

**From:** Kate Henry  
**Sent:** 20 December 2022 09:37  
**To:** Planning Planning  
**Subject:** FW: Planning application opposition 2022/4514/P

Hi – please log as objection to 2022/4514/P

Thanks

Kate Henry  
Principal Planning Officer



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**From:** FOMO London Studio  
**Sent:** 17 December 2022 18:53  
**To:** Kate Henry  
**Subject:** Planning application opposition 2022/4514/P

**[EXTERNAL EMAIL]** Beware – This email originated outside Camden Council and may be malicious. Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Kate,

Following our conversation, I am writing to you to object to the planning application for The Unicorn Pub on 227 Camden Road NW1 9AA in Camden planning application n. 2022/4514/P on the following grounds:

At no time were we consulted or informed of the plans to convert the steadings. Our first indication of the proposed development was the statutory planning application notice letter.

**Access**

Alongside the proposed development runs an alleyway (“the Alley”) that connects our premises with Camden Road and which is actively used by us for access to and from our premises.

Currently the Alley is used as the main entrance for FOMO Music LTD and emergency exits for The Unicorn Pub and the ground floor of 5 Hampshire Street NW5 2TE. A significant change of role will occur if a live music venue, housing and a further retail unit are introduced.

Access to the proposed bicycle and refuse storage area for the residential and commercial areas is to be via the Alley, which will result in additional traffic and pedestrians/cyclists movement in the Alley and is a material consideration.

Access by emergency vehicles to our premises will be compromised. Additionally, our business relies on access rights to manoeuvre vehicles carrying heavy rehearsal and studio equipment into our premises. Any restriction on this will be detrimental.

Increased use resulting from the proposed development will compromise the current free access and will increase the risk of congestion and impeding of access making access for the above vehicles considerably more difficult or at times even impossible.

If the proposed development is approved and goes ahead the Alley will be used more heavily and we will be virtually powerless to counter our reduced free access which is a very real material concern.

Rubbish bins of the flats will have to be collected on Brecknok road and not from the Alley as it has always been since many years.

### **Change of Use**

While the footprint of the proposed development is within that of the existing building, the very close proximity to our premises of 3 proposed residential units plus a live music venue and commercial retail unit with all the associated noise, represents a material change of use.

### **Loss of Privacy**

The proposed conversion of the public house into separate residential and business units will result in a significant loss of privacy for our premises. Many of our clients are known celebrities. Currently they can arrive discretely but this is likely to be compromised with the proposed new residential units overlooking our entrance. Privacy will be additionally compromised by the potential introduction of trade traffic and staff arrivals and departures, especially with access being limited due to the width of the Alley which is currently used by The Unicorn Pub for emergency use.

Although the level of noise from the proposed live music venue will depend on the type of live music being performed on the night, the point is that the close proximity to our premises and neighbouring residential units noise problems are likely to result. For our part we consider it very likely to intrude on the sound sensitive recording and rehearsal activities taking place at our premises. There also exists the possibility of patrons of the licenced premises using the accessway as a smoking area with the normal associated disturbances that this can create.

When the Pub was operational, the Alley was not only used as a smoking area but also as a "public toilet" and as a place to consume drugs.

At our expense we have installed a lighting system and CCTV to deter such activities.

We must make sure that we don't go back to such a situation.

### **Layout and density**

The proposed development greatly increases the density of use. While the footprint of the proposed development is within that of the existing building the number of people using the building will increase dramatically.

### **Health & Safety**

The development presents a potential risk for our clients and the general everyday use of our business should the Alley become blocked or otherwise congested. A comprehensive plan needs to be put in place to ensure that there is no risk to anyone using the Alley, which is absent from the development proposal.

### **Business disruption**

In the current planning application it is not specified how the use of the Alley will be impacted during the development work for delivery, construction, possible use of scaffolding or access to work on the shared walls.

We have seen mention that a sound/vibration survey has been carried out by the developer in the surrounding area, however we would like to specify that no one has ever measured or conducted any tests to assess the impact within our premises.

As our business relies on a heavily soundproofed environment and we work with extremely sensitive sound equipment, we are very concerned about the disruption that vibrations and construction works coming from the development will have on our business

**Conclusion**

We repeat the above points and would add that we are concerned to ensure that our premises is not prejudiced by the regeneration of 227 Camden Road. The proposed new businesses and new tenants of the flats will likely have a negative impact on our present operation.

If the Council is minded to approve the development we would propose that no additional entrance and traffic is allowed on to the Alley and that we be allowed to install a gate to protect the security and privacy of our premises. An emergency exit button could be installed on the gate for emergency exit of the Alley.

Secondly, we would like to be reassured that during the course of the development work that no site delivery or access will impact our existing use of the Alley.

We welcome any discussion to ensure a good resolution is reached for all parties.  
We trust that you will be able to forward our concerns to the correct relative page onto your website.

Please do not hesitate to contact us anytime if you wish to discuss further.

Best regards

Fomo Music Limited