

Committee:	Date:
Planning and Transportation	8 September 2015
Subject: 14-17 Carthusian Street London EC1M 6AD Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.	Public
Ward: Farringdon Within	For Decision
Registered No: 12/01099/FULL	Registered on: 19 November 2012
Conservation Area: Charterhouse Square	Listed Building: No

Summary

Following the expiry of the permission Ref: 10/00816/FULL granting an 18 month temporary permission for extended hours of operation of the licensed premises, planning permission is now sought which would permit the extended hours of operation to continue on a permanent basis. Should consent be granted this would require the premises to operate in accordance with condition 1 as hereby proposed:

The premises shall not be open to customers except between the hours of 11.00am - 12.00pm (midnight) Sunday to Thursday, 11.00am Friday - 01.30am Saturday and 11.00am Saturday - 01.30am Sunday'.

This would obviate the requirement to close at mid-night on Friday and Saturday in accordance with the terms of the original permission Ref: 05/00347/FULL and would extend the opening hours by one and a half hours on each of those nights.

The application was originally held in abeyance at the applicant's request, pending the outcome of a separate application Ref: 14/00121/CLEUD, which sought to establish the lawful use of the premises as a bar (A4) in accordance with the terms of the original flexible consent which permitted restaurant (A3) and bar (A4) uses.

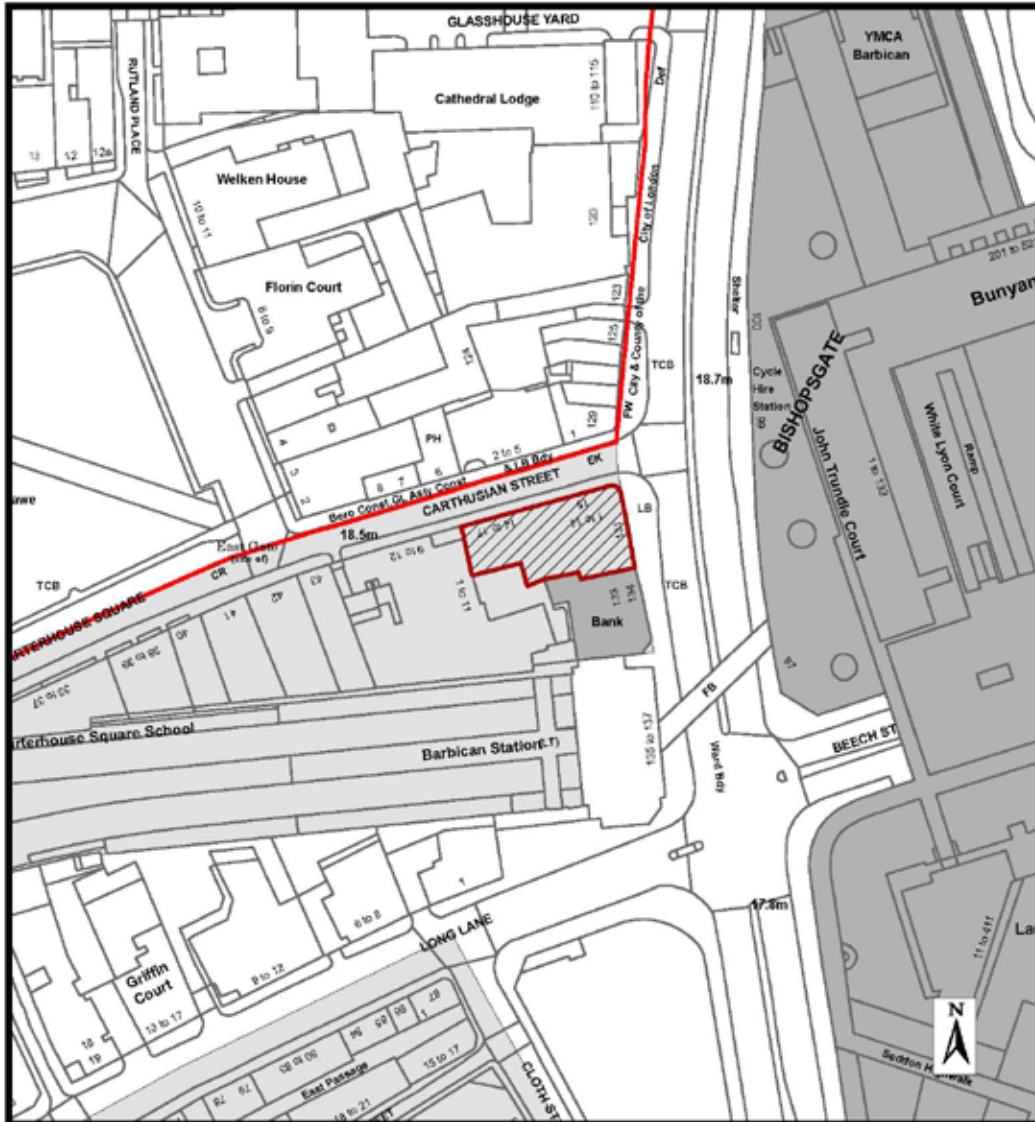
The application was subsequently scheduled to be presented to a meeting of the Planning and Transportation Committee on 1st December 2014. However following pre committee intervention by a member on behalf of local residents and subsequent meeting between interested parties including representatives from the local resident community it was agreed with the applicant that determination be delayed in order to allow a further fixed period of monitoring to be carried out by the City Corporation's Markets and Consumer Protection

(Pollution) Team between February and June 2015. The monitoring process has been completed and the results indicate that the Management Regime operated by the proprietor of the premises has been effective in addressing neighbour concerns. Neighbours have been notified accordingly. At the time of report preparation no further third party representations had been received.

Recommendation

I recommend that planning permission for the removal of condition 6 be granted in accordance with the replacement schedule attached.

Site Location Plan



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ADDRESS:
14-17 Carthusian Street

CASE No.
12/01099/FULL

-  **SITE LOCATION**
-  **LISTED BUILDINGS**
-  **CONSERVATION AREA BOUNDARY**
-  **CITY OF LONDON BOUNDARY**



DEPARTMENT OF THE BUILT ENVIRONMENT



Entrance to 14-17 Carthusian Street



View along Carthusian Street looking east

Case No. 12/01099/FULL

Main Report

Site

1. The application site (formerly Neo Pizzeria and latterly Neo Cocktail Bar) is located mid terrace on the south side of Carthusian Street to the west of the junction with Aldersgate Street, a local distributor road. Charterhouse Square, a private gated amenity square lies to the west, with Smithfield Market beyond. The site is well served by public transport and is a short distance from Barbican Underground Station on Aldersgate Street. The boundary between the City of London and the London Borough of Islington follows the centre line of Carthusian Street.
2. Bar Neo comprises a Class A4 use licensed premises located at basement level with access from Carthusian Street. The building in which it is located is five storeys in height and has a frontage on to Carthusian Street with a return frontage on to Aldersgate Street. It incorporates a mix of uses including ground floor bookmakers, shop and offices, with residential accommodation comprising 14 flats at first to fifth floor levels. Further residential premises adjoin to the West.
3. The area immediately surrounding the application site contains a similar mix of uses. On the north side of Carthusian Street, directly opposite the application site and within the jurisdiction of the London Borough of Islington, there are other A3 and A4 uses, including the Sutton Arms public house which is licensed to 1.00am on Friday and Saturday, and Erebuni Restaurant which is licensed to 2.00am Friday and Saturday.

Relevant Planning History

4. Planning permission Ref: 05/00347/FULL was granted on 15th November 2005 for the change of use of part ground floor and part basement from offices (Use Class B1) to a restaurant (Use Class A3) or a public house (Use Class A4). Condition No. 10 restricted the hours to between 11am and midnight.
5. Planning permission Ref: 10/00816/FULL was subsequently granted in accordance with Section 73 of the Town and Country Planning Act 1990 to vary condition No 10 of 05/00347/FULL to extend the hours of operation on a Friday and Saturday from midnight until 1.30am in accordance with condition 6 as set out below:
'The extension to the opening hours proposed in condition no 10 shall be discontinued and revert back to its former wording on or before 14 November 2012. REASON: to ensure that the impact of the proposal on residential amenity can be assessed in accordance with the following policy of the City of London Core Strategy: CS15, CS21'
6. The current application was submitted on the 14 November 2012 for removal of condition 6 of Ref: 10/00816/FULL on the grounds that the premises had been in operation for the permitted extended hours of opening and there had been no formal noise or disturbance complaints against the operator during this time period and consequently the

reason for granting permission on a temporary basis had been satisfied and the extended hours of operation should continue.

7. A Certificate of lawful use Ref: 14/00121/CLEUD was granted on 26.06.2014 in respect of the use of the premises as an existing A4 (Wine Bar) rather than an A3 (Restaurant) in recognition of planning permission Ref: 05/00347/FULL granted on 15 November 2005 for the 'change of use of part ground floor and part basement from offices (Use Class B1) to restaurant (Use Class A3) or public house (Uses Class A4).' In this case the submitted evidence satisfactorily demonstrated that the use of the unit had been for the purposes of a wine bar falling within Class A4 of The Town and Country Planning (Use Classes) (Amendment) Order 2005, in compliance with the planning permission granted 15 November 2005, and was therefore considered to be lawful.

Proposal

8. Permission is sought under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL), which allowed the premises to operate with extended hours for a temporary period.

Consequently instead of meeting the requirement of Condition 6 to revert to its former times opening, specifically:

Monday to Sunday: 11.00am – 12.00pm (midnight)

The premises would operate:

Sunday to Thursday: 11.00am – 12.00pm (midnight)

On Friday 11.00am – 01.30am Saturday

On Saturday 11.00am – 01.30am Sunday

Policies

9. The development plan consists of the London Plan March 2015 and the City of London Local Plan adopted 15th January 2015
10. The National Planning Policy Framework (NPPF) provides over-arching guidance.

Consultations

11. The proposal was subject to an initial consultation process during November and December 2012. There was further consultation in October, November and December 2014. A meeting was held on 22nd January 2015 attended by the applicant, council officers, neighbours and a police representative in an attempt to address the concerns of local residential occupiers. It was agreed at the meeting that there would be a further 4 month monitoring period.
12. The London Borough of Islington has raised no objection to the proposal.
13. The London Borough of Camden has raised no objections to the proposal.

14. The City of London Police wrote initially in support of the application advising that Anti-Social Behaviour (ASB) patrols are regularly conducted in this area to reduce any form of anti-social behaviour and confirmed that the operation and management of the restaurant was commendable and that they have not had to visit the premises as a result of any form of disturbance. The City Police have reinforced this view following a monitoring exercise in 2015. A letter from the City Police is attached as a background paper.
15. The Department of Markets and Consumer Protection advised initially that although the proposed change of opening hours had the potential to give rise to increased disturbance from noise and possible noise nuisance, no official complaints had been recorded during the 18 month period the premises had benefited from extended hours of operation in accordance with Ref: 10/00816/FULL.
16. In respect of the current application Ref: 12/01099/FULL, The Department of Markets and Consumer Protection provided a summary of complaints received during the course of 18 months ending 8th October 2014. Of these 3 were unsubstantiated, 2 had been addressed through improved 'door' management (in accordance with the approved 'Management Plan') and 4 complaints related to waste collection and were therefore not specific to this application (as waste collection matters are controlled by Condition 5 of 10/00816/FULL). Accordingly the nature of the complaints, were deemed to be sporadic and insufficient at the time to warrant special monitoring of the premises. Subsequent to intervention by a member, a public meeting was held for the benefit of residents concerned by the application proposal. At the meeting it was deemed appropriate to enter into a phase of additional monitoring. This was carried out for 4 months between 16th February 2015 and 16th June 2015. During this period it was found that the Management Plan strategy had been effective in ensuring that potential disturbance to nearby residential property was contained within acceptable limits. An assessment by the Environmental Health Officer is attached as a background paper.
17. Objections both written and expressed verbally at the public meeting allude primarily to the noise and disruption arising when clientele leave the premises and from associated minicab/taxi movements. The potential for crime and public disorder has also been raised and concerns have been expressed that premises staff are unable to control clients that congregate in the street once they have left the building. It was felt by objectors that a further late-night opening venue would exacerbate the intensification of night-time economy destinations in Carthusian Street to the detriment of residential amenity.
18. There has also been objection to amplified noise emanating directly from the premises and affecting residents' sleeping, particularly in respect of the flat immediately above the noise source. This is not material to the hours of operation condition, as noise at source is subject to a separate condition and can be effectively enforced.

19. Initial confusion as to the status of the premises following reference in earlier applications to it being a restaurant (pizzeria) rather than a bar has been clarified following the issue of a Certificate of Lawful Use for the premises as a bar in 2014. Notwithstanding the description of the premises as a nightclub within the context of certain early representations, the lawful use of the premises is as a bar (Class A4 use) and not a nightclub (a sui-generis classification).
20. Additional concerns have been expressed regarding noise arising from early morning refuse collection and the filling of refuse containers during unsocial hours. It has been established that the noise emanated from adjoining commercial premises independent from Bar Neo.

Human Rights Act

21. Under Section 6 of the Human Rights Act 1998, the Local Planning Authority must ensure that, as a "public authority", it does not act in a way which is incompatible with a "Convention right", i.e. a right set out in the European Convention on Human Rights, such incompatible action being unlawful.
22. Article 8 of the European Convention states that everyone has the right to respect for his private and family life, his home and his correspondence. Article 1 of Protocol 1 provides that every natural and legal person (including corporate bodies) is entitled to peaceful enjoyment of his possessions.
23. These are not absolute but qualified rights which must be balanced against the broader interests of society as a whole including its economic well-being, and against the rights and freedoms of others.
24. The balance for the City to weigh is between any private convention rights which may be infringed on the one hand and the public interest including the interests of the economic well-being of the country in the proposed redevelopment and the right of the applicant to seek to develop on the other.

Considerations

25. The City Corporation, in determining planning applications has the following main statutory duties to perform: -
 - a) To have regard to the provisions of the development plan, so far as material to the application and to any other material considerations. (Section 70 Town & Country Planning Act 1990)
 - b) To determine the application in accordance with the development plan unless other material considerations indicate otherwise. (Section 38(6) of the Planning and Compulsory Purchase Act 2004).
26. In determining an application to remove a condition the local authority is only able to consider the issues that are material to the condition in question. The condition to be removed was imposed on the original planning permission to ensure that the amenities of the adjoining premises and noise sensitive receptors in the area were protected from

unacceptable levels of noise and disturbance. The purpose of the temporary consent for a period of 18 months was to establish whether during this period sufficient evidence was available to either allow the extension of hours to continue or to be curtailed.

27. Circular 11/95 Use of Planning Conditions, which pertained at the time planning permission was originally granted, has been supplanted by the Planning Practice Guidance Suite and the requirements of the National Planning Policy Framework. However the main thrust of the circular, particularly in respect of modifying conditions once planning permission has been granted and non-repetition of temporary consents, remain in place.
28. The main issue for consideration in this case is the effect that varying the condition to allow the premises to operate:

<i>Sunday to Thursday:</i>	<i>11.00am – 12.00pm (midnight)</i>
<i>On Friday</i>	<i>11.00am – 01.30am Saturday</i>
<i>On Saturday</i>	<i>11.00am – 01.30am Sunday</i>

would have on the amenity of nearby residents and occupiers. In accordance with guidance, the City Corporation is only able to consider the impact of these extended hours of operation and shall be informed by the evidence gained during the period of temporary consent.

Neighbour Representations

29. Prior to commencement of the 2015 extended 4 month monitoring period, 22 letters of objection had been received; the objections have a common theme which is that the extension of opening hours would create additional noise and disturbance in the locality. No objections or complaints attributable to Bar Neo were received either during the monitoring period or between the termination of monitoring on 16th June 2015 and report preparation. Residents were re-consulted on 18th August and at the time of report preparation no further comments had been received.

Effect of the Proposal on Local Amenity

30. There is a concentration of residential units both above the premises and around Charterhouse Square to the west. John Trundle Court, part of the Barbican lies to the east of the premises beyond Aldersgate Street and there are residential properties opposite the premises.
31. The residential properties in the locality are subject to relatively high existing ambient noise levels resulting from the heavy good vehicles travelling to and from Smithfield Market. The Market is open to the public Monday to Friday from 02.00am and deliveries occur throughout the night.
32. The application premises are located in the basement of an existing building and are accessed via a set of double doors opening onto Carthusian Street at a point approximately 20m from the junction of Carthusian Street and Aldersgate Street. There are commercial

properties at ground floor level between the basement and the residential uses on the upper floors of the building, providing a noise buffer between the basement and the upper floors, although this is perhaps less effective in the vicinity of the stairwell which links the street level entranceway with the basement premises.

33. Although there is potential for disturbance to the occupiers of adjoining curtilages as might arise from live or recorded music emanating from the premises, this is controlled irrespective of the hours of operation by Condition No 4 of 05/00347/FULL which states: 'No live or recorded music that can be heard outside of the premises shall be played. REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Core Strategy: CS15, CS21'.
34. A Noise Impact Assessment was submitted in respect of the original planning application Ref: 05/00347/FULL which concluded that during the night time period there would be no perceptible change in noise level due to the proposed opening hours. The report set out the potential impact of the extended hours on the locality and concluded that the proposed opening hours would not materially alter the amenities currently enjoyed by the nearest noise sensitive premises. An up-dated noise assessment has been submitted that addresses noise implications as a result of the lawful change of use. The report concludes that any increase would be barely perceptible and that no further mitigation measures are required.
35. No noise or disturbance complaints were lodged with The Department of Markets and Consumer Protection prior to the application being made for temporary extension of the hours of operation Ref: 10/00347/FULL and permission for the extended opening hours was therefore granted on a temporary basis. Subsequent complaints have been limited and managed through the auspices of the Management Strategy.
36. The City of London Police have written in support of the application advising that Anti-Social Behaviour (ASB) patrols are regularly conducted in this area to reduce any form of ASB. The Police confirm that the operation and management of the site is commendable and have not had to visit the premises as a result of any form of disturbance.
37. Bar Neo is located in an area of mixed uses, including other licensed premises, which, when taken together, generate a certain level of street activity. In addition Carthusian Street experiences late night movement of pedestrians leaving restaurants and licensed premises close to Smithfield Market together with early morning delivery traffic to the market.
38. Although not a planning matter, the original premises licence granted in October 2009 was granted a variation in January 2011 permitting an extension for all licensable activities to 01.00am Fridays and Saturday's closing at 01.30am. At this meeting it was noted that the public house

in Carthusian Street and the restaurant/bar opposite No. 14-17 had a licence to open beyond these times. The Planning Department were represented at the hearing and advised in respect of the planning conditions. Environmental Health Officers did not raise objection to the variation of opening hours.

39. Concerns regarding noise and disturbance associated with early morning refuse handling and collection can be addressed through enforcement of the separate planning condition imposed for this purpose.

Additional Mitigation

40. In accordance with the provisions of Condition 7 of 10/00816/FULL the applicant is required to operate the premises in accordance with an approved Management Scheme.
41. As part of this current proposal the Management Scheme has been updated. Entrance door management procedures have been reinforced, together with off-premises client supervision and dispersal, particularly related to promoting a quiet night time street environment, and protocol for taxi-cabs visiting the premises. The Management Scheme has been closely monitored by the City Corporation's Environmental Health Team during a 4 month period ending on 16th June 2015 and has been found to be effective with no complaints attributable to Bar Neo having been registered.

Conclusion

42. In this case there is no clear evidence that the opening hours which have been operating and are now sought would result in additional noise or disturbance harmful to the amenity of residents in the locality that would be attributable to the premises. The grant of permission for an initial 18 month temporary period has enabled monitoring to take place and data to be collated and this has been reinforced by additional monitoring covering a 4 month period during 2015.
43. The issue of further temporary permissions should be avoided, particularly when the purpose of the temporary permission was to enable a fuller assessment to be made of the impact of the proposal.
44. Given that there is a Management Scheme in place that provides a satisfactory level of mitigation in respect of public amenity and that it is for the local planning authority to justify why it is inappropriate for the variation of condition to be permitted, I am of the view that the proposal is acceptable subject to the attached schedule.

Background Papers

Internal

Letter 05.11.2012	City of London Police
Email 08.10.2014	City of London Police
Letter 03.06.2015	City of London Police to Bar Neo
Memo 05.12.2012	Department of Markets and Consumer Protection
Memo 08.10.2014	Department of Markets and Consumer Protection
Memo 14.07.2015	Department of Markets and Consumer Protection

External

Email 03.12.2012	Ms Virginia Rounding
Email 04.12.2012	Mr Adam Machin
Email 04.12.2012	Mr Paul Wong
Email 04.12.2012	Mrs Mary Tapissier
Email 04.12.2012	Mr Marco Branco
Email 04.12.2012	Mrs Clare James
Email 04.12.2012	Mrs Debra Marber
Email 04.12.2012	Mrs Kirstin Kaszubowska
Letter 05.12.2012	Julia Hodgkin
Email 05.12.2012	Ms Scarlett Roux
Email 06.12.2012	Mr Garth Hall
Email 07.12.2014	Mr Adam Machin
Email 07.12.2012	Mr & Mrs Allen and Deidre Jones
Email 07.12.2012	Ms Beverley Heath
Email 07.12.2012	Marco Branco
Email 07.12.2012	Mary Tapissier (and email 17.11.2014)
Letter 07.12.2012	Helen Burggraf (with attachments)
Email 08.12.2012	Paul Wong
Email 10.12.2012	Dr Jeffrey Lake
Email 10.12.2012	Mrs Caroline Lloyd
Email 13.12.2012	Mrs Josephine Pletts

Premises Management Scheme 2012

Premises Management Scheme (Updated) 2014

Design Access and Planning Statement – 19.11.2012

Acoustic/Noise Report (Updated) 2014

Appendix A

London Plan Policies

Policy 2.10 Enhance and promote the unique international, national and London wide roles of the Central Activities Zone (CAZ) and as a strategically important, globally-oriented financial and business services centre.

Policy 4.1 Promote and enable the continued development of a strong, sustainable and increasingly diverse economy;

Support the distinctive and crucial contribution to London's economic success made by central London and its specialist clusters of economic activity;

Promote London as a suitable location for European and other international agencies and businesses.

Policy 4.5 Support London's visitor economy and stimulate its growth, taking into account the needs of business as well as leisure visitors and seeking to improve the range and quality of provision.

Policy 4.6 Support the continued success of London's diverse range of arts, cultural, professional sporting and entertainment enterprises and the cultural, social and economic benefits that they offer to its residents, workers and visitors.

Policy 4.7 Support a strong, partnership approach to assessing need and bringing forward capacity for retail, commercial, culture and leisure development in town centres.

Policy 7.15 Minimise existing and potential adverse impacts of noise on, from, within, or in the vicinity of, development proposals and separate new noise sensitive development from major noise sources.

Relevant Local Plan Policies

CS3 Ensure security from crime/terrorism

To ensure that the City is secure from crime, disorder and terrorism, has safety systems of transport and is designed and managed to satisfactorily accommodate large numbers of people, thereby increasing public and corporate confidence in the City's role as the world's leading international financial and business centre.

DM3.5 Night-time entertainment

- 1) Proposals for new night-time entertainment and related uses and the extension of existing premises will only be permitted where it can be demonstrated that, either individually or cumulatively, there is no unacceptable impact on:
 - a) the amenity of residents and other noise-sensitive uses;
 - b) environmental amenity, taking account of the potential for noise, disturbance and odours arising from the operation of the premises,

customers arriving at and leaving the premises and the servicing of the premises.

2) Applicants will be required to submit Management Statements detailing how these issues will be addressed during the operation of the premises.

CS5 Meet challenges facing North of City

To ensure that the City benefits from the substantial public transport improvements planned in the north of the City, realising the potential for rejuvenation and "eco design" to complement the sustainable transport infrastructure.

CS15 Creation of sustainable development

To enable City businesses and residents to make sustainable choices in their daily activities creating a more sustainable City, adapted to the changing climate.

DM15.7 Noise and light pollution

1. Developers will be required to consider the impact of their developments on the noise environment and where appropriate provide a noise assessment. The layout, orientation, design and use of buildings should ensure that operational noise does not adversely affect neighbours, particularly noise-sensitive land uses such as housing, hospitals, schools and quiet open spaces.

2. Any potential noise conflict between existing activities and new development should be minimised. Where the avoidance of noise conflicts is impractical, mitigation measures such as noise attenuation and restrictions on operating hours will be implemented through appropriate planning conditions.

3. Noise and vibration from deconstruction and construction activities must be minimised and mitigation measures put in place to limit noise disturbance in the vicinity of the development.

4. Developers will be required to demonstrate that there will be no increase in background noise levels associated with new plant and equipment.

5. Internal and external lighting should be designed to reduce energy consumption, avoid spillage of light beyond where it is needed and protect the amenity of light-sensitive uses such as housing, hospitals and areas of importance for nature conservation.

CS21 Protect and provide housing

To protect existing housing and amenity and provide additional housing in the City, concentrated in or near identified residential areas, as shown in Figure X, to meet the City's needs, securing suitable, accessible and affordable housing and supported housing.

DM21.3 Residential environment

1. The amenity of existing residents within identified residential areas will be protected by:
 - a) resisting other uses which would cause undue noise disturbance, fumes and smells and vehicle or pedestrian movements likely to cause disturbance;
 - b) requiring new development near existing dwellings to demonstrate adequate mitigation measures to address detrimental impact.
2. Noise-generating uses should be sited away from residential uses, where possible. Where residential and other uses are located within the same development or area, adequate noise mitigation measures must be provided and, where required, planning conditions will be imposed to protect residential amenity.
3. All development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.
4. All new residential development proposals must demonstrate how potential adverse noise impacts on and between dwellings will be mitigated by housing layout, design and materials.
5. The cumulative impact of individual developments on the amenity of existing residents will be considered.

SCHEDULE

APPLICATION: 12/01099/FULL

14-17 Carthusian Street London EC1M 6AD

Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

CONDITIONS

- 1 The premises shall not be open to customers except between the hours of 11.00am - 12.00pm (midnight) Sunday to Thursday, 11.00am Friday - 01.30am Saturday and 11.00am Saturday - 01.30am Sunday;

REASON: To safeguard the amenity of adjoining premises and the area generally in accordance with the following Local Plan policies: CS15; CS21; DM15.7; DM21.3.
- 2 The refuse collection and storage facilities shown on the drawings hereby approved shall be provided and maintained throughout the life of the building for the use of all the occupiers.
REASON: To ensure the satisfactory servicing of the building in accordance with the following policy of the Local Plan: DM17.1.
- 3 No live or recorded music that can be heard outside the premises shall be played.
REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.
- 4 No servicing of the premises shall be carried out between the hours of 23:00 on one day and 07:00 on the following day from Monday to Saturday and between 23:00 on Saturday and 07:00 on the following Monday and on Bank Holidays. Servicing includes the loading and unloading of goods from vehicles and putting rubbish outside the building.
REASON: To avoid obstruction of the surrounding streets and to safeguard the amenity of the occupiers of adjacent premises, in accordance with the following policies of the Local Plan: DM15.7, DM16.2, DM21.3.
- 5 The operation of the premises between the extended hours of opening hereby approved specifically 12.00pm midnight and 1.30am, shall at all times accord with the provisions and undertakings of the approved 'Management Scheme' as amended October 2014. Should there at any

time be a material change in circumstances affecting compliance with the Management Scheme, the proprietor of the premises shall submit a revised Management Scheme to the Local Planning Authority for their subsequent approval and the premises shall thereafter only operate in accordance with the terms and conditions of the approved revised Management Plan. The Management Plan shall at all times address the following:

1. The duties of the staff employed at the premises to patrol the external perimeter of the premises in order to discourage, noise, disturbance and anti-social behaviour;
2. A smoking control scheme relating to the supervision and control of any smoking patrons outside the premises during the hours that the premises are open to the public;
3. A dispersal scheme relating to the dispersal of patrons leaving the premises after 12.00pm (midnight);
4. A taxi licensed private hire scheme:
 - i. To encourage patrons and staff to use licensed taxies, licensed private hire vehicles when leaving the premises;
 - ii. To encourage patrons to make advanced bookings for such taxies, licensed private hire vehicles from within the premises.
 - iii. Which details the licensed private hire firm nominated by the operator of the premises to pick up at a point agreed by the local planning authority;
5. The circumstances and time periods, which trigger the need for a review of the management scheme.

REASON: To ensure the good management of the venue to protect residential amenity and to ensure compliance with the following Local Plan Policies: DM15.7; DM21.3

- 6 (a) The level of noise emitted from any new plant shall be lower than the existing background level by at least 10 dBA. Noise levels shall be determined at one metre from the nearest window or facade of the nearest premises.

The measurements and assessments shall be made in accordance with B.S. 4142. The background noise level shall be expressed as the lowest LA90 (10 minutes) during which plant is or may be in operation. Following installation but before the new plant comes into operation measurements of noise from the new plant must be taken and a report demonstrating that the plant as installed meets the design requirements shall be submitted to and approved in writing by the Local Planning Authority.

(b) All constituent parts of the new plant shall be maintained and replaced in whole or in part as often is required to ensure compliance with the noise levels approved by the Local Planning Authority.

REASON: To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Local Plan: DM15.7, DM21.3.
- 7 The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under

conditions of this planning permission: Location plan, AJMG/ALD/06
Rev A, AJMG/ALD/01, AMJG/ALD/07 Rev A, AJMG/ALD/02 5491/111
Rev G. DACC0348-RI

REASON: To ensure that the development of this site is in compliance
with details and particulars which have been approved by the Local
Planning Authority.

INFORMATIVES

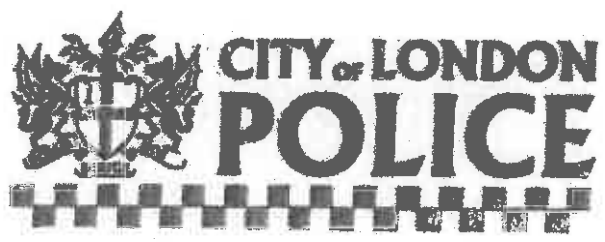
- 1 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with planning applications in the following ways:

detailed advice in the form of statutory policies in the Core Strategy/
Unitary Development Plan, Supplementary Planning documents, and
other written guidance has been made available;

a full pre application advice service has been offered;

where appropriate the City has been available to provide guidance on
how outstanding planning concerns may be addressed.

BACKGROUND
PAPER



Eran Safer
PCSO 2041
Snow Hill Police Station
West Area
5 Snow Hill
London
EC1A 2DP
Tel 0207 601 2452



5th November 2012

NEO Bar
14-17 Carthusian Street
Barbican
London
EC1M 6AD

The City of London Police conduct Anti Social Behaviour (ASB) patrols around the area of Charterhouse Street and Carthusian Street, this is to reduce any form of ASB caused by the amount of human traffic that occurs on a night from Fabric night club in Charterhouse Street. As a force, we can confirm that the operation and management of the NEO Bar is commendable and that we have not had to visit the premises as a result of any reports of noise or disturbance and causing ASB between the dates of November 2011 to November 2012.

Regards



Eran Safer
City of London Police

Sadler, Jeff

From: [REDACTED] **Sent:** 08 October 2014 14:09
To: Sadler, Jeff **Subject:** RE: 12/01099/FULL 'Neo' 14-17 Carthusian Street, EC1M 6AD (NOT PROTECTIVELY MARKED)

BACKGROUN
PAPER.

Classification: NOT PROTECTIVELY MARKED

Hi Jeff

As far as crime and disorder is concerned we have had no issues with the premises. I hope that assists you from us.

Kind regards

Rita

From: Sadler, Jeff [<mailto:Jeff.Sadler@cityoflondon.gov.uk>]
Sent: 07 October 2014 16:40
To: Jones Rita
Subject: Ref: 12/01099/FULL 'Neo' 14-17 Carthusian Street, EC1M 6AD

Rita

This email follows from our recent conversation in respect of the above.

Planning permission was originally granted Ref: 10/00816/FULL on 15.11.2011 for an 18month temporary extension to the hours of opening of 'Neo'. This allowed the restaurant to operate as follows:

Sunday to Wednesday 11.00 to 24.00 (midnight)
Thursday to Saturday 11.00 to 01.30 (am)

The current planning application Ref: 12/01099/FULL seeks to formalise those extended hours of opening on a permanent basis.

I am trying to establish the nature, timing and extent of any anti-social problems associated with the premises. I understand that the City of London Police had some complaints early in 2013 (which may have coincided with the submission of the application to grant permission for the extended hours of operation) but that nothing further has been received since June 2013.

There is a letter on file from your colleague Eran Safer dated 5th November 2012 which further establishes a history of nil complaints between November 2011 and November 2012 together with a note that the operation and management of the Neo Bar was 'commendable'.

I would be most grateful if you could forward the necessary confirmations together with any comments you feel may be relevant.

Thank you for your assistance.

Regards

Jeff Sadler

Please consider the environment before printing my email

#####

Note:

This message is for the named person's use only. It may contain confidential,

BACKGRO
PAPER



Eran Safer
PCSO 2041
Snow Hill Police Station
Business Team
5 Snow Hill
London
EC1A 2DP
Tel 0207 601 2452



3rd June 2015

NEO Bar
14-17 Carthusian Street
Barbican
London
EC1M 6AD

The City of London Police conduct Anti Social Behaviour (ASB) patrols around the area of Charterhouse Street and Carthusian Street, this is to reduce any form of ASB caused by the amount of human traffic that occurs on a night from Fabric night club in Charterhouse Street. As a force, we can confirm that the operation and management of the NEO Bar is commendable and that we have not had to visit the premises as a result of any reports of noise or disturbance and causing ASB between the dates of December 2014 to June 2015.

Regards

Eran Safer
City of London Police

BACKGRO
PAGE

Memo

To Development Manager West
FAO: Rob Chipperfield
Department of Built Environment, GUILDHALL



From Dawn Patel
Environmental Health Officer
Department of Markets and Consumer Protection
Telephone 020 7332 1587
Email dawn.patel@cityoflondon.gov.uk

Date 5 December 2012

Our Ref 201215137

Your Ref 12/01099

Subject Town and Country Planning Act 1990

Address: 14-17 Carthusian Street

Thank you for your memorandum dated 26 November 2012 and attached drawings etc.

This department does not have a record of noise complaints nor about hours of opening that have been received about the above premises. As such, there is no evidence upon which to raise an objection to the proposals contained in this application. However, the proposal to extend the opening hours into the early hours of the morning does pose a potential for adverse impacts upon the existing local amenity.

Dawn Patel
Environmental Health Officer

Sadler, Jeff

From: Patel, Dawn
Sent: 08 October 2014 16:15
To: Sadler, Jeff
Subject: Complaints about Neo

Background
Notes

Hi Jeff,

I've summarised the complaints that the Pollution Team have received about Neo below:

- 4 August 2014 at 02.18. Complaint of noise from shouting and music. Not substantiated. Advice given to premises. 201409813
- 7 March 2014 at 11.50. Complaint of noise and disorder outside NEO on the morning of Sunday, 16 March, shouting in the street, loud music (from open doors) and general anti-social behaviour, cigarette ends in profusion. After contacting the manager, he advised there are doors downstairs which normally contain the noise. However there was a problem with faulty ACU on that night and the doors were opened for ventilation. This was confounded by the usual stereo system being damaged by a leak so a temporary one was used and may have been played louder than usual. There was a doorman in place but he is employed for the whole venue so will from time to time conduct internal checks etc. In future, he will wear a high vis jacket to stand out from the crowd. People noise: They are licensed till 1am. The venue is usually booked for engagement or birthday parties etc so the guests usually know each other. To minimise noise when they leave they spread this over 30 mins and they work with a cab company (City of London Cars?). Therefore, guests using this facility will be kept inside the venue and 90% of the time, the cabbies come into the venue and tell the doorman who they are there to collect. However some guests will inevitably arrange their own transport. Sonny (manager) followed this up with an email confirming the above procedures together with amendments to improve the existing arrangements. The Neo phone was being diverted to the manager if not answered and AM if no response. As the managers are often busy, this will now be diverted to the doorman to ensure it is answered. 201403459
- 31 January 2014 at 0500. Complaint of noise from lorries revving and grinding, bangs on the rubbish room doors. Manager reminded waste contractor of hours for servicing to prevent further problems. 201401518
- 16 January 2014 at 1349. Waste collection 0430 that morning. Manager contacted Delivery contractor and rearranged timings to avoid further disturbance. 201401002
- 21 October 2013 at 11.02. Noise about bottles and waste put out early morning and mess on the pavement etc. Informal advice offered to Neo suggesting they avoid putting waste and bottles outside after 2100. 201314371
- 20 October 2013 at 0245. LBI resident complained about noise from pub. Complaint not substantiated. 201314391
- 23 June 2013 at 1135. Dumping bags of bottles outside the Tesco and Flats rubbish rooms - very noisily, last night at approximately 0200. Informal request for waste to put outside between 0700-2100 to minimise disturbance. 201308085
- 5 June 2013 at 1630. Noise from people outside reported to Police on Sunday morning 2 June at 0237. Wrote to Neo to advise of complaint. No response received. 201307225
- 7 April 2013 at 00.25. Noise from local bar called NEO people standing outside shouting aloud. Complaint not substantiated. 201304476

Let me know if you need any further details.

Thanks

Dawn

Dawn Patel
Environmental Health Officer
Markets and Consumer Protection
Pollution Team
City of London
020 7332 1587

www.cityoflondon.gov.uk

BACK GROUND
PAGE

Sadler, Jeff

From: Sambells, Rachel
Sent: 14 July 2015 12:20
To: Sadler, Jeff
Cc: Patel, Dawn
Subject: RE: 12/01099/FULL - NEO BAR, 14-17 Carthusian Street - Monitoring

Hi Jeff,

I can confirm that no complaints of noise or disturbance have been received in the monitoring period by the Pollution Control or Licensing Teams. The most recent resident complaint was received on 14th December 2014. The Street Environment Team conducted a series of observations over Friday and Saturday nights in January and February to proactively review the premises performance against the City's Code of Good Practice for Licensed Premises which they were in compliance with.

24th January 01.16 to 01.55 No noise or disturbance witnessed from Neo Bar. Some people noise audible from pedestrians passing the rough Carthusian Street.

25th January 01.15 to 01.45 No noise or disturbance witnessed from Neo Bar. Some noise audible from the dispersal of customers of 5 Carthusian Street.

1st February 01.40 to 02.10 No noise or disturbance witnessed from Neo Bar. Quiet dispersal.

7th February 01.20 to 01.45 No noise or disturbance witnessed from Neo Bar. Some people noise from persons passing though from Smithfield direction.

8th February 01.55 to 01.46 Larger dispersal than usual due to collection of a coach party, customers want to use telephones and smoke, door staff managing the situation. No excessive noise.

In summary, there is no evidence of statutory nuisance or anti-social behaviour with Neo Bar as the source.

If I can explain any point further please do let me know.

Regards.

Rachel Sambells BSc MPH CMCIEH

Chartered Environmental Health Practitioner

Team Manager – Pollution Control
City of London Corporation
Tel. +44 (0) 20 7332 3313
Mob. +44 (0) [REDACTED]

Website: <http://www.cityoflondon.gov.uk/pollutioncontrol>

Chipperfield, Rob

From: Richard.Steele@cityoflondon.gov.uk
Sent: 03 December 2012 21:30
To: Chipperfield, Rob
Subject: Application Comments for 12/01088/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 9:29 PM on 03 Dec 2012 from Ms Virginia Rounding.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Ms Virginia Rounding

Email: [REDACTED]

Address: Members' Room PO Box 270, Guildhall London

Comments Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application .

Reasons for comment: - Noise

Comments: I have received repeated complaints from residents in Carthusian Street of late-night noise and anti-social behaviour relating to patrons of NEO, and believe that the extended opening hours have had a deleterious effect on the neighbourhood and its residents. I therefore consider that the condition restricting the late opening hours to a limited period should not be removed and that, on the contrary, no planning permission for late opening hours should be given.

Chipperfield, Rob

From: Richard.Steels@cityoflondon.gov.uk
Sent: 04 December 2012 10:52
To: Chipperfield, Rob
Subject: Application Comments for 12/01098/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 10:51 AM on 04 Dec 2012 from Mr Adam Machin.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Mr Adam Machin

Email: [REDACTED]

Address: [REDACTED]

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise

Comments: In [REDACTED], we live directly above the entrance to Neo and the noise from the stairs leading down to Neo and from the "club" itself can be heard throughout our flat. On Friday and Saturday nights the music is significantly louder and disrupts/disturbs the sleep of my wife, my daughter and myself. I understood that this venue was opened as a pizza restaurant with drinks license, therefore, I don't understand why such a venue would require loud music until the early hours on weekend nights. I object to the application and would wish to see the opening hours of the "restaurant" restricted to allow the chance for residents to sleep without interruption.

Chipperfield, Rob

From: Richard.Steele@cityoflondon.gov.uk
Sent: 04 December 2012 10:49
To: Chipperfield, Rob
Subject: Application Comments for 12/01099/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 10:49 AM on 04 Dec 2012 from Mr Paul Wong.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Mr Paul Wong

Email: Not specified

Address: [REDACTED] 15 Carthusian Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise

Comments: I would like to register my strong objection to this application. The noise coming from patrons at the Neo Bar (It is definitely a bar, and a pizzeria) is absolutely unbearable for the residents who live directly across the street and above the bar.. It is my firm belief that the removal of the restriction would result in significant public and private nuisance, and would be much to the detriment of the residents of Carthusian Street (which is a residential street). 131 Aldersgate Street is the other address of 15 Carthusian Street, which is a residential building with 13 residential units housing as many families, some with very young children. Already we suffer much nuisance from the noise emanating from the Tesco below and the associated deliveries (there have been several

complaints to the noise officer), and a licence for a nightclub to open into the early hours of the morning could only add to our woes. I am sure the council is aware of the significant adverse effects this could have on residents, not least the loud thumping music, long rowdy queues and shouting which already affect us on weekends. The removal of this restriction would certainly heighten the risk of crime and disorder, and as a result pose risk to public safety (as I have mentioned, there are very small children in the building). I submit that the removal of this condition would be a decision that is wholly disproportionate and utterly unreasonable, to the extent that no reasonable public body could reach it.

Chipperfield, Rob

From: Richard.Steele@cityoflondon.gov.uk
Sent: 04 December 2012 14:50
To: Chipperfield, Rob
Subject: Application Comments for 12/01099/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 2:49 PM on 04 Dec 2012 from Mrs Mary Tapissler.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Mrs Mary Tapissler

Email: [REDACTED]

Address: [REDACTED] 15 Carthusian Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise
- Residential Amenity

Comments: NEO has had a negative impact on this neighbourhood since before it opened - noise of marble slabs being cut until midnight on consecutive weekend nights. We were understanding particularly when assured by the manager/owner that NEO was going to be a nice Pizzeria with wine bar - suitable even for children. Since it opened it has become apparent that NEO is quite simply a bar, with noisy music and TV - smokers congregate outside long after closing, rubbish (sacks of bottles) are left outside the doors to the flats, departing taxis and cars rev up and sound horns. Frequent complaints to the management are met with emollient talking and NO action. NEO is basically a nightclub and a nightmare for us who live nearby. INDULGENCE bar opposite has now vastly

Chipperfield, Rob

From: Richard.Steele@cityoflondon.gov.uk
Sent: 04 December 2012 20:18
To: Chipperfield, Rob
Subject: Application Comments for 12/01099/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 8:18 PM on 04 Dec 2012 from Mr Marco Branca.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Mr Marco Branca

Email: [REDACTED]

Address: 15 Carthusian Street [REDACTED] London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise
- Residential Amenity

Comments: Neo had a negative impact on residents. there is noise in the street after closing and during because of groups of smokers who also leave rubbish and the apparent failure of NEO to manage its staff and rubbish collections . I am also aware of increased music volume too.

Chipperfield, Rob

From: Richard.Steele@cityoflondon.gov.uk
Sent: 04 December 2012 15:08
To: Chipperfield, Rob
Subject: Application Comments for 12/01008/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 3:07 PM on 04 Dec 2012 from Mrs Clare James.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M
6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Mrs Clare James

Email: [REDACTED]

Address: Members Room, Guildhall London

Comments Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise

Comments: I am aware of numerous reports from residents affected by late night noise disturbance from these premises. For this reason I do not support the application to allow late night opening hours.

Chipperfield, Rob

From: Richard.Steele@cityoflondon.gov.uk
Sent: 04 December 2012 21:57
To: Chipperfield, Rob
Subject: Application Comments for 12/01098/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 9:57 PM on 04 Dec 2012 from Mrs Debra Marber.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010. (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Mrs Debra Marber

Email: [REDACTED]

Address: [REDACTED] Charterhouse square London London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise

Comments: We are a family living just a few doors away ,and have increasingly been invaded by the noise from two wine bars...not to mention the vomit and broken glass we pick our way through some mornings. Enough is enough.

Chipperfield, Rob

From: Richard.Steels@cityoflondon.gov.uk
Sent: 04 December 2012 21:40
To: Chipperfield, Rob
Subject: Application Comments for 12/01009/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 9:39 PM on 04 Dec 2012 from Mrs Kirstin Kaszubowska.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Mrs Kirstin Kaszubowska

Email: [REDACTED]

Address: [REDACTED] Charterhouse square Second floor London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise

Comments: Neo contributes significantly to unacceptable noise on Carthusian street. We have often spoken directly to Neo bouncers to ask them to manage people standing on the street outside the bar smoking, or leaving the bar at various hours making significant noise. In addition on more than one occasion the party taking place in Neo has spilled on to the street with drinks. We have two small children, under 4 years who are regularly woken up at all hours by revellers attending the various bars on Carthusian street - including Neo. Neo has not taken any clear steps to avoid their clientele making unacceptable noise on Carthusian street. We also feel Neo has been under hand with their application processes. Initially portraying themselves as a Pizzeria

Charterhouse Square, London EC1M 6EW, Telephone: [REDACTED]

Peter Wynne Rees
Dept. Built Environment
City of London
PO Box 270
Guildhall
EC2P2EJ

5/12/12

116670

ref Neo application PP02302958
12/01099/Fwt1

Dear Sir,

Please do not remove condition 6 from the planning permission dated 15/11/10. Neo seems to be a night club posturing as a pizzeria. The noise from its customers leaving is unacceptably high. I am regularly disturbed by this, as are other residents in this building.

Yours sincerely

[REDACTED]

ACKNOWLEDGED SB
11/12/12

from Mrs J. Hodgkin

Chipperfield, Rob

From: Richard.Steele@cityoflondon.gov.uk
Sent: 05 December 2012 10:01
To: Chipperfield, Rob
Subject: Application Comments for 12/01099/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 7:00 PM on 05 Dec 2012 from Ms Scarlett Roux.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Ms Scarlett Roux

Email: [REDACTED]

Address: [REDACTED] Charterhouse Square London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise

Comments: I strongly object to Neo's application. From the outset - flyers through the letterbox offering half-price cocktails to bouncers on their door - it became fairly obvious Neo wasn't just a "pizzeria". When they applied for longer hours we went to the hearing but were not permitted to speak! Over the past couple of years I've increasingly been dreading weekends and the late night noise they bring to the street outside. People arguing loudly, having a cigarette outside Neo on the pavement throughout the evening, later people screaming and shouting in a drunken state. The vomiting and urinating in the street all make for a unpleasant change to this neighbourhood. I feel really stressed by this. With Christmas parties this month I fear this type of behaviour may occur more frequently, not

just at the weekends. You never know when going to bed if you're going to be woken up in the middle of the night by loud screaming, sometimes so loud it sounds like girls outside are being mistreated but looking out the window to check on their welfare it seems they're just celebrating the good time they've had at Neo. This has got to end! The City of London teams working with their Police need to ensure that the Priority Area introduced in November for Carthusian Street is made a PRIORITY and that the City works with Islington Borough regarding ASB and licensing.

Chipperfield, Rob

From: Richard.Steele@cityoflondon.gov.uk
Sent: 06 December 2012 11:27
To: Chipperfield, Rob
Subject: Application Comments for 12/01088/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 11:27 AM on 06 Dec 2012 from Mr Garth Hall.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Mr Garth Hall

Email: [REDACTED]

Address: [REDACTED] Charterhouse Square London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons

or comment: - Noise

Comments: Registering a firm objection to this application. The arrival of NEO in 2010 marked a change for this area -- for the worse. From more minor irritations - advertising sandwich boards set in the middle of the pavement blocking pedestrians; bags of rubbish piled in doorways spilling onto pavement; smokers outside the entrance talking very loudly late at night. To more major problems such as NOISE & DISRUPTION caused by their patrons leaving premises 'en masse' in the early hours, particularly Saturday/Sunday mornings. Shouting, gathering in the street and entrance gate to the Square, drunkenness, vomiting, minicabs arriving, more shouting. Have tended not to telephone City of London Police when there's been late night ASB, all too aware of cutbacks and police resources being overstretched, but have told them in person. Over past two years made personal representations to City of London Police at their "West Area" meetings. Partly due to this, Carthusian Street is now a City of London Police "Priority Area". Considering that NEO is the only City of London licensed premises in Carthusian Street, this would seem to indicate apparent recognition by others of a problem. Its now up to City of London Planning / Licensing to make the right decisions and reassure local City residents that previously enjoyed quality of neighbourhood-life will not be allowed to erode further. [see also: <http://www.cityoflondon.police.uk/CityPolice/CommunityPolicing/YourCityWard/West/west-area-priorities.htm>]

12/01099/FULL

Chipperfield, Rob

From:
Sent:
To:
Subject:

[REDACTED]
21 December 2012 16:49
Chipperfield, Rob
Objection to Planning Application for Carthusian Street - Neo

Rob

I live in flat [REDACTED] 15 Carthusian Street, directly above the entrance to the premises looking to extend their opening hours. I object to any extension of the opening hours or extension of any temporary license. The noise both from the stairwell leading down to the "restaurant" and noise from the main bar area can be heard throughout our flat. Currently on weekends the noise is significantly louder both from customers of the restaurant but also from the music system. For a licensed premises that opened as a pizza restaurant I don't understand why it needs a license to stay open and play loud music to the early hours. Whilst on weekdays noise levels are generally tolerable (except for current Christmas period), my wife, my daughter and myself all suffer interrupted sleep every night that Neo stays open late on weekends. Please can I ask that the views of residents living above the premises are taken into account when deciding on how late a pizza restaurant can stay open.

Regards
Adam

ACKNOWLEDGED 21/12/12 RB



Chipperfield, Rob

From: Richard.Steele@cityoflondon.gov.uk
Sent: 07 December 2012 17:29
To: Chipperfield, Rob
Subject: Application Comments for 12/01099/FULL

Planning Application comments has been made. A summary of the comments is provided below.
Comments were submitted at 5:28 PM on 07 Dec 2012 from Mr and Mrs Allen and Deirdre Jones.

Application Summary

Address: 14 - 17 Carthusian Street, London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number: 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Mr and Mrs Allen and Deirdre Jones

Email: [REDACTED]

Address: [REDACTED] Charterhouse Square London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise
- Residential Amenity

Comments: As a long-time (35 years) resident of Charterhouse Square, we have been witness to the gradual reduction in peace and quiet in the neighbourhood and any extension of Neo's opening hours, in very close proximity to our apartment, will certainly affect our lives in negative way due to noise and numbers, particularly over weekend and holiday periods. There are already many establishments in the area offering food and drink. Please can we not have another with longer opening hours?

Chipperfield, Rob

From: Richard.Steele@cityoflondon.gov.uk
Sent: 07 December 2012 21:59
To: Chipperfield, Rob
Subject: Application Comments for 12/01009/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 9:58 PM on 07 Dec 2012 from Ms Beverley Heath.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Ms Beverley Heath

Email: [REDACTED]

Address: [REDACTED] Charterhouse Square Smithfield London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise

Comments: The noise is unbearable late at night.

Chipperfield, Rob

From: Marco Branca [REDACTED]
Sent: 07 December 2012 11:50
To: Chipperfield, Rob
Subject: NEO bar in carthusian street

Hello Rob

my name is Marco Branca and I live in 15 carthusian street. am writing as am really concerned with NEO Bar that is just near and below my building. Neo had a negative impact on residents. there is noise in the street after closing and during because of groups of smokers who also leave rubbish and the apparent failure of NEO to manage its staff and rubbish collections.

Also the music volume is way too high, you can hear it from the lobby of my building. I have to say that not much has been done to improve the situation so far from NEO owner. Hope you understand and will take action.

Thank you very much

Regards

Marco



ACKNOWLEDGED

Chipperfield, Rob

From: Mary Tapissier
Sent: 07 December 2012 11:39
To: Chipperfield, Rob
Subject: NEO Bar, 14-17 Carthusian Street, EC1

Dear Mr Chipperfield,,

We are advised that you are the officer responsible for a planning application concerning the above bar in Carthusian Street. We have been residents at Flat [redacted] Carthusian Street since the block was developed 2007. We wish to object to any extension of the Licencing for NEO. NEO has been a problem since before it opened. Noise beyond midnight as they cut marble blocks in the street, our building filled with dust as they failed to seal exits and the lift shaft and more. The residents were understanding and tolerant and informed by the NEO management that he was creating a good pizzeria, suitable for families including children. This was clear misrepresentation, NEO is a Cocktail bar and nightclub serving food and playing loud music. Sometimes, hearsay evidence has it, there is no food available ! The noise late at night is getting worse. Smokers congregate and people exiting shout, occasionally scuffle and leave rubbish. NEO can't seem to manage its own rubbish - bags of bottles are often left on the pavement and were blocking the doors to the flats on more than one occasion - 25 November for example. My husband phoned the police between 1 and 1-45 am today, 7 December, to ask for help to clear a noisy crowd in the street. He was told it would be 15 minutes before any patrol car could arrive. I am not clear whether the car ever did arrive. My husband was stressed and an asthma attack was the result which claimed my attention. NEO already causes noise, rubbish and stress to the residents in this small, largely residential street. I sincerely hope your department will note this and decline any licence extension which will make a bad situation worse.

Yours,

Mary Tapissier
Charles Birch



ACKNOWLEDGED

Ack.
7/12/12

Sadler, Jeff

From: [REDACTED]
Sent: [REDACTED] 15 September 2014 16:43
To: Sadler, Jeff
Subject: NEO Cocktail bar

Jeff,

Many thanks for your time this afternoon. I was grateful for your explanations for the 'Approval' of NEO's permanent extended hours application but dismayed that in spite of constant complaints, objections are considered 'low incidence'.

NEO's hours are completely inappropriate for a small, residential street. Closing at 1-30 am does NOT mean quiet time for residents as NEO patrons gather in the street (no 'leave quietly' notices in evidence), smoke, shout, call for taxis etc etc. No door staff in evidence either. The owner of the Erubani restaurant across the street has given us his personal mobile and is anyway usually on the premises and proactive. NEO staff have previously been dumping bottles at 3 am. This was sorted out only with the cooperation of the Tesco manager.

The City is a wonderful place to live and we certainly do not expect total peace and tranquillity.

But, in a residential area, we do expect and are entitled to at least seven hours sleep at weekends.

In short we, my husband Charles Birch and myself, object strongly to NEO's extended hours.

Midnight is quite late enough and, in effect, means 1 am before there is any chance of sleep for residents.

Kind regards,

Mary Tapissier
Charles Birch

Sent from my iPad

39 Florin Court
6 - 9 Charterhouse Square
London EC1M 6EU

Re : Latest Neo planning application.
to permanently extend opening hours
Address : 14 -17 Carthusian Street
London EC1M 6AD

Ref
PT-RC/12/01099/FULL

7 December, 2012

Peter Wynne Rees
City Planning Officer
Department of the Built Environment
Guildhall (ground floor, north wing)
Basinghall Street
London EC2P 2EJ

Dear Mr Rees,

I am writing you today about the latest application by that weird, struggling nightclub on Carthusian Street, Neo, which is looking to make the extension of its opening hours permanent, no doubt because it needs to.

The thinking, evidently, is that after a certain hour, there's less competition, and thus a greater chance that some people might be willing to go there... (never mind the kind of people that normally are inclined to patronise a "pizzeria" at such an hour...)

As a resident of Charterhouse Square for the past six years, I should like to **STRENUOUSLY OBJECT** to this latest effort, just as I have objected to Neo's previous applications, which you have waved through.

Perhaps this time you might pause, though, and remember that we've now had a murder on our doorstep (see attached article from the *Evening Standard*).

Like a growing number of formerly industrial and office districts in central London, this neighbourhood has become increasingly residential in recent years, as people seek to avoid crowded and costly commutes and embrace an urban lifestyle, and developers accommodate them by converting buildings to residential use.

ACKNOWLEDGED 17/12/12 RB

But many of us resident in the Barbican/Farringdon/Clerkenwell area feel the area is fast hurtling towards a tipping point in terms of the quality of life, as an explosion in nightclubs and similar venues is transforming it from a quiet place after business hours to something approaching Leicester Square's rumbustious ambiance. And yet, unlike Leicester Square, the authorities are not taking the change on board.

Charterhouse Street/Charterhouse Square/Carthusian Street are at particular risk of falling between the cracks because they are directly on the border of two councils, as you know.

The neighbourhood's development is being fuelled in part by the rebuilding of Farringdon Station and the planned arrival there of Crossrail, which has set gentrification in motion big time.

Already we already endure more noise than you can imagine around here – especially in the wee hours of Friday, Saturday and Sunday mornings.

(See enclosed articles written recently to the Charterhouse, which, like the City of London planning department, seems disinclined to take responsibility for the noise and mess its carpark patrons make in front of Florin Court, as these individuals tend not to go over by the Charterhouse, which is not as well lit or as invitingly open.)

Typically the noise we are subject to around here takes the form of shouting, shrieking, laughing, singing, fighting, and perhaps most annoyingly, loud music from cars parked in and just outside the square, as the patrons of such neighbourhood institutions as Fabric stagger up Carthusian Street and wander home. (This isn't as easy as it might be, given that the Underground trains don't start running through Barbican tube station until around 5:30am).

And it's not always noise – sometimes there are fights (as the photo, attached, suggests, and the police records no doubt will also confirm).

Of course, the more clubs that stay open until 2am and beyond around here, the more of their patrons we who overlook Charterhouse Square will have to endure listening to, while trying to sleep. (Plus the greater the risk for them, I would venture to guess, of becoming involved in brawls.)

Of possibly greatest concern to some of us who are parents of young adult children (mine are a girl and boy ages 22 and 25, who don't live with me but often visit), is their welfare as they come home from their own evenings out.

Currently, coming from the Barbican Tube, they have to run a gauntlet of nightclub hangers-outers that, with the recent and unwelcome arrival of Neo, now spill out either side of that stretch of Carthusian Street.

Many of us were on record initially of opposing a nightclub at 14 - 17 Carthusian, and we continue to hope it will close soon, to be replaced by something a little more salubrious.

I look forward to hearing what you decide with respect to Neo's application.

In meantime, I will be hoping that you remember that Charterhouse Square is NOT Leicester Square, but a historic, much-loved mostly residential area that is already under profound threat to its character from Crossrail (In its southwest corner, now become a vast crater, probably to be filled in with some hideous building far taller and more massive than anyone but a developer would think proper).

Efforts to retain this vulnerable square's character, therefore, must be redoubled.

Unless, that is, the character of a square whose layout dates back to 1371 (the date the Charterhouse monastery was founded, to pray for the souls of the people buried in the plague pit that is said to have been located where the square garden is now) is irrelevant.

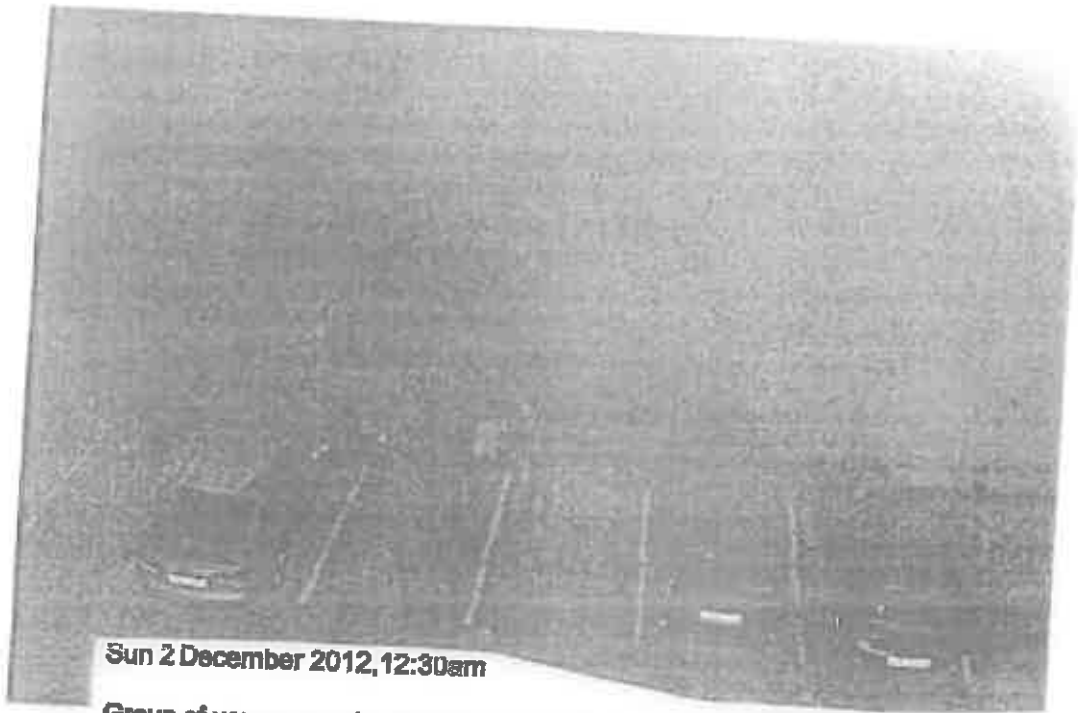
Sincerely,

A large black rectangular redaction box covering the signature of Helen Burggrat.

Helen Burggrat
Charterhouse Square resident

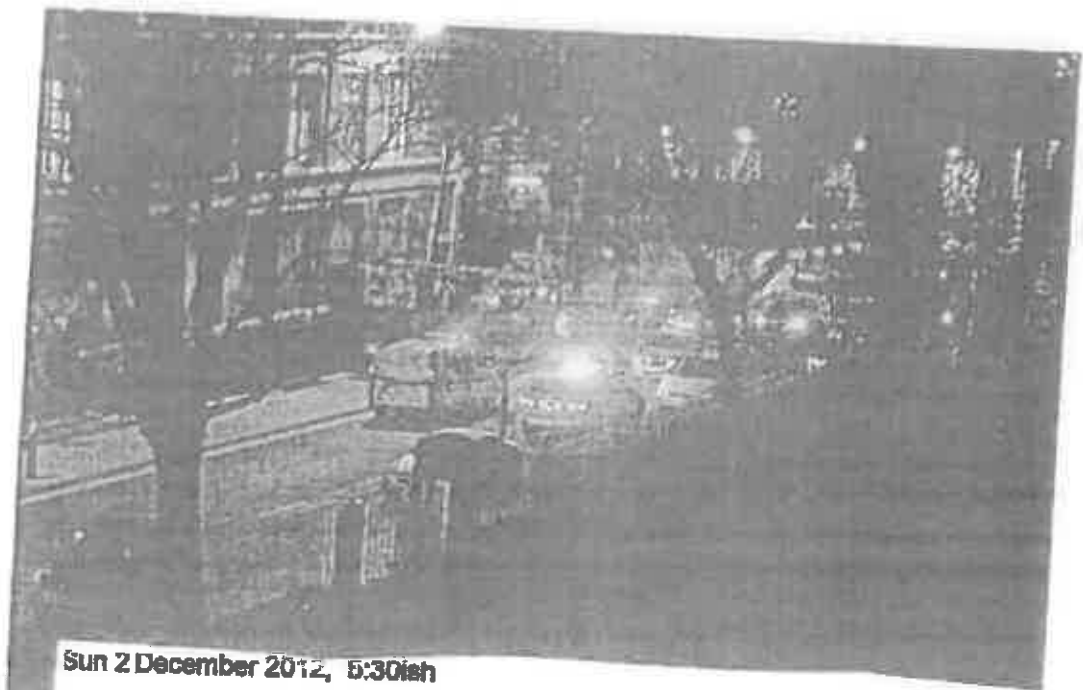
After a recent meeting of residents in my building, I've begun to keep a photo log of some of the late night/early morning disturbances in the square. For example, the other Sunday....

(Sat
Night
Sun
Mon
Thu



Sun 2 December 2012, 12:30am

Group of young people, talking very loudly in front of Florin Court, south side, by Charterhouse Square gates



Sun 2 December 2012, 5:30ish

Loud shouting in southwest corner of square in front of Crossrail works; some scuffling; around 5:35am three or four police cars and an ambulance arrived, some intervention, all quiet by 6am

<http://www.standard.co.uk/news/crime/man-stabbed-to-death-in-violent-clash-outside-farringdon-nightclub-7880020.html?origin=internalSearch>

Man stabbed to death in violent clash outside Farringdon nightclub



Arrests made: The scene on Charterhouse street near Raduno nightclub

25 June 2012 By Michael Howle

Police have launched a murder investigation after a 33-year-old man was stabbed to death outside a City nightclub.

The victim suffered fatal knife wounds after a clash with a group of men and women in Charterhouse Street, Farringdon, at about 8.15am yesterday.

City of London Police said the group had just left the Raduno nightclub, which has an all night licence, when the incident took place.

Officers arrived at the scene to find a man on the pavement stabbed in the chest.

The victim was taken to an east London hospital but was pronounced dead about 90 minutes later.

Detective Chief Inspector John Osibote, of the City police, said: "The group were seen to leave the nightclub and move out onto Charterhouse Street, where the trouble quickly escalated.

"It is now important for our investigation that people who saw the incident, witnessed the group during the course of the night or have any other information linked to the circumstances of this man's death to contact us immediately."

The murder comes as the Square Mile is witnessing a boom in the number of late night bars and clubs:



The killing is also the first homicide to take place within the City limits in four years.



A 25-year-old man was still being interviewed in connection with the murder today. Four other people, two of them women, have been released on bail.

Detectives are now appealing to anyone with information about the incident to contact them on 0207 601 2222 0207 601 2222 or Crimestoppers on 0800 555 111.

39 Florin Court
6 - 9 Charterhouse Square
London EC1M 6EU

5 August, 2012

Sukhvinder Dhadwar
Islington Council Planning Dept
222 Upper Street
Islington, London N1 1RP

Dear Mr Dhadwar,

With respect to Planning Application P121341 (see below):

I believe it is important that you realise that with the rapid growth of the Smithfield district as a booming nightclub district, this carpark - particularly that part of it that is in the open space in front of the residential building, Florin Court (in which I live, and, from the third floor, am the reluctant observer of the goings-on here on Thursday, Friday and Saturday nights/Friday, Saturday and Sunday mornings), is becoming rather more lively, noisy and out of control than was the case previously.

Last night, for example, sometime after 3am, a man and a woman got into a blazing, shouting row, on Carthusian Street just at the entrance to the eastern entrance to Charterhouse Square, which lasted at least 20 minutes, and only ended when they decided to go back to the nightclub to try to find her earring. (She admitted during the course of the shouting that she had indeed struck him, but did not mean to hurt him.) Having been wakened by the commotion and watched the proceedings for a while, I can report that he was much larger than she.

This occurred while other nightclubgoers came and went around them. During this time, about four - all men - returned to their car in front of Florin Court, and, as I watched, lined up with their backs (mercifully) to Florin Court and their car, evidently unzipped their flies, and simultaneously peed copiously through the railings enclosing the Charterhouse Square gardens into the bushes on the other side. This done, they got into their car and drove off.

In short, another Saturday night in the Charterhouse Square car park, which is not staffed on this or any other night.

As a resident of Florin Court, I endure the goings-on here week after week, always hoping for rain and bad weather, which means that there is less likelihood of the party being carried from Fabric back to the car (and thus, the carpark beneath our windows here).

Various recent letters
(re: noise in area)

On a balmy summer night, however, there is almost no hope that some of the nightclub patrons won't return to their cars off their heads with booze and who-knows-what else, still shouting (rather than talking), and thinking how nice it would be to turn on their car stereo and continue the good times, right there, in the rather lovely, tree-fringed "piazza" that is the cobble-stoned space in front of Florin Court. Which, as I think I've now made clear, is right beneath my bedroom windows, as well as those of countless other Florin Court residents.

What would I like to see done?

First, I would like to see a uniformed security guard on duty, in this particular area which is so popular a hang-out among nightclub goers, every Thursday, Friday and Saturday night/early mornings, from about midnight to 5am.

This person would break up fights, suggest those inclined to party loudly take their party elsewhere, and discourage public urination. Their mere presence, I am sure, would have a chilling effect on the parties.

Second, I would like to see that the new Crossrail station now going up across the square has an easily-accessed public toilet, to lessen the amount of public urination now taking place. If this area is to become a nightclub district, it is poor public planning not to remember that people who spend their evenings drinking are going to need toilets. This is *basic*. (Biology, remember?)

Third, I would ask that any new ticketing machines feature prominent signage informing those who make use of the Charterhouse Car Park that they are on private property, and that their conduct is being monitored by cameras.

Most importantly, I would like this signage to point out that the area is a residential one, and that they must leave quietly and under no circumstances loiter or create a disturbance, under penalty of a significant fine.

Let us not forget that only a few weeks ago, an apparently innocent nightclub-goer was stabbed to death down by Smithfield market, in front of one of the clubs, at around 8am on a Sunday morning.

There will be those who will say these things happen randomly, and it would be wrong to suggest there was any significance to this.

But I have lived here for six years, and this is the first time there has been any such an incident around here. To me, it is a sign that the nightclubs around here have reached a degree of critical mass that the authorities have yet to realise (or perhaps would rather not admit that they see).

Thanks for listening,

Helen Roberts

Planning Application Details

Application number:	P121341	Web reference:	
Application type:	Full Planning Application	Application date:	07-Jun-2012
Date received:	19-Jun-2012	Date valid:	20-Jun-2012
Consultation start:	17-Jul-2012	Consultation end:	09-Aug-2012
Ward:		Library:	
Related application:		Case officer:	Sukhvinder Dhadwar
Decision date:		Decision:	
Consultation start:	17-Jul-2012	Consultation end:	09-Aug-2012
Main location:	Charterhouse Square, Islington, London, EC1M 6ET		

Proposal:

Two ticket machines for car parking area within Charterhouse Square. (Listed Building Consent application reference P121342 also submitted). This application may affect the character and appearance of a Conservation Area and the setting of a Listed Building. Town and Country Planning (Listed Building and Conservation Areas) Act 1990 (as amended); Section 67 and 73.

Status:

This Application is currently with the Case Officer
This case is being dealt with by Sukhvinder Dhadwar who can be contacted on 020 7527 2401 or planning@islington.gov.uk
Comments on this application should be made by 09-Aug-2012.

39 Florin Court
6 - 9 Charterhouse Square
London EC1M 6EU

28 July, 2012

Mr Charlie Hobson
The Charterhouse
Charterhouse Square
London, EC1M 6AN

Dear Mr Hobson,

Thanks for your letter, regarding the noise of the Charterhouse Square gardener.

I'm afraid I don't share your opinion that 8am is a "normal time" for noisy work to start on a Saturday, though. (And I suspect I would not be alone in this, in Florin Court, to judge by some conversations I had after a recent meeting of building residents. For it seems I am not alone in finding the square an increasingly noisy place - indeed, one of the other tenants was putting together a list of residents who are prepared to join forces to do something about it.)

Even if one rises at 6am on a Saturday, the sound of your gardener's devices is unpleasant, and on an otherwise serene Saturday morning, it is difficult to see why it must be done at this hour (8, or 8:30am), and not later. What is more, some people might argue that being allowed to sleep until 10am if one desires, on one's day off, ought to be *their* choice, and not that of the institution across the square.

One just can't help wondering just what harm would there be in waiting a couple of hours, by which time even the ~~early~~^{late}-risers may have enjoyed their relaxing, peaceful Saturday morning, with paper and toast, and lounging around, in blissful quiet, and have headed out to run errands or whatever.

Why, instead, we wonder, must the roar of leaf-blowers and sit-down lawn-mowing tractors be part of this otherwise pleasant moment in our lives?

This morning, it is true, he started later, *and make no mistake, this was much appreciated!* Still, when he did start, it was, as always, right beneath our windows, and he worked his way only slowly over to the side of the square where no one lives. Weird.

(Perhaps it is a question of habit, but if he were to start in the southwest corner, by the CrossRail site, it would be another hour before he worked his way over to the more populated, Florin Court side of the square.)

2

I'm also surprised to hear that the Charterhouse is unable to consider posting a sign on its ticketing machines and elsewhere around the carpark, asking its car-park clientele to be considerate of local residents.

As I said in my letter, such a sign (or signs, I would argue), is *long, long* overdue. And as the car park is the Charterhouse's, not Florin Court's – and as it makes money for the Charterhouse, not for Florin Court – it seems the Charterhouse's responsibility to see that its clients behave themselves.

As mentioned, you could make it possible to remove the signs except during traditionally noisy times, such as on Thursday, Friday and Saturday nights during the summer. This way, you wouldn't need to destroy the beauty of the square the rest of the time, (though strategically-placed small notices should be 24/7/365, particularly near the carpark ticketing machines...a point I intend to raise with Islington Council.)

As mentioned in my first letter, it seemed very revealing to me, when I recently shouted out the window at a particularly noisy bunch just below my window, at around 3am, that one of them was heard to say that they didn't even know it was a residential neighbourhood!

Perhaps it is too late to do anything about Charterhouse Square's growing loss of innocence, and volume of noise. The nightclubs have arrived, and are growing in number, lateness of hours, and assertiveness; Crossrail is coming. The developers are salivating at the prospect of turning Smithfield into a variation on Covent Garden, crammed full of pricey shops and restaurants, with as few of the historic bits preserved as English Heritage will allow them to get away with.

Still, for now anyway, Charterhouse Square remains an English Heritage listed area of incalculable significance, history and beauty. And I fervently believe that those of us who by chance find ourselves here, at a moment in time when it is under perhaps the most severe threat of permanent change since World War II, have a moral obligation to try to preserve it as best we can for future generations – just as those who came before us kept it for us.

That may seem a leap from early-rising gardeners and drunken nightclub-goers, but I do not believe it is.

I have lived here for six years, and as far as I am aware, there was never a murder in the immediate area until a few weeks ago, when, as you will know, a patron of one of the Smithfield clubs was stabbed when he tried to break up a fight, around 8am on a Sunday morning. It might have happened anywhere – but it might also be a sign that things are changing. And Charterhouse Square could be next, given that this is where the Smithfield nightclub-goers come to continue their parties and park their cars.

Anyway, that's what I think.

Helen Roberts

39 Florin Court
6 - 9 Charterhouse Square
London EC1M 6EU

29 June, 2012

The Charterhouse
Attn: Garden management
Charterhouse Square
London EC1M 6AN

To whom it concerns,

The Charterhouse Garden is, of course, one of London's great treasures, and I regard being able to live with a panoramic view of it, from Florin Court, a very great privilege. Keeping it looking as lush as it does, even given the amount of rain we've had this year, does not happen by accident, I well understand.

One small point, though. About once a week, a gardener starts blowing leaves, with the most unbelievably noisy piece of machinery, *at precisely 8am, precisely beneath my third floor window* (along with the windows of dozens of other flats in Charterhouse Square).

I was wondering if this is the best corner of the garden to start with, given that there are many flats overlooking this corner, and virtually none, for example, in the Southwestern corner?

Nor are, there, nor, dare I say it, quite so many residential windows overlooking the main Charterhouse part of the garden.

Also, how bad would it be, really, if your leafblower didn't start until 9am or 10am?

It is not as though the leafblowing is the only noise we in the square have to deal with, beginning at 8am six days a week, now that we have CrossRail. (Personally I have never understood why the people working on the CrossRail development have insisted on the noisiest start possible on Saturday mornings, only to be quiet by 10am, and to be off site completely by 1pm.) (At least they are no longer jackhammering into oblivion the masonry of the buildings that used to stand on that corner of the square! Though I suspect they may have lots of interesting new noises to come, as they begin to build that station and the hideous massive great glass building they've got planned to go above it.)

From my perspective, here on the warmer side of the duvet, it is almost beginning to seem as though waking those "lazy" enough to still be in their beds at 8am on a Saturday is actually intentional on the part of those wielding the power tools and machinery, rather than an accident.

My personal situation is this. I'm a journalist, and I work hours that I can't always control. I travel on business to other time zones from time to time. Last night, I was up until 1:30 am posting a story on my publication's website, a not unusual

situation. (We have readers in Asia, who begin logging on around that time.) So 8am can seem awfully early to have a leafblower roaring in one's ear.

On top of this, many evenings and mornings in the warmer weather, as you will know or will have heard, Charterhouse Square echoes from the wee hours of the morning onwards, as the nightclubs down by Smithfield empty out. Many of their drunk, bolsterous and sometimes argumentative patrons are keen to continue partying: all along Charterhouse Street and up Carthusian, but particularly, one can't help noticing, in the brightly-lit and inviting Charterhouse car park "piazza" in front of Florin Court, where many of them, hours earlier, left their cars.

(This, of course, is right beneath my windows, as well as those of everyone else on the front side of Florin Court.)

At this point of the proceedings, after several hours in a noisy nightclub, our partygoers no longer speak at a normal level, but shout.

Often, they also feel the occasion calls for the loud club music to continue, which they typically manage to achieve by turning on their car music systems, and opening the doors.

Some leave relatively soon after arriving, but others hang out for a while. After all, on a warm evening, it's not a bad little party zone, with the cobblestones, overhanging trees and pretty lighting.

(A large sign or several, asking patrons of the Charterhouse car park to be considerate of local residents – and not to loiter, and to leave quietly – is *long, long* overdue. If you were to make it possible to hang a particularly large, temporary sign, for use during Thursday and Friday nights during the summer, that could be taken down the next morning, then you wouldn't need to destroy the beauty of the square the rest of the time, though strategically-placed small notices should be 24/7/365.) You could also request consideration on the part of your patrons on the machinery and materials used by the carpark users to pay for their use of the car park.

The other night, when I shouted out the window at a particularly noisy bunch just below, at around 3am, one of them was heard to say that they didn't know it was a residential neighbourhood! Perhaps the time has come to let them know.

Meanwhile, one positive change I've noticed is that your leafblower seems to have switched to Friday mornings from Saturday mornings for his wakey-wakey performance.

Interestingly, btw: after waking us all well and truly at 8am this morning, your leafblower was gone by 8:15am! Was that job done, I wonder, and if so, which job: blowing the leaves, or waking those of us in Florin Court?

Chipperfield, Rob

From: Wong, Paul <[REDACTED]>
Sent: 08 December 2012 12:09
To: Chipperfield, Rob
Subject: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period. | 14 - 17 Carthusian Street Lond

Dear Mr Chipperfield

I would like to register my strong objection to this application. The noise coming from patrons at the Neo Bar (it is definitely a bar, and not a pizzeria) is absolutely unbearable for the residents who live directly across the street and above the bar. It is my firm belief that the removal of the restriction would result in significant public and private nuisance, and would be much to the detriment of the residents of Carthusian Street (which is a residential street). 131 Aldersgate Street is the other address of 15 Carthusian Street, which is a residential building with 13 residential units housing as many families, some with very young children. Already we suffer much nuisance from the noise emanating from the Tesco below and the associated deliveries (there have been several complaints to the noise officer), and a licence for a nightclub to open into the early hours of the morning could only add to our woes. Our having to pick through broken glass and vomit in the mornings is disgusting. I am sure the council is aware of the significant adverse effects this could have on residents, not least the loud thumping music, long rowdy queues and shouting which already affect us on weekends. The removal of this restriction would certainly heighten the risk of crime and disorder, and as a result pose risk to public safety (as I have mentioned, there are very small children in the building). I submit that the removal of this condition would be a decision that is wholly disproportionate and utterly unreasonable, to the extent that no reasonable public body could reach it.

Thank you for taking the time to consider my objection

Kind regards,
Paul

Paul Wong
Associate
Corporate Department
Linklaters LLP, London

tel: +44 (0) [REDACTED]
fax: +44 (0) [REDACTED]
email: [REDACTED]

<http://www.linklaters.com>

 Please consider the environmental impact of needlessly printing this e-mail.

ACKNOWLEDGED 58
11/12/12

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Chipperfield, Rob

From: Richard.Steels@cityoflondon.gov.uk
Sent: 10 December 2012 08:19
To: Chipperfield, Rob
Subject: Application Comments for 12/01099/FULL.

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 8:18 AM on 10 Dec 2012 from Dr Jeffrey Lake.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Dr Jeffrey Lake

Email: [REDACTED]

Address: [REDACTED] Florin Court 6-9 Charterhouse Squ
London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise

Comments: I live on the 8th of 9 floors at Florin Court and I'm kept awake by noise from this premises.

Chipperfield, Rob

From: Richard.Steele@cityoflondon.gov.uk
Sent: 10 December 2012 09:34
To: Chipperfield, Rob
Subject: Application Comments for 12/01009/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 9:33 AM on 10 Dec 2012 from Mrs Caroline Lloyd.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Mrs Caroline Lloyd

Email: [REDACTED]

Address: Charterhouse Square School 40 Charterhouse Square London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: As a school, just yards from NEO, we do not wish to see the licencing hours extended on a permanent basis for obvious reasons.

Chipperfield, Rob

From: Richard.Steele@cityoflondon.gov.uk
Sent: 13 December 2012 07:50
To: Chipperfield, Rob
Subject: Application Comments for 12/01099/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 7:58 AM on 13 Dec 2012 from Ms Josephine Pletts.

Application Summary

Address: 14 - 17 Carthusian Street London EC1M 6AD

Proposal: Application under S.73A of the Town & Country Planning Act 1990 to remove condition 6 of the planning permission dated 15.11.2010 (Application Number 10/00816/FULL) restricting the late opening hours to a temporary period.

Case Officer: Rob Chipperfield

[Click for further information](#)

Customer Details

Name: Ms Josephine Pletts

Email: [REDACTED]

Address: [REDACTED] Florin Court 6-9 Charterhouse Square London

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Residential Amenity

Comments: The late night economy is having a harmful effect on the living conditions of residents. Another late night bar will exacerbate these problems as it will inevitably result in further disturbance caused by those leaving late at night. Neo will have no ability to control its patrons when they leave its premises and inevitably they will cause disturbance. A doorman is not effective beyond the immediate vicinity of the door.

PREMISES: NEO PIZZERIA, 131 ALDERSGATE STREET/ 17 CARTHUSIAN STREET
LONDON EC1A

MANAGEMENT SCHEME

Experience and Qualifications Designated Premise Supervisor

1. My full name is Mr Sonny Johal. I have over 4.5 years' experience in the restaurant industry. I am also the nominated designated premises supervisor (DPS) and the day-to-day general manager. I have been the owner and DPS since the operation began in 2009 and at the premises most days. It is my primary business.
2. I also hold a personal licence under the Licensing Act 2003
3. The applicant for the extension of opening hours at Neo Pizzeria is Neo Pizzeria Company Ltd. I am a shareholder of Neo Pizzeria Company Ltd.

General Background Information

4. The agreement for lease for the Premises is between 2009 and 2024. The lease is for a term of 15 years. Occupation of the unit occurred 2009. The fit out costs were £500,000 / we (the Partners involved) see this business as a long-term investment.
5. The premises has the benefit of planning permission for use as a restaurant or bar and has been in use as a bar since it began operating, as acknowledged in the grant of the certificate of lawful use under reference 14/00121/CLEUD dated 26 June 2014.
The application proposal does not seek the change of use of the premises but the extension of the opening hours on three days a week.
6. There are no material alterations proposed to the operation and internal layout of the premise. The layout of the premises is largely seated. The establishment is open at lunchtime and trades throughout the evening and offers professionals the choice of frequenting a restaurant (of which there are few) in close proximity to their place of work.
7. Environmental Health did not object to the variation of the licensing hours following agreement of its operation conditions. The Police have indicated that they are supportive

of the owner / operator as there have been no crime and disorder concerns since operation began.

Operating Hours

8. Planning permission was granted in November 2005 subject to 12 planning conditions. Condition 10 limited the opening hours from 11am to 12am Monday to Sunday.
9. The management strategy is to take effect following the grant of planning permission for new operating hours of:
 10. Monday to Thursday: 11am – 12am
 11. Friday to Saturday: 11am – 01.30am
 12. Sunday: 11am – 12am

Operation Controls of activity at the Entrance and on perimeter of Premise

13. On any day the premises trades after 12 midnight, there will be a minimum of 1 door supervisor stationed at the entrance/exit till 30 minutes after the premises closes to the public. The door supervisor's duties are to encourage persons to disperse quickly and quietly mindful of the local residents.
14. On any day the premises trades after 12 midnight until 30 minutes after the premises closes to the public, there will a minimum of 1 door supervisor wearing a high visibility jacket to provide a presence in the vicinity of Carthusian Street.

Dispersal Scheme

15. The supervisor will encourage persons to disperse quickly and quietly in the direction of the busier roads; Goswell Road/ Aldersgate Street away from the residential units to the west of the entrance.
16. The door supervisor will prevent groups, talking, waiting or gathering in front of the entrance having left the premises.
17. The door supervisor will intervene and stop any anti-social behaviour.
18. Staff and security within the venue will be regularly briefed in relation to the dispersal of patrons.

Smoking Controls

19. The door supervisor shall be employed on Friday to Saturday to manage entry and dispersal and monitor and control the use of the smoking area. The door supervisor will be stationed at the entrance of the premises, where smokers tend to congregate, and will discourage the smokers from socialising and ensure that no smokers are allowed to take their drinks out with them.
20. Staff and security within the venue will be regularly briefed in relation to the management of the smoking area and entrance.

Taxi Hire Scheme

21. Staff will be instructed to enquire of patrons when they are leaving if they would like assistance in arranging a licensed taxi and to warn against unlicensed touts.
22. Staff will encourage and arrange the booking of taxis for patrons and staff whilst they are inside the venue. Taxis servicing the operation will be from the nominated taxi operator. The taxi service engaged is EC1 Cars. On arrival of the pre-booked taxi the patrons who are travelling in the taxis are collected from within the venue. Taxis engines are not to be kept running unreasonably whilst patrons are getting into the taxi's. They are not to wait on the street. The operator has approximately 80 cars available.
23. Taxi's will be encouraged to pick patrons up from outside the entrance of the venue.
24. Staff and security within the venue will be regularly briefed in relation to the taxi scheme.
25. All staff will be trained and aware of the operating conditions and the obligations to protect the residential amenities of the residents nearby.

Period for Review

26. The management scheme shall operate in accordance with the above unless modified by licensing.



Sonny JAHAL 03-11-2014