existing garden will significantly increase the noise disturbance we already suffer from. First as a result of even greater use of the garden: (a) from the increase in customers and covers that The Gatehouse will be able to manage by virtue of the acquisition; and (b) from the increase in food service hours which may now include breakfast (according to the owners of The Gatehouse at a meeting with local neighbours). Such greater use will increase the volume of the noise and the period over which we are disturbed.</p> <p>The second concern is that two pairs of French doors opening on to the rear garden will mean we will suffer from noise disturbance emanating not just from the garden but also from the inside of the pub. This is currently less of an issue as the existing entry to the garden is set back behind the female toilets and the pub is currently much smaller than the new proposed super pub.</p> <p>The fact that the licensing of the new extension has been dealt with separately from the planning application hinders Camden Council seeing and regulating the creation of a super-pub in a quiet residential area. At the 3rd February Licensing Application, councillors were concerned at the high number of covers in the garden and the use of the garden for parties and decided that no music of any kind should be played in the garden area and that all customers should be seated (i.e. table service only). These conditions could not, however, be added to the licence as it was decided that the garden area was not included as part of that application. It is submitted that such recommendations show that the councillors acknowledged the noise pollution in the garden and were concerned that such nuisance should be addressed.</p> <p>We echo the comments of our neighbours with regard to "planning creep" in their objection to this planning application.</p> <p>We urge the Council to reject the planning application. We also request that a proper change of use</p>

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2022/1721/P	Christina Nolan	24/06/2022 21:06:26	OBJ	<p>application be put forward for assessment, and to provide all local residents with notification and proper time for review and comment in compliance with Camden's commitment on public consultation.</p> <hr/> <p>I live at 46A Highgate West Hill, and my garden is adjacent to the garden at the Gatehouse pub. In fact, I live so close to the pub garden that some of the maps accompanying this application incorrectly show my garden as part of the pub garden. Living as close as I do, I am disturbed by the noise from the pub, especially from the garden. Use of the garden has increased significantly since I have lived here and I now find that all year round, everyday, I live with the noise from the pub not only in my garden, but from my bedroom and my living room. I can snatch a quiet moment in my garden in the morning, but by lunchtime, the pub garden is usually full, and I can expect as many as 10 hours of noise.</p> <p>My neighbours and I, therefore, are opposed to the proposed doors leading from 1 Hampstead Lane to the Gatehouse Garden. These doors will be very close to my garden wall and will cause me to hear not only more noise from the garden, but also noise from inside the restaurant when they are open. I do not understand why two sets of double doors are needed, never mind an additional fire exit. If the two buildings are connected internally, I do not understand why so many additional doors are needed.</p> <p>At the licensing meeting last year when the pub owners applied for the license for the restaurant, they made it clear that the garden belonged to the pub, and that therefore the recommendations the licensing committee had made to alleviate some of our complaints primarily about the noise, did not concern the restaurant, and yet, now, they want to open the restaurant into the garden.</p> <p>I am also very concerned about the numbers of customers to be allowed into the combined facilities, according to the plans almost 200. This sort of mega-pub seems unsuitable for this residential corner of Highgate.</p> <hr/>