



## Planning Applications Sub-Committee

**Date:** TUESDAY, 30 APRIL 2024

**Time:** 10.45 am or at the rising of the Planning and Transportation Committee, whichever is later.

**Venue:** LIVERY HALL - GUILDHALL

**Members:**

Deputy Randall Anderson	Deputy Brian Mooney BEM
Ian Bishop-Laggett	Deputy Alastair Moss
Deputy Michael Cassidy	Eamonn Mullally
Deputy Simon Duckworth OBE	Alderwoman Jennette Newman
Mary Durcan	Deborah Oliver
Deputy John Edwards	Graham Packham
Anthony David Fitzpatrick	Alderwoman Susan Pearson
Deputy John Fletcher	Judith Pleasance
Deputy Marianne Fredericks	Deputy Henry Pollard
Jaspreet Hodgson	Alderman Simon Pryke
Amy Horscroft	Ian Seaton
Alderman Robert Hughes-Penney	Hugh Selka
Deputy Shравan Joshi MBE	Luis Felipe Tilleria
Natasha Lloyd-Owen	Shailendra Kumar Kantilal Umradia
Deputy Charles Edward Lord OBE	William Upton KC
Antony Manchester	Jacqueline Webster

Note

The Chairman and Deputy Chairman are to be appointed at the Planning and Transportation Committee meeting on 30 April 2024.

**Enquiries:** Zoe Lewis    [zoe.lewis@cityoflondon.gov.uk](mailto:zoe.lewis@cityoflondon.gov.uk)

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**Ian Thomas CBE**  
**Town Clerk and Chief Executive**



## **AGENDA**

NB: Certain matters for information have been marked \* and will be taken without discussion, unless the Committee Clerk has been informed that a Member has questions or comments prior to the start of the meeting. These information items have been collated in a supplementary agenda pack and circulated separately.

1. **APOLOGIES**

2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**

3. **MINUTES**

To agree the public minutes of the Planning Applications Sub-Committee meeting held on 9 April 2024.

**For Decision**  
(To Follow)

4. **9A - 9B CRUTCHED FRIARS, EC3N 2AU**

Report of the Planning & Development Director.

**For Decision**  
(Pages 5 - 142)

5. **\* VALID PLANNING APPLICATIONS RECEIVED BY THE ENVIRONMENT DEPARTMENT**

Report of the Planning & Development Director.

**For Information**

6. **\*DELEGATED DECISIONS OF THE CHIEF PLANNING OFFICER AND DEVELOPMENT DIRECTOR**

Report of the Planning & Development Director.

**For Information**

7. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-COMMITTEE**

8. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**



# Agenda Item 4

<b>Committee:</b>	<b>Date:</b>
Planning Applications Sub Committee	30 April 2024
<b>Subject:</b> 9A - 9B Crutched Friars, EC3N 2AU Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision, along with external alterations, front and rear facade treatments and associated works.	<b>Public</b>
<b>Ward:</b> Tower	<b>For Decision</b>
<b>Registered No:</b> 23/00895/FULL	<b>Registered on:</b> 15 August 2023
<b>Conservation Area:</b> Fenchurch Street Station	<b>Listed Building:</b> No

## Summary

The application property is within the railway arches beneath Fenchurch Street railway station. The site comprises two of the three units within this group of railway arches, one known as 9A and 9B Crutched Friars, and the other 26A Savage Gardens.

26A was most recently in use as a mixed-use restaurant and bar (sui generis) over a small part of the ground and the entire first floor level, and has been vacant since 2016.

9A and 9B Crutched Friars forms the remainder of the ground floor of the application site demise, with its entrance off Crutched Friars, and was previously used as a betting shop (sui generis). The site also includes the yard to the rear.

The site is in the Fenchurch Street Station Conservation Area. It is not a listed building.

As originally submitted, the proposal was for a change of use of the property to Class E, and Night Club (sui Generis), and Music Venue (sui Generis), and the application form requested opening until 2am 6 nights per week.

Following objections received from residents, and concerns raised by officers, the applicant was advised by planning officers to amend the proposal, to remove the night club and music venue uses, as they would not be supported. Furthermore, the applicant has agreed to a restriction on hours of operation to no later than 11pm, and this would be a condition of development.

Planning permission is now sought for the change of use of the property to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision, along with external alterations, front and rear facade treatments and associated works.

38 objections have been received from surrounding residential occupants or property owners, primarily within the adjoining 1 Pepys Street development, as well as a property on Savage Gardens. Objections have also been received from the nearby St Olave's Church, Alderman Nicholas Lyons and Nickie Aiken MP.

It is noted that a large majority of objections relate primarily to late night, night club and music venue uses, which have subsequently been removed from the proposal during the determination period. Many of the objections request the night club and music venue uses be removed, and also state that no premiss should be allowed to open past 11pm. These requests have been fulfilled through negotiations with the applicant.

The broad themes of objection include (a) the potential for noise and disturbance to harm residential amenity from the proposed uses, particularly night club and music venue uses and use of rear yard, (b) anti-social behaviour and crime associated with drinking establishment and late night uses (c) public safety and crime, (d) construction impacts. The comments are discussed and addressed in the following report.

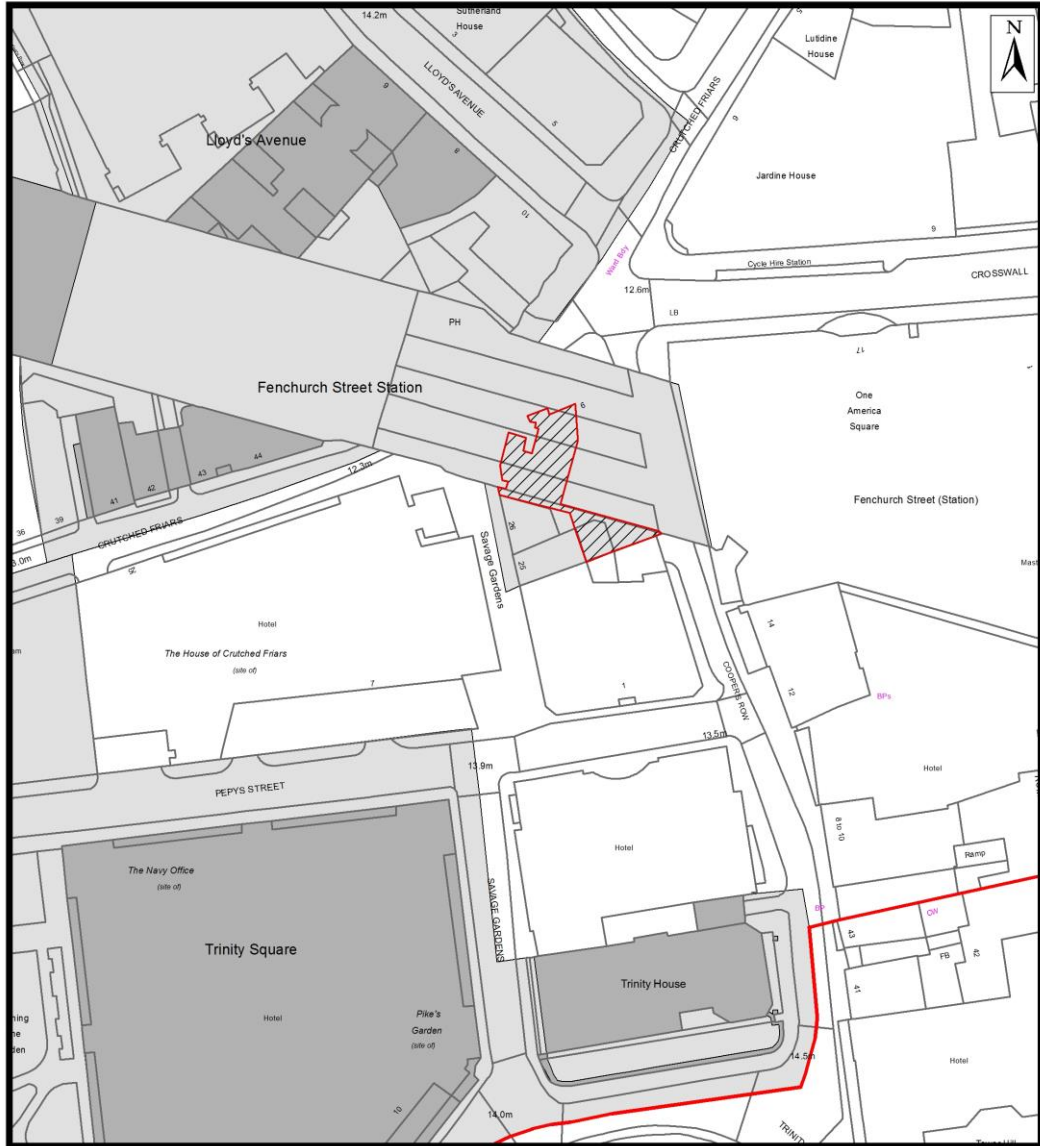
Officers consider that the proposed use of the site falling within Class E, drinking establishment and drinking establishment with expanded food provision is acceptable in land use terms. The proposed external alterations would improve the appearance of the building and wider area. Subject to the recommended conditions, it is not considered that the proposal would result in harm to neighbouring residential amenity, nor the local transport network and planning permission is therefore recommended to be granted.

It should be noted a similar development proposal to provide a Sui Generis drinking establishment use in this location has been granted permission by the Planning applications sub-committee under reference 19/00292/FULL on 23 October 2019, however this permission was never implemented, and the three-year time period for implementation has passed.

### **Recommendation**

That subject to the recommended conditions as set out in s in respect of the matters set out under the heading 'Schedule 1' the Planning and Development Director be authorised to issue a decision notice granting planning permission for the above proposal in accordance with the details set out in the attached schedule.

# Site Location Plan



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ADDRESS:  
9A & 9B Crutched Friars and 26A Savage Gardens

CASE No.  
23/00895/FULL

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



ENVIRONMENT DEPARTMENT

Photo 1: Existing Crutched Friars Elevation



Photo 2: Existing Coopers Row Elevation

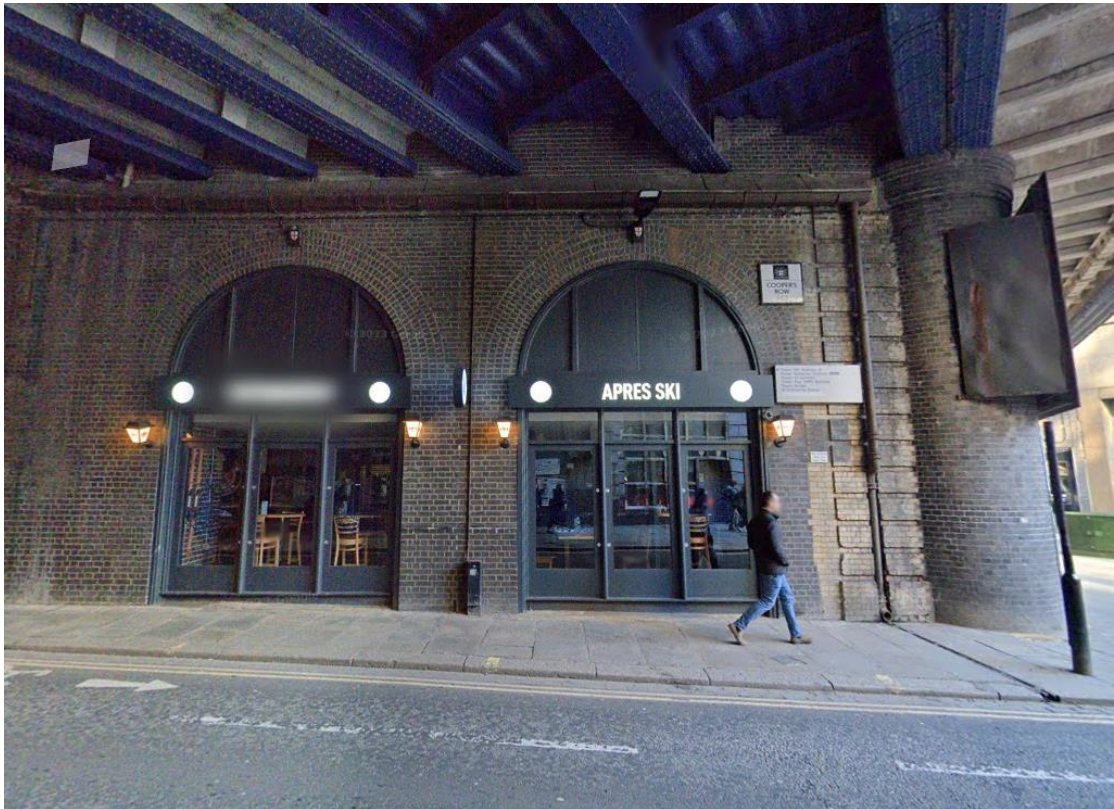




Photo 3: Existing Savage Gardens Elevation



Photo 4: Existing rear condition



**Main Report**  
**Site and Surroundings**

1. The application site is beneath the railway of Fenchurch Street Station, within a group of five railway arches (three of which front Crutched Friars, and two of which front Copper's Row). It is a two-storey property set over ground and first floor level.
2. The ground floor of the subject property is contained to the western-most arch which fronts Crutched Friars, and would include the main entrance. The first-floor level is larger, comprising of the entire first floor area of this group of arches. The site also includes the external yard area to the rear, which can be accessed via a separate entrance off Savage Gardens (the previous entrance to the 26A Savage Gardens).
3. The site comprises two of the three units within this group of railway arches, 9A and 9B Crutched Friars, and 26A Savage Gardens. 26A was most recently in use as a mixed use restaurant and bar (sui generis) over a small part of the ground (for access from Savage Gardens) and the entire first floor level, and has been vacant since 2016. 9A and 9B Crutched Friars forms the remainder of the ground floor of the application site demise, with its entrance off Crutched Friars, and was previously used as a betting shop (sui generis).
4. The remainder of the ground floor of this section of arches is in use as a drinking establishment, currently operated by Munich Cricket Club, and is not the subject of this application.
5. The rear yard is bound by the railway arches to the north, the residential buildings of 25 and 26 Savage Gardens to the west and 1 Pepys Street to the south. 25 and 26 Savage Gardens contain a total of nine residential units and 1 Pepys Street contains ninety residential units. The flank wall of 26 Savage Gardens adjoins the yard and all the residential buildings have windows overlooking it.
6. External access to the yard is via the former entrance to 26A Savage Gardens along a narrow covered alleyway. This route forms a secondary

means of emergency escape with all 3 units located under the arches having access to the yard and alleyway.

7. The surrounding area is characterised by a mixture of uses typical of this area of The City, largely comprising commercial office space at upper floor levels with retail uses at ground floor with predominantly food and drink oriented sales. The majority of residents in the area are located directly adjacent to the site as described above. There are additional residential units further along Crutched Friars, with several hotels located in the surrounding area. St Olave's Church (GI Listed) is located approximately 115m to the west, on Hart Street.
8. There are three existing drinking establishment (sui Generis) on Crutched Friars, within 100m of the site: Cheshire Cheese, The Crutched Friar and Munich Cricket Club. Other surrounding public houses include The Ship, The Corn Exchange and The Windsor, which are a short walk away from the site. Proud City Cabaret Club on Mark Lane is also within proximity of the site, and is licensed to 3am on Thursdays and Fridays, and midnight on Sundays.
9. The 'Site' sits within the Fenchurch Street Conservation Area. The property is not listed, and the nearest listed buildings are Nos. 41 (GII), 42 (GII\*), and 43 and 44 (GII) Crutched Friars, approximately 25m to the west, immediately adjacent to the railway bridge which passes over the application site.
10. There are no other designations or constraints relevant to the Site or the proposals.

### **Relevant Planning History**

11. At their meeting on 1 October 2019, the Planning and Transportation Committee granted Planning Permission (19/00292/FULL, dated 23 October 2019) for:  
  
"Change of use of part ground floor from betting office (sui generis) to a mix of restaurant and drinking establishment (sui generis) (110sq.m) and works comprising:

(i) replacement of shopfront on Crutched Friars; (ii) replacement of first floor windows on Crutched Friars and Coopers Row; (iii) installation of first floor window on Savage Gardens; (iv) replacement of first floor rear doors and windows fronting rear yard with new doors and glazing under the arches and installation of an external green screen; (v) replacement of door and installation of windows to the rear at ground floor; (vi) extension of external walkway on first floor rear elevation and replacement of external stairs for use as a means of escape; (vii) installation of a fence between the external walkway and neighbouring residential properties; and (viii) replacement of extract flue on rear elevation.”

The permission has not been implemented, and three-year time limit for implementation has expired, however it is a material consideration in the determination of the current application.

12. On 6 February 1969 planning permission was granted for the change of use of the first floor from warehouse to licensed restaurant at Arches 9A, B, C, D & E Crutched Friars (Ref: 4489K).
13. On 20 September 1962 planning permission was granted for change of use from warehouse to betting office at Arches 9a & 9b Crutched Friars.

### **Proposals**

14. Planning permission is sought for the change of use of ‘the property’ to a flexible use comprising Class E (Commercial, Business and Services), and Sui Generis drinking establishment, and drinking establishments with expanded food provision.
15. This is together with external alterations including:
  - Replacement of blacked out windows within the arches at first floor level on the northern (Crutched Friars facing) and eastern (Cooper’s Row facing) elevations with new glazing.
  - New main entrance door on northern elevation
  - New solid infill finished in painted render, and double set of glazed doors and 3 fixed, obscure glazed windows within the arches on the southern (rear courtyard facing) elevation.
  - Bricking up of opening at ground floor level, within the covered rear alleyway.
  - New set of external stairs to form emergency escape from first floor level and removal of first floor walkway within alleyway.

- Internally a new set of stairs would be added to provide access to the first floor level, and cycle parking for staff would be added into the lower ground floor area.
16. The proposal has been amended during the determination period to remove the reference to nightclub and music venue from the proposed uses. The rear elevation alteration proposals have also been revised to reduce the amount of glazing within the first floor archways, and to specify all glazing would be of frosted glass.

### **Consultation**

#### **Internal Consultations**

17. Environmental Health Officer: Concern has been raised with respect to potential noise and disturbance resulting from patrons leaving the premises. There are difficulties associated with controlling the noise resulting from dispersal of customers from the premises at closing time, which if not adequately managed could cause significant disturbance to neighbouring residents. However, Environmental Health have not objected to the proposal, and have recommended a number of conditions, should the application be approved. These are to include restriction on opening hours with a closing time no later than 11pm every night, no use of rear yard by customers or for staff cycle parking, restriction on music noise levels, restriction on servicing hours, restriction on openable windows and doors, restriction on plant noise and a scheme of protection for residents during construction works. This is discussed in full in the Amenity Impacts section of the report.
18. City Police Licensing Officer: No objection from a policing perspective, subject to recommended conditions (11pm closing time, operational management plan) and removal of “nightclub” and “music venue” from proposed use.
19. District Surveyor’s Office: No objections, proposals compliant with relevant fire safety policies.
20. Air Quality Officer: No objections, recommended condition with respect to Non-Road Mobile Machinery registration by contractor prior to works.
21. Conservation Area Advisory Committee: No objections were raised.
22. Waste Division: No objections.

Statutory Consultations

23. As part of the current application, the City of London Corporation acting as the Local Planning Authority ('LPA') has undertaken consultation with neighbouring residents in line with statutory duties. This includes a further consultation exercise following an amendment to the description of development.
24. Neighbour letters were sent to 99 surrounding residential properties; site notices were posted on 24 August 2023 and 14 September 2023, and the applications were advertised via a press notice in City AM on 29 August 2023, and in the 'weekly list' of 21 August 2023.
25. In response to the original consultation, which included night club and music venue uses 49 objections were received. Copies of all received letters and emails making representations are attached in full and appended to this report. A summary of the representations received, and the consultation responses is set out in the table below. These are summarised into key 'themes' of objection and include some direct quotes from representations received, as well as officers' response to the comments.
26. Following the original consultation period, as a result of officers' advice to the applicant the proposal was amended. Additional neighbour letters were sent to all immediately surrounding residential properties on 10 January 2024, advising of the amended description of development, which removed reference to the night club and live music venue. No additional or new responses were received as a result.

<b>Representation Themes (Objection)</b>	<b>Example comment</b>	<b>Officer Response / comments</b>
Proposed use as a music venue and/or nightclub, and associated amenity impacts.	<i>The establishment of a nightclub and music venue in a building connected to ours is strongly opposed.</i>  <i>This is a residential</i>	The proposal as originally submitted included the use of the property as a night club and music venue, however following objections and officer advice to the applicant, they agreed to

	<p><i>professional block with quiet space...not the space for a night club. Imagine the riff raft it would draw in and out from the tube station at those hours! There are children in the building too.</i></p> <p><i>The obvious noise emitted by nightclubs and their often inebriated clients, is obviously undesirable.</i></p>	<p>amend the proposed use to remove reference to these elements.</p>
Proposed late night opening	<p><i>The applicant has applied for 2am closing, 6 nights a week and 12am on Sunday. We have requested that the proposed closing hours for the establishment be no later than 11 pm to mitigate disturbances to residents.</i></p> <p><i>The level of disturbance that will be caused by customers after 11pm will be unacceptable. The proposed use would negatively impact my quality of life, safety, and overall well-being. It will particularly impact on sleeping patterns for all local residents.</i></p> <p><i>We ask that the application is not permitted and that any license granted to an occupier should not exceed 11pm as with the adjacent Munich Cricket Club and the Cheshire Cheese pub opposite.</i></p>	<p>Following objections and officer advice, the applicant has agreed to the development being under the condition that any future operator would close for customer operations no later than 11pm on any night.</p>
Dispersal of drinking establishment customers, and potential for associated noise and disturbance	<p><i>The level of disturbance that will be caused by patrons (most of whom will be feeling the effects of alcohol) leaving in the early hours will be unacceptable. We firmly believe that this use would negatively impact our quality</i></p>	<p>It is recommended that a condition is attached to any permission for an operational management plan to be submitted for approval, prior to commencement of any approved use. Furthermore as noted</p>

	<p><i>of life, safety, and overall well-being.</i></p> <p><i>This is already a busy and noisy area, and this proposal will make it intolerable for residents of Peep St. Patrons will be leaving and loitering (jeering, chatting and everything else) on savage gardens (the pedestrianised lane between the Hilton and the building) at all hours.</i></p>	<p>above, the premises would need to close by 11pm.</p>
Operational noise and disturbance	<p><i>Any permission for the site must require that the rear arches, currently poorly boarded, are fully bricked up to prevent noise and light pollution impacting on so many of us who live in The City. It is clearly not acceptable to simply use "frosted glass" as mentioned in the proposal. Only a solid barrier preventing light and sound escaping would be effective, given the immediate proximity to so many residences.</i></p> <p><i>Will the music blare out? How many days a week, and what hours? What decibel will it be? The cover letter noted past establishments received similar complaints from residents who stated leaving their windows open became an issue.</i></p>	<p>It is noted that the vast majority of objections on this theme refer to the night club / music venue uses, which are no longer proposed.</p> <p>A condition is recommended that no music is to be audible from outside the premises, and that all windows and doors remain closed during operation.</p> <p>It is also recommended that a condition be attached for an operational management plan to be submitted and approved by officers, prior to commencement of the new use.</p> <p>Furthermore, details of the proposed new rear infill and windows is to be secured by condition.</p>
Objections to the use of yard at the rear by customers or for staff cycle storage	<p><i>The proposed use of the yard at the back of the premises, including a bike store and smoking area, would create significant disturbances for residents due to its proximity to windows and bedrooms.</i></p>	<p>It is recommended that a condition be attached that the yard not be used by customers at any time. The cycle storage area has been removed from the rear yard in response to objections, and staff parking would be provided at lower ground level.</p>



	<i>The smell and noise emitted from outside smoking places underneath residents open windows on warm summer nights.</i>	
Crime and antisocial behaviour associated with drinking establishment use	<i>The proposed change of use will make Pepys St a more dangerous place to live. The current local crime statistics are quite startling.</i>	It is recommended that a condition be attached for an operational management plan to be submitted for approval, prior to commencement of any commercial use. City Police Licensing have confirmed no objections to the proposal.
Servicing and deliveries and associated disturbance	<i>We ask that any servicing of the premises use the entrance on Crutched Friars and not the rear yard which is overlooked by some residents at 1 Pepys Street as well as the residents of 25 and 26 Savage Gardens.</i>  <i>There should be no servicing of 26a Savage Gardens or deliveries before 8:00 am and the front entrance should be on Crutched Friars and the side entrance on Savage Gardens used only for disabled / emergency access.</i>	Small amount of delivery and servicing required would not result in significant impacts. Delivery hours will be restricted, with no servicing to occur between 07:00-10:00, 12:00-14:00 and 16:00-19:00 on weekdays to avoid peak hours, and between 21:00 on one day and 07:00 on the following day from Monday to Saturday and between 21:00 on Saturday and 07:00 on the following Monday.  Furthermore, deliveries would only be taken from the main Crutched Friars entrance, and a full delivery and servicing plan is recommended to be secured by a planning obligation to ensure the impacts are acceptable.
Cumulative impacts of multiple drinking establishments in area	<i>It can already get rowdy round here with so many bars and clubs dotted around but this will tip us over the edge.</i>  <i>The quality of life in the area has deteriorated over the years beyond what is humanly acceptable. There are plenty of pubs, night clubs and similar around</i>	Officers note the most recent use of most of the property was as a mixed use restaurant and bar, and therefore this proposal would not result in an additional drinking establishment, though it is acknowledged the new premises would be larger, and therefore have a larger capacity for customers. An operational management plan is to be secured by condition, to ensure

	<p><i>already, facilitating the most reprehensible behaviour.</i></p> <p><i>I am concerned by the proposal for the use of the arches as a nightclub/music venue, as I am confident that this will contribute further to the noise levels already present in the area from patrons of the local pubs.</i></p>	patrons are suitably managed to minimise any impacts.
Shop or restaurant use to serve community needs would be preferred.	<i>We envision a more positive contribution to the local community, such as a restaurant, café, or convenience shop, that would enhance the appeal of the area. We do not object to the amalgamation of the two units for such purposes.</i>	The proposal is for a mix of uses to allow flexibility in finding an operator. Class E includes restaurants, cafes and shops. The proposed drinking establishment use is considered acceptable in principle in land use terms.
Overlooking from the rear into neighbouring dwellings	<i>Any permission for the site must require that the rear arches, currently poorly boarded, are fully bricked up to prevent the residences becoming a goldfish bowl for those frequenting the arch establishments.</i>	Rear glazing would be frosted, and windows and doors would remain closed – these would both be conditions of development. There would be no overlooking of residential properties as a result of the proposal.
Construction impacts	<i>The Noise Statement report does not entail the construction methodology. There are no concrete measures in place that are stated beyond saying that the construction will not impact the noise levels</i>	It is recommended that a condition be attached for a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects during construction to be submitted to and approved in writing prior to commencement.

27. The Rector and his wife, as well as The Parochial Church Council of the Ecclesiastical Parish of St Olave have submitted representations objecting to the proposal. They are concerned the change would have an extremely detrimental effect, citing issues resulting from existing late night establishments causing anti-social behaviour, including drug use, shouting and urinating on the street outside the church and rectory, and

noise from taxi and car pick-ups throughout the night, which is considered to pose a public safety issue. They strongly object to any night-club or music venue use, have stated that restaurant, café or convenience shop uses would be welcomed, and that any premises licence should extend no later than 11pm. It is suggested that the main entrance should be on Crutched Friars with the Savage Gardens entrance only used as a fire exit or to provide disabled access.

28. Alderman Nicholas Lyons has objected: *I am strongly against this application to change the use of this property on the grounds of the disturbance that it would be bound to cause residents. More than 100 are likely to be affected if this property is approved for late night opening and live music. Given other examples in the City, it is easy to see why so many local residents are opposing this. The building has worked adequately as a restaurant with an 11pm closing time and this is all that it should be used for. We know that those using late night venues make noise coming and going and there is often antisocial behaviour also. The location of this site, so close to residential flats, makes it completely unsuitable for this proposed change of use. Additionally, as others have noted, there is significant danger of a fire escape being compromised. We have had to put up with a change of use of a property in Crutched Friars from an office use to student accommodation against the wishes of residents and in the face of opposition from all members of common council for the Ward. This is seen as an inexorable and undemocratic drift into the nighttime economy in the Ward. We are a business and residential Ward. We do not want late night venues opening and disturbing the balance between workers and residents.*
  
29. Nickie Aiken (MP) has objected: *I wish to object in the strongest terms my objection to this ill thought out and inappropriate application. If granted I believe my constituents living in close proximity will suffer noise and public nuisance which will severely affect their public amenity. There will be over 100 people detrimentally affected if this application is granted. I fail to see how a such a late night premises providing such entertainment as laid out in the application will not negatively affect its neighbours. Having visited the site I was very concerned to see that a bedroom window is located approximately a metre from the proposed venue. The venue also backs on to the residential building at 1 Pepys Street EC3, with bedrooms being predominantly situated facing the back of the venue. I sincerely believe the public amenity will be deeply affected for those living in these homes as well as those on Savage Gardens. The noise from the patrons leaving the premises late at night, the servicing of the premises with refuse*

*collections and deliveries and music noise and patrons is likely to escape from the building. I believe the premises was previously a restaurant which appears to be a more appropriate type of business for this location. I believe this application is entirely inappropriate for this location and would urge the planning authority not to grant on noise, anti-social behaviour, and public amenity grounds. If the authority was minded to grant I would hope a list of conditions would be attached to protect public amenity for the local residents including:*

- the operating hours to be no later than 11pm Sunday-Saturday*
- all deliveries be restricted to 7am-5pm and through the Crutched Friars entrance with Savage Gardens only being used for disable access or as a fire exit.*
- the rear Yard to be exempt from all uses bar a fire escape. This area should not be accessed by the public bar emergency access and it certainly should not be used as a bike store and smoking area.*

30. Officers note that a large majority of objections mention late night, night club and music venue uses, which have been removed from the proposal during the determination period. No objections have been formally withdrawn however officers consider the majority of concerns raised above have been addressed through the revisions to the application, as discussed in the main body of the report.

### **Policy Context**

31. The development plan consists of the London Plan 2021 and the City of London Local Plan 2015. The London Plan and Local Plan policies that are most relevant to the consideration of this case are set out in Appendix B to this report.
32. The City of London has prepared a draft plan, the City Plan 2040, which was approved for Regulation 19 consultation in January 2024. This consultation commenced on 18<sup>th</sup> April 2024. It is anticipated that the City Plan will be submitted to the Secretary of State in Autumn 2024. Emerging policies are considered to be a material consideration with limited weight with an increasing degree of weight as the City Plan progresses towards adoption, in accordance with paragraph 48 of the NPPF. The emerging City Plan 2040 policies that are most relevant to the consideration of this case are set out in Appendix B to this report.

33. Government Guidance is contained in the National Planning Policy Framework (NPPF) September 2023 and the Planning Practice Guidance (PPG) which is amended from time to time.
34. The National Planning Policy Framework (NPPF) states at paragraph 2 that “Planning Law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise”.
35. Paragraph 10 of the NPPF states that “at the heart of the Framework is a presumption in favour of sustainable development. That presumption is set out at paragraph 11. For decision-taking this means:
  - approving development proposals that accord with an up-to-date development plan without delay;
36. Chapter 8 of the NPPF seeks to promote healthy, inclusive, and safe places.
37. Paragraph 92 states that planning decisions should aim to achieve healthy, inclusive, and safe places which promote social interaction, are safe and accessible and enable and support healthy lifestyles.
38. Paragraph 130 sets out how good design should be achieved including ensuring developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character and history, establish or maintain a strong sense of place, optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and create places that are safe, inclusive and accessible and which promote health and wellbeing.

### **Considerations in this case**

39. The Corporation, in determining the planning application has the following main statutory duties to perform:
  - 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);

- 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);
- In determining a planning application for a building in a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area (S.72(1) Planning (Listed Buildings and Conservation Areas) Act 1990).
- account has to be taken of the statutory and policy framework, the documentation accompanying the application, and the views of both statutory and non-statutory consultees.

40. The principal considerations in this case are:

- The extent to which the proposals comply with the development plan
- The extent to which the proposals comply with the NPPF
- The acceptability of the proposed use of 'the site'.
- The impact of the development in design and heritage terms including special architectural and historic interest and heritage significance of the character and appearance and significance of the Fenchurch Street Conservation Area.
- The impact of the proposed development on the amenity of residential occupiers with regards noise, disturbance and general amenity.
- Transport impacts of the proposed development

### **Land Use**

41. Adopted Local Plan (2015) Policy CS20 states that existing retail facilities should be protected unless it is demonstrated that they are no longer required and to resist the loss of retail frontage and floorspace.
42. Paragraph 3.20.6 of the Local Plan sets out that retailing comprises several uses, including restaurants and cafes and drinking establishments. These use classes have been replaced by amendments to the Town and Country Planning (Use Classes) Order 1987 (as amended) in recent years, which have established Class E covering a broad range of uses including retail, restaurants and cafes, offices, and other uses. Drinking establishments (including those with expanded food provision) are now classed as a sui Generis use.

43. The Local Plan was adopted prior to these changes, but it remains the basis for decision-making in the City, subject to other material considerations. Policy DM20.3 of the Local Plan resists the loss of isolated retail units and small groups of retail units outside the Principal Shopping Centres (PSCs) and Retail Links that form an active retail frontage, and which enhance the City's vibrancy. The Local Plan considered pubs to be a form of retail use (as per paragraph 3.20.6).
44. The City of London is within the Central Activities Zone (CAZ) as defined by the London Plan (2021), where the majority of London's night time activities are concentrated.
45. The existing building was most recently in separate use as a mixed-use restaurant and drinking establishment (sui Generis) over the entire first floor level and part of the ground (previously known as 26A Savage Gardens), and the remainder of the ground floor (9A&9B Crutched Friars) was in use as a betting office (sui Generis). Furthermore, the planning history of the site suggests there has been a licensed restaurant at 26A Savage Gardens since approximately 1969.
46. There are no objections to the loss of the betting office use, and the proposed mix of uses falling within Use Class E, and the (Sui Generis) drinking establishment (and drinking establishment with expanded food provision) are acceptable land uses in accordance with the local plan, subject to the impact to residential amenity, and the amenity of the area generally.
47. The proposed use of 'the site' aligns with local plan policies, as well as London Plan Policies: HC6(6) which requires planning decisions to protect and support evening and night-time cultural venues such as pubs, night clubs, theatres, cinemas, music and other arts venues.
48. There would also be improvements to existing active retail frontage and the application supports the aims of Policy DM20.3: Retail uses elsewhere in the City, as the spaces would provide local facilities for the City's workforce, enhance vibrancy, and improve existing active frontages.

## **Design and Heritage**

49. The proposed external alterations to the Northern elevation (Crutched Friars facing) include the installation of a new main entrance door with an aluminium framed door/window composition similar to the other existing doors on this elevation, which serve the adjacent property (Munich Cricket Club), together with the reinstatement of clear glazing to the blacked out windows above the three doors on this elevation, to serve the first floor level. Arched windows would also be reinstated on the Eastern (Cooper's Row facing) elevation to serve the first floor level. The proposed alterations would be a welcome improvement to the appearance of the property, and would be consistent with the character of the site and surrounding area.
  
50. On the rear elevation (courtyard facing), at first floor level, the existing timber infill of the rear archways would be replaced with solid infill finished in painted render. This would include a set of double doors, together with 2 fixed windows, finished in frosted glass, as well as the replacement of a door with a fixed, frosted window. The set of external stairs to the rear would also be replaced with fire regulation compliant stairs, and would be used as an emergency exit only.
  
51. The proposed external alterations are relatively minor, and would improve the appearance of the property, and the surrounding area generally. The alterations would be consistent with the character and appearance of the existing building, and would respect and enhance the special characteristics of the Fenchurch Street Station conservation area. The proposal alterations would not impact upon the setting of nearby listed buildings at 41-44 Crutched Friars.

### *Fire Safety*

52. Policy D12 of the London Plan requires all development proposals to achieve the highest standards of fire safety. Policy D5 of the London Plan requires development to be designed to incorporate safe and dignified emergency evacuation for all building users.
  
53. A fire strategy has been submitted, and the City's District surveyor has been consulted on this. They have raised no objections, and confirmed the fire strategy to be in line with Policies D5 and D12 of the London Plan.



## *Access*

54. Due to the existing basement level and the subsequent raised ground floor level compared to the pavement from the proposed main entrance on Crutched Friars, level access to the unit is only possible from the rear/side access on Savage Gardens. It is proposed for the accessible entrance to be located via Savage Gardens, and through the rear of the building.
55. The constraints of the site mean that level lift access to the first floor is not feasible without substantial alterations and is therefore not being proposed as part of the landlord's shell fit out.
56. The design and access statement states that the unit will have space at the rear of the unit to install an accessible WC and other welfare facilities that may be required. The landlord's shell development will provide capped building services for future occupiers to fit out facilities to suit their bespoke fit out and use of the site.
57. To ensure the property remains suitably and reasonably accessible, an access management plan is recommended to be secured by condition. This will be expected to detail the procedure for allowing access to the site by customers with specific access requirements, including the procedure to ensure the Savage Gardens entrance is not used by any other customers who do not have specific access requirements.

## *Design Conclusions*

58. The proposals are considered to have a positive impact on the appearance of the building and wider surrounding area generally.
59. Considerable importance and weight has been attached to and special attention has been paid to the desirability of preserving or enhancing the character or appearance of Fenchurch Street Station Conservation Area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended and the impacts are considered to be acceptable, as the alterations would result in an improved appearance of the host building, and therefore the surrounding area generally.

## Amenity

60. London Plan policy D13 ('Agent of Change') and Policy D14 ('Noise') requires development to limit and mitigate noise impacts from proposals.
61. Local Plan Policy DM3.5 (Night-time entertainment) and Draft Local Plan Policy CV4 (Evening and Night-Time Economy) sets out that any proposals for new night-time entertainment and related uses will only be permitted where there is no unacceptable impact on the amenity of residents or on environmental amenity, taking into account the potential for noise, disturbance and odours from the operation of the premises, customers arriving and leaving the premises and the servicing of the premises.
62. Local Plan Policies CS21 (Housing) and DM21.3 ('Residential Environment') and draft City Plan policies S3 and HS3, requires amenity of existing residents in identified residential areas to be protected.
63. Local Plan policy DM15.7 and Draft City Plan policy HL3 require noise pollution to be considered.
64. As originally submitted, the application proposed the use of the site to include music venue and/or nightclub. Officers considered these uses would result in a harmful impact to the amenity of neighbouring occupants, and the area generally, and agree with a large number of the objections made against these uses. This is primarily due to the late night opening and associated noise and disturbance, which officers do not consider to be appropriate in such proximity to this number of residential properties.
65. Consequently, officers advised the applicant that the proposal as originally submitted was unacceptable, and the proposal has been amended in response. No music venue or nightclub use is now proposed as part of the application.
66. The site location, close to a railway station in The City, in the Central Activities Zone of London, has an inherent busy character and a certain level of foot traffic and the noise that comes with that is to be expected.

There are two drinking establishments in the immediate vicinity, and several more within walking distance of the site.

67. It is also noted that permission was granted for a drinking establishment in this location in October 2019, and whilst this permission was not implemented, and no longer could be as the time limit has passed, it remains a material consideration in determination of the current planning application. The policy context and residential environment surrounding the application site is not materially different than when that decision was made.
68. Concerns have been raised against the proposals, related to the potential for noise and disturbance from within the property, the increase in the number of drinking establishments, resulting in higher levels of late-night foot traffic, anti-social behaviour, potential for crime and late-night noise and use of the rear yard by customers. Objectors have stated that there are existing issues arising from night time and drinking establishment uses that already exist in the area.
69. It is noted that the vast majority of objections are against the originally proposed music venue and night club uses, and late night opening until 2am, which are no longer part of the proposal. It is therefore recommended that a condition be attached to any permission for any use to close at 11pm on any given day.
70. Concerns relating to the proposed drinking establishment use are acknowledged, and these include the dispersal of customers at the 11pm closing time and associated noise and disturbance, including cumulative impacts considering other existing nearby licensed premises.
71. Environmental health officers have been consulted, and have raised concerns with respect to potential noise and disturbance resulting from patrons leaving any premises. They noted there are difficulties associated with controlling the noise resulting from dispersal of customers from the premises at closing time, which if not adequately managed could cause significant disturbance to neighbouring residents.
72. Despite the concerns raised, environmental health have not formally objected to the proposal, and have recommended a number of conditions, should the application be approved, including restriction on opening hours

with a closing time no later than 11pm on any given day, restriction of use of rear yard by customers, restriction on music noise levels, restriction on servicing hours, restriction on openable windows/doors, restriction on plant noise and a scheme of protection for residents during construction works.

73. Officers consider the imposition of a condition requiring an operational management plan to be submitted by any future operator, prior to commencement of any use, together with the 11pm closing time, would be sufficient to ensure that the proposed drinking establishment uses would not result in unreasonable noise and disturbance to neighbouring residential amenity. This would include details of how the potential impact of customers leaving the premises would be suitably mitigated against. This approach was considered acceptable in determination of the previous, lapsed permission.
  
74. Furthermore, the City Police licensing officer has been consulted on the proposal, and has confirmed that, subject to the removal of “music venue and nightclub” uses from the proposal, together with the condition requiring an operational management plan and 11pm closing time, that from a policing perspective the proposal is acceptable in principle. It is noted that City Police would have the opportunity for further input in the event that a premises licence application was made.
  
75. Uniting the two units means that the primary entrance to the premises would now be on Crutched Friars, where it would add to the vitality of the street, whilst moving it away from the residential units on Savage Gardens, where the entrance to the previously operating restaurant/bar unit (No 26A) is located. This is considered to be a benefit of the scheme, and this arrangement has been requested by many of the objectors. Furthermore all deliveries and servicing would need to take place from Crutched Friars, and this would be secured through the S106 agreement, which will secure a delivery and servicing plan.
  
76. A noise assessment has been submitted, relating to the construction phase and for proposed plant, which concludes the impacts would not be harmful. In order to ensure the impacts during the construction phase are acceptable, a condition requiring submission of a Scheme of protective works is recommended. The noise levels from any proposed plant is also controlled by conditions to limit the noise levels to the required City Standards of 10dBA below the existing background level.

77. It would also be a condition of development, that details of any extraction equipment related to a future commercial kitchen be submitted for approval by the Local Planning Authority prior to commencement of such a use.
78. No operational noise impact assessment has been submitted, however it is recommended that a condition be attached ensuring that no music could be audible outside of the property (noise levels that are at least 10dB below the existing background (LA90(T)) noise level can be considered to meet this criterion), and furthermore no promoted events would be allowed to take place. It would also be a condition that windows and doors are to remain closed, and retain self-closing mechanisms. They would only be permitted to be opened during an emergency for escape. Furthermore opening of the premises would be prohibited between 23:00 and 7:00.
79. Concern has been raised by neighbouring residents with regard to overlooking, noise spill out and the potential for internal lighting within the premises to cause disturbance to neighbours as a result of light spill or glare from the proposed glazing at the rear. It is also noted that the proposed rear elevation has been amended during the determination period to reduce the amount of glazing significantly.
80. A relatively small amount of glazing is now proposed and a condition is recommended for this to be retained as obscure glazing, with details to be submitted to officers for approval, which would ensure no overlooking from the windows.
81. The proximity of neighbouring windows is acknowledged, however, due to the small size of the proposed windows and the obscure glazing to be used, these windows at the rear would not be expected to result in levels of light spill or glare resulting in harm to neighbouring residential amenity. The condition controlling the level of noise that may be heard outside the building as well as that to keep doors and windows closed, would ensure no harmful levels of noise would emanate from the building that could cause a nuisance to surrounding residential properties.
82. The proposed situation is similar to that which existed before 2016, when a restaurant/pub already existed at No.26A, as well as a betting office at 9A/9B. There are also 2 pubs in the immediate vicinity, and this is a busy area of the Central Activities Zone next to a Fenchurch Street Station and in proximity to tube stations. It is acknowledged that the increased size of the premises compared to the previously existing could result in a higher

number of patrons leaving from this specific location, however this would not create significant higher levels of noise and disturbance than already exists, subject to compliance with the recommended conditions.

83. Class E uses within the premises, which includes restaurants, are generally supported by the public representations that have been submitted, and officers do not consider there would be any harmful amenity impacts as a result of uses within Class E, subject to the recommended conditions.
84. To ensure any future kitchens on site do not have a harmful impact on residential amenity, it would be a condition of development that no cooking shall take place until fume extract arrangements and ventilation have been installed to serve that unit in accordance with a scheme approved by the Local Planning Authority.
85. The applicant wishes to retain flexibility in finding an end user for the property, and therefore a flexible Class E (which covers the vast majority of commercial operations as defined by the Use Classes Order), as well as drinking establishment or drinking establishment with expanded food provision, both of which are Sui Generis uses is proposed, and this approach is considered acceptable. The internal fit out has not been defined to retain this flexibility.
86. The most recent use of a large proportion of the site (the first floor area, 26A Savage Gardens) as a restaurant/ drinking establishment (sui generis) must be considered, although it is acknowledged that the unit has been vacant since approximately 2016. It is considered that the proposed development could operate in a similar neighbourly manner to the previous use, as well as the adjacent use (Munich Cricket Club) and that opposite (Cheshire Cheese), which are also drinking establishments (with expanded food provisions), subject to the recommended conditions.

#### *Amenity Impacts Conclusions*

87. It is considered that the impacts of the proposed drinking establishment use (including with expanded food provision) and the concerns expressed by objectors would be suitably controlled through the imposition of the aforementioned conditions and that the proposal would not result in an unacceptable impact on the amenity of surrounding residents.

88. Overall, the proposals are in accordance with policies CS20, DM15.7, DM21.3 of the Local Plan and policies HL3, S3 and HS3 of the draft City Plan 2040.

### **Transport, delivery and servicing**

#### *Public Transport*

89. The site has the highest level of public transport provision with a public transport accessibility level (PTAL) of 6b which is the highest score. There are a number of bus stops within proximity of the site, to the north there are bus stops on Fenchurch Street, to the east on Minories, while east and westbound bus stops can also be found on Tower Hill a short walk to the south of the site. The site is also well serviced by tube and train connections with London Fenchurch railway station, Tower Hill underground and Tower Gateway DLR station in proximity.

#### *Trip Generation*

90. A trip generation assessment was not required as part of this application due to its small size. The site is also well serviced by local public transport as outlined above, no car parking will be associated with the development and therefore any impact on the local highway is considered negligible and does not raise any concerns.

#### *Servicing*

91. The proposed development will be car free. As a result, all vehicle trips generated by the development will be associated with delivery and servicing. Due to the constraints of the site no servicing bays can be provided off the public highway, but this is considered acceptable due to the low number of trips expected with only 2 to 3 deliveries a day.
92. Officers have been in discussions with the applicant to ensure servicing for the unit will be undertaken via the front door, with delivery vehicles stopping where appropriate and legal on Crutched Friars. The use of the front door for servicing will minimise noise for Savage Gardens and Cooper's Row.

93. Loading restrictions are present in the vicinity of the site, specifically on the southern side of Crutched Friars from its junction with Cooper's Road to a point circa 15m west of the overbridge. Servicing is permitted on the northern side of Crutched Friars, and on the southern side further west of the restrictions identified.
94. It is also recommended to limit servicing hours to outside of peak hours to reduce impact on the public highway, so no servicing will take place between 07:00-10:00, 12:00-14:00 and 16:00-19:00 in accordance with policy. There will also be no overnight servicing between 21:00 and 07:00, or any servicing at all on Sundays to protect the amenity of neighbours.
95. It is recommended that Servicing Management Plan be secured via condition in order to meet London Plan policy T4 and Local Plan Policy 16.1. This would ensure the applicant would only use the main entrance for delivery of goods services, along with restrictions of delivery times outside of peak hours.

#### *Disabled Motor Vehicle Parking*

96. Providing an allocated space on-site has not been possible for disabled motor vehicle parking. It is acknowledged that local disabled bay parking is available on the local highway as mentioned in the submitted Transport Assessment. The nearest disabled parking bay is located less than 50metres from the site entrance which is limited to a maximum stay of 4 Hours on Mondays to Fridays inclusive, with no restricted hours of weekends.
97. Due to the proximity of the nearest disabled parking bay it is considered that adequate provision is in place to allow access for disabled motor vehicles users.

#### *Cycle Parking*

98. London Plan Policy T5 (Cycling) requires cycle parking be provided at least in accordance with the minimum requirements set out within the plan. Policy T5 (Cycling) requires cycle parking to be designed and laid out in accordance with the guidance contained in the London Cycling Design Standards and that developments should cater for larger cycles, including adapted cycles for disabled people.



99. The level of cycle parking proposed as part of the development is compliant based on the London Plan requirements for long stay parking, however it fails to meet the requirement for short stay parking.
  
100. The long stay cycle parking is proposed at basement level by provision of a wall hook which is accessible via a small set of steps accompanied by a wheel ramp to provide easier access. While this does not provide a step free access to the long stay and the wall hooks are not ideal for all bicycle storage, it should be recognised that the constraints of the site present significant challenges.
  
101. No new short stay parking is proposed to be provided as part of the development. However it should be noted that there are spaces already provided close to the site with four Sheffield cycle stands which are located to the front of the site and five stands which are located to the west on Savage Gardens. This caters for 18 bicycles. Santander docking stations are also located near the site, approximately 40m north on Crosswall, providing 34 docking stations with another 17 available to the south at the Aldgate High Street/ Jewry Street junction.
  
102. It is considered in this case, due to the significant constraints for space on site and the existing on-street provision and that the application only seeks a change of use, that it would be unreasonable to refuse permission for this reason. Therefore, a condition is recommended for the provision and retention of 3 long stay cycle parking spaces.

*Management of Construction Impacts on the Public Highway in the local area*

103. While the works may have some impact on local residents during the construction, these works are considered to be minimal and for a relatively short period, and would not have a significant impact on local or strategic transport networks, and a construction logistic plan is therefore not required on this occasion.

*Transport Impact Conclusions*

104. The proposals are acceptable in transport terms, subject to compliance with the recommended conditions and planning obligation.
105. Should planning permission be granted the following S106 planning obligations and conditions would need to be secured:
106. A condition requiring the provision of 3 long stay cycle parking spaces designed to London Cycle Design Standards and the ongoing retention of these facilities, details of which will need to be submitted and approved, and approval should be reserved by condition. A delivery and servicing plan is also recommended to be secured by condition, prior to first occupation of the building. The servicing hours are also proposed to be restricted by condition.

#### **Planning Obligations and Community Infrastructure Levy**

107. The proposed development is not CIL liable as no additional floorspace would be created.
108. No legal agreement is required for this planning application.

#### **Public Sector Equalities Duty**

109. When considering the proposed development, the Public Sector Equality Duty requires the City of London Corporation to consider how the determination of the application will affect people who are protected under the Equality Act 2010, including having due regard to the effects of the proposed development and any potential disadvantages suffered by people because of their protected characteristics.
110. Under the Act, a public authority must, in the exercise of its functions, have due regard to the need to:-
- eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under this Act;
  - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
111. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
112. Public authorities also need to have due regard to the need to eliminate unlawful discrimination against someone because of their marriage or civil partnership status.
113. This application has been assessed against the Equality Act 2010 and any equality impacts identified.
114. It is acknowledged that the proposal would not provide the same access for disabled wheelchair users or others who require level access, because they will be required to use a different access at the rear (from Savage Gardens), and no access would be provided to the upstairs area of the building at all as part of the current proposal.
115. It is acknowledged that equal access through the same entrance would have been preferable, however in this case the application is for a change of use and not a comprehensive redevelopment and there are no extensions to the building proposed. There are significant constraints of the existing building, and it has not been possible for the applicant to provide level access at the front of the building, nor to propose the inclusion of a lift within the building. At this stage, the internal fit-out has not been finalised, as this would be down to the future operator of the space, who could choose to include a lift. A condition is recommended requiring submission of an Accessibility Management Plan prior to occupation of the building, which will provide details of how the building will be made reasonably accessible by a future commercial occupier.
116. Considering the access that will be provided, it is the view of officers that a decision to grant planning permission, although it would disadvantage some disabled people, who are protected under the Equality Act 2010, would be acceptable on balance, considering the merit of bringing an unused commercial building back into operation and improving the appearance of the surrounding area.

117. In relation to policy GG1 of the London Plan, the proposals are considered to support and promote the creation of an inclusive London where all Londoners, regardless of their age, disability, gender, gender identity, marital status, religion, race, sexual orientation, social class, or whether they are pregnant or have children, can share in its prosperity, culture and community, minimising the barriers, challenges and inequalities they face.

### **Human Rights Act 1998**

118. It is unlawful for the City, as a public authority, to act in a way which is incompatible with a Convention right (being the rights set out in the European Convention on Human Rights ("ECHR")).

119. It is the view of officers, that there would be no infringement of the ECHR.

### **Conclusions**

120. The proposal has been assessed in accordance with the relevant statutory duties and having regard to the development plan and other relevant policies and guidance including SPDs and SPGs, the NPPF, the emerging Local Plan and considering all other material considerations.

121. The proposed mix of uses falling within Class E (commercial) and the drinking establishment (including with expanded food provision) is considered acceptable. It would add to the vibrancy of this area, whilst improving the external appearance of the building, and bringing an underused railway arch back into commercial usage. The application supports the aims of Policy DM20.3: Retail uses elsewhere in the City, as the space would provide local facilities for the City's workforce, enhance vibrancy, and create active frontages.

122. In order to address concerns raised in respect of potential impacts on the amenity of surrounding residents as well as the area generally, originally proposed music venue and nightclub uses were removed from the proposal. Furthermore conditions are recommended including a closing time no later than 11pm, no use of the rear yard by customers, details of an operational management strategy, doors and windows to be kept closed, delivery and servicing timing restrictions and submission of a

servicing management plan to be secured through a Section 106 agreement.

123. Having assessed the impact of the proposal and recognising the weight to be given to any potential harm, it is considered that the proposals would achieve a use for the premises which would contribute positively to the vibrancy and activity of this group of railway arches, and the area in general. Subject to the recommended conditions the proposed Class E and drinking establishment (including with expanded food provision) would result in an acceptable impact to the amenity of residents and the surrounding area.
124. It is therefore recommended that planning permission is granted for the proposed use and the associated external alterations.

## APPENDIX A: BACKGROUND PAPERS

### Internal Consultation Responses:

Email –Cleansing Division dated 22 August 2023  
Memo – Air Quality Officer dated 23 August 2023  
Memo - Environmental Health Officer dated 20 October 2023  
Memo – District Surveyors dated 30 November 2023  
Letter – Transport Officer dated 13 February 2024  
Email – City Police Licensing Officer dated 10 April 2024

### External Consultation Responses:

Comment: Alderman Nicholas Lyons  
Comment: Mrs Nickie Aiken (MP)  
Letter: The Parochial Church Council of the Ecclesiastical Parish of St Olave's Church dated 7 November 2023  
Letter: City of London Conservation Area Advisory Committee dated 8 September 2023

### Public Representations:

1. O. H.
2. Keith Mansfield
3. Mr Geoff Boyd
4. Paul Pavlou
5. Dr. Jayne Evans
6. Rev Arani Sev
7. Mr Solomon Peters
8. Mrs Nickie Aiken
9. Carol Hall & Adrian Taylor (11/10/23)
10. Bev Hurley
11. Tim Jordan
12. John Walsh

13. Ms Phoebe Chau
14. Mr John Walsh
15. Mr Salim Chatoo
16. Ms Phoebe Chau
17. Mr Ali Cetin
18. Ms Emma Wood
19. Ms Graeme Smith
20. Mrs Bhamini Sarin
21. Dary Sweeney
22. Mrs Lisa Allan
23. Mr Naeem Sadiq
24. Mr Ated Eden
25. Mr Lewis McGivern
26. Ms Jackline Staats
27. Ms HSIN CHIH TSAI
28. Mrs Linda Mahalski
29. Dr Francois Barker
30. Ms F Yang
31. Mr Graeme Smith
32. Miss Sasha O'Hanlon
33. Dr Girija Purushothaman
34. Dr Moothathamby Sri-Ganeshan
35. Dr Muhuntha Sri-Ganeshan
36. Mr Terry Boyle
37. Graham Mundy - On Behalf of The PCC
38. Mr Nicholas Jepson
39. Ms Yulia Kozlova
40. Ms Yunxuan Lu
41. Mr LAURENCE Cohen

42. Dr Muhuntha Sri-Ganeshan

43. Mr Nicholas Lyons

44. Mr Nicholas Lyons

45. Dr Chiara Mancuso

46. Dr Chiara Mancuso

47. Dr Tarun Makker

48. Carlos Queiroz

49. Mr JEA HYEON PARK

Application Documents:

Application Form dated 14 August 2023

Cover Letter (Rapleys, dated 14 August 2023)

Response to consultation comments (Rapleys, dated 10 January 2024)

Air Quality Assessment (AAC, dated August 2023)

Noise Assessment (AAC, dated August 2023)

Design and Access Statement (Rapleys, dated July 2023)

Transport Statement (TPA, dated August 2023)

Transport Technical Note (TPA, dated January 2024)

Fire Strategy Drawing No: FS-001 (Rapleys, dated July 2023)

Fire Strategy Drawing No: FS-002 (Rapleys, dated July 2023)



## **APPENDIX B**

### **Relevant London Plan Policies**

Policy GG1 (Building strong and inclusive communities) encourages early and inclusive engagement with stakeholders, including local communities, in the development of proposals, seeking to ensure positive changes to the physical environment and provide access to good quality community spaces, services, amenities and infrastructure. In addition, it supports London continuing to generate a wide range of economic and other opportunities promoting fairness, inclusivity and equality.

Policy D4 states that "design and access statements submitted with development proposals should demonstrate that the proposal meets the design requirements of the London Plan."

Policy D14 (Noise) seeks to avoid significant adverse noise impacts on health and quality of life, and mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development.

Policy HC1 (Heritage conservation and growth) requires development proposals "should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings."

Policy HC6 Supporting the night-time economy seeks to promote the night-time economy, where appropriate, particularly in the Central Activities Zone; to diversify the range of night-time activities, including extending the opening hours of existing daytime facilities such as shops, cafés, libraries, galleries and museums; to address the cumulative impact of high concentrations of licensed premises on anti-social behaviour, noise pollution, health and wellbeing and other issues for residents and nearby uses, and seek ways to diversify and manage these areas; and to protect and support evening and night-time cultural venues such as pubs, night clubs, theatres, cinemas, music and other arts venues.

### **Relevant GLA Supplementary Planning Guidance (SPGs)**

- Accessible London: Achieving an Inclusive Environment SPG (October 2014);
- Social Infrastructure (May 2015);
- Culture and Night-Time Economy SPG (November 2017);
- London Environment Strategy (May 2018);
- Cultural Strategy (2018);
- Central Activities Zone (March 2016).

## **Relevant Local Plan Policies**

### ***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.

### ***CS11 Encourage art, heritage and culture***

To maintain and enhance the City's contribution to London's world-class cultural status and to enable the City's communities to access a range of arts, heritage and cultural experiences, in accordance with the City Corporation's Destination Strategy.

### ***DM11.1 Visitor, Arts and Cultural***

- 1) To resist the loss of existing visitor, arts and cultural facilities unless:
  - a) replacement facilities are provided on-site or within the vicinity which meet the needs of the City's communities; or
  - b) they can be delivered from other facilities without leading to or increasing any shortfall in provision, and it has been demonstrated that there is no demand for another similar use on the site; or
  - c) it has been demonstrated that there is no realistic prospect of the premises being used for a similar purpose in the foreseeable future.
- 2) Proposals resulting in the loss of visitor, arts and cultural facilities must be accompanied by evidence of the lack of need for those facilities. Loss of facilities will only be permitted where it has been demonstrated that the existing floorspace has been actively marketed as a visitor, arts or cultural facility at reasonable terms.

### ***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.

### ***DM16.3 Cycle parking***

1. On-site cycle parking must be provided in accordance with the local standards set out in Table 16.2 or, for other land uses, with the standards of the London Plan. Applicants will be encouraged to exceed the standards set out in Table 16.2.
2. On-street cycle parking in suitable locations will be encouraged to meet the needs of cyclists.

### ***CS20 Improve retail facilities***

To improve the quantity and quality of retailing and the retail environment, promoting the development of the five Principal Shopping Centres and the linkages between them.

### ***DM20.3 Retail uses elsewhere***

To resist the loss of isolated and small groups of retail units outside the PSCs and Retail Links that form an active retail frontage, particularly A1 units near residential areas, unless it is demonstrated that they are no longer needed.

### ***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.

**Relevant Draft City Plan 2040 Policies**

S1 Healthy and inclusive city

HL1 Inclusive buildings and spaces

HL3 Noise and light pollution

S2 Safe and Secure City

S6 Culture, Visitors and the Night -time Economy

S9 Vehicular transport and servicing

AT3 Cycle parking

S11 Historic environment

**Relevant City Corporation Guidance and Supplementary Planning Documents (SPDs)**

Cultural Strategy 2018 – 2022 (2018).

## SCHEDULE 1

APPLICATION: 23/00895/FULL

### 9A-9B Crutched Friars and 26A Savage Gardens

**Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision, along with external alterations, front and rear facade treatments and associated works.**

### CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Written notification of the start of works on site shall be sent to Historic England, and a copy sent to the City of London Corporation at least seven days before the works hereby approved are commenced.  
REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990
- 2 Before any works hereby permitted are begun additional details and information in respect of the following shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:
  - (a) detailed elevations and materials of the proposed new shopfront and rear archway infill;
  - (b) details of windows, including obscure glazing for all windows at the rear, and external joinery;
  - (c) details of the proposed bin enclosure;
  - (d) details and materials of the proposed boundary fencesReason: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM3.2, DM10.1, DM10.5, DM12.2.
- 3 There shall be no construction on the site until a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects during construction has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison and monitoring (including any agreed monitoring contribution) set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the construction process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority.

The development shall not be carried out other than in accordance with the approved scheme (including payment of any agreed monitoring contribution).

REASON: In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network in accordance with the following policies of the Local Plan: DM15.6, DM15.7, DM21.3. These details are required prior to demolition in order that the impact on amenities is minimised from the time that the construction starts.

- 4 Prior to the commencement of the development, the developer/ Construction contractor shall sign up to the Non-Road Mobile Machinery Register. The development shall be carried out in accordance with the Mayor of London Control of Dust and Emissions during Construction and Demolition SPG July 2014 (Or any subsequent iterations) to ensure appropriate plant is used and that the emissions standards detailed in the SPG are met. An inventory of all NRMM used on site shall be maintained and provided to the Local Planning Authority upon request to demonstrate compliance with the regulations. Reason: To reduce the emissions of construction and demolition in accordance with the Mayor of London Control of Dust and Emissions during Construction and Demolition SPG July 2014 (or any updates thereof), Local Plan Policy DM15.6 and London Plan Policy SI1D. Compliance is required to be prior to commencement due to the potential impact at the beginning of the construction.
- 5
  - (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 window of the most affected noise sensitive premises. The background noise level shall be expressed as the lowest LA90 (10 minutes) during which the plant is or may be in operation.
  - (b) 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.
  - (c) 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.
- 6 Before any mechanical plant is used on the premises it shall be mounted in a way which will minimise transmission of structure borne sound or vibration to any other part of the building in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to protect the amenities of commercial occupiers in the building in accordance following policy of the Local Plan: DM15.7.

- 7 Prior to any plant being commissioned and installed in or on the building an Air Quality Report shall be submitted to and approved in writing by the Local Planning Authority. The report shall detail how the finished development will minimise emissions and exposure to air pollution during its operational phase and will comply with the City of London Air Quality Supplementary Planning Document and any submitted and approved Air Quality Assessment. The measures detailed in the report shall thereafter be maintained in accordance with the approved report(s) for the life of the installation on the building.

REASON: In order to ensure the proposed development does not have a detrimental impact on air quality, reduces exposure to poor air quality and in accordance with the following policies: Local Plan policy DM15.6 and London Plan policy 7.14B

- 8 Details of a Management Statement demonstrating how the amenity of nearby residents would be addressed during the operation of the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby permitted. The Statement should detail:

1. How the operator proposes to discourage noise, disturbance and anti-social behaviour;
2. What measures will be put into place to ensure any music played, or other noise emanating from the proposed use will be attenuated to ensure neighbouring residential amenity is not disturbed;
3. 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;
4. A scheme relating to the efficient and quiet dispersal of patrons leaving the premises after 23:00;
5. How the operator will ensure customers will not access the rear yard (except in an emergency);
6. The circumstances and time periods, which trigger the need for a review of the visitor management plan.

The building facilities shall thereafter be operated at all times in accordance with the approved Management Statement (or any amended Management Statement that may be approved from time to time by the Local Planning Authority) for the life of the use.

REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM3.5, DM21.3.

- 9 Details of a Delivery and Servicing Management Plan demonstrating the arrangements for control of the arrival and departure of vehicles servicing the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby permitted. The building facilities shall thereafter be operated in accordance with the approved Delivery and Servicing



Management Plan (or any amended Servicing Management Plan that may be approved from time to time by the Local Planning Authority) for the life of the building.

REASON: To ensure that the development does not have an adverse impact on the free flow of traffic in surrounding streets in accordance with the following policy of the Local Plan: DM16.1.

- 10 Refuse storage and collection facilities shall:
  - (a) be provided within the curtilage of the site to the development in accordance with details which must be submitted to and approved in writing by the Local Planning Authority prior to occupation; and (b) thereafter be maintained as approved throughout the life of the building.REASON: To ensure the satisfactory servicing of the building in accordance with the following policy of the Local Plan: DM17.1. These details are required prior to commencement in order that any changes to satisfy this condition are incorporated into the development before the design is too advanced to make changes.
- 11 No cooking shall take place within any commercial kitchen hereby approved until fume extract arrangements and ventilation have been installed to serve that unit in accordance with a scheme approved by the Local Planning Authority. Flues must terminate at roof level or an agreed high level location which will not give rise to nuisance to other occupiers of the building or adjacent buildings. Any works that would materially affect the external appearance of the building will require a separate planning permission.  
REASON: In order to protect the amenity of the area in accordance with the following policies of the Local Plan: DM15.6, DM21.3.
- 12 Prior to first occupation, an accessibility management plan shall be submitted to the Local Planning Authority which shall provide specific details on how the development will be operated and managed to ensure that the highest reasonable standard of accessibility is provided. This management plan shall include details of access for customers with specific access requirements to enter via the Savage Gardens entrance, and details of disabled toilet facilities. The agreed scheme shall be implemented before the development hereby permitted is brought into use and retained as such for the lifetime of the development.  
REASON: To ensure reasonable adjustments are carried out in pursuit of an accessible and inclusive facility in accordance with Policy DM10.8 and Policy D5 of the London Plan.
- 13 Unless otherwise approved by the Local Planning Authority the doors and windows to any bar or restaurant shall be kept closed. The doors may be used only for access or egress and in an emergency or for maintenance purposes.

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.

- 14 Self-closing mechanisms must be fitted on the doors at the rear of the premises before the sui generis use hereby approved commences and shall be retained for the life of the premises. The doors must not be left open except in an emergency.

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.

- 15 No servicing of the premises shall be carried out between the hours of:

(i) 21:00 on one day and 07:00 on the following from Monday to Saturday and between 21:00 on Saturday and 07:00 on the following Monday and on Bank Holidays. For part (i) Servicing includes the loading and unloading of goods from vehicles and putting out or collecting rubbish from outside the building including the rear yard.

or

(ii) 07:00hrs and 10:00hrs, 12:00hrs and 14:00hrs, 16:00hrs and 19:00hrs, Mondays to Fridays. For part (ii) servicing includes the loading and unloading of goods from vehicles and collection of rubbish.

REASON: To ensure the satisfactory servicing of the building and to safeguard the amenity of the adjoining premises in accordance with the following policy of the Local Plan: DM15.7, DM17.1, DM21.3.

- 16 The Class E/Sui Generis premises hereby permitted shall not be open to customers between the hours of 23:00 on one day and 07:00 on the following day.

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.

- 17 Customers of the licensed premises must not be allowed to spill out to surrounding streets, nor be allowed access to the rear service area, and this part of the property must not be used as part of the Class E/Sui Generis use hereby approved, including for storage of bicycles. The area may be used by customers only for access or egress in an emergency.

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.

- 18 No live or recorded music that can be heard outside the premises shall be played. Noise levels that are at least 10dB below the existing

background (LA90(T)) noise level can be considered to meet this criterion.

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.

- 19 There shall be no promoted events on the premises. A promoted event for this purpose, is an event involving music and dancing where the musical entertainment is provided at any time by a disc jockey or disc jockeys one or some of whom are not employees of the premises licence holder and the event is promoted to the general public.

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.

- 20 All parts of the ventilation and extraction equipment including the odour control systems installed shall be cleaned, serviced and maintained in accordance with Section 5 of 'Control of Odour & Noise from Commercial Kitchen Extract Systems' dated September 2018 by EMAQ+ (or any subsequent updated version). A record of all such cleaning, servicing and maintenance shall be maintained and kept on site and upon request provided to the Local Planning Authority to demonstrate compliance.

Reason: To protect the occupiers of existing and adjoining premises and public amenity in accordance with Policies DM 10.1, DM 15.7 and DM 21.3

- 21 Unless otherwise agreed in writing by the local planning authority all combustion flues must terminate at least 1m above the highest roof in the development in order to ensure maximum dispersion of pollutants, and must be located away from ventilation intakes and accessible roof gardens and terraces.

Reason: In order to ensure that the proposed development does not have a detrimental impact on occupiers of residential premises in the area and to maintain local air quality and ensure that exhaust does not contribute to local air pollution, particularly nitrogen dioxide and particulates PM10 and 2.5, in accordance with the City of London Air Quality Strategy 2019, Local Plan Policy DM15.6 and London Plan policy SI1.

- 22 No doors, gates or windows at ground floor level shall open over the public highway. REASON: In the interests of public safety

- 23 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:

Proposed Layout - 10000843-PR-001.B Received 31 January 2024;

Proposed Elevations - 10000843-EL-PR-001.A Received 11 October 2023;

Fire Strategy Drawings: FS-001; FS-001 Received 16 November 2023;

Received 15 August 2023:

Site Location Plan - LP-001;

Existing Layout - 10000843-EX-001;

Existing Elevations - 10000843-EL-EX-001;

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 Local 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.

- 2 This permission must in no way be deemed to be an approval for the display of advertisement matter indicated on the drawing(s) which must form the subject of a separate application under the Advertisement Regulations.

- 3 Access for people with disabilities is a material consideration in the determination of planning applications. The City of London Corporation has published design standards giving advice on access for people with disabilities and setting out the minimum standards it expects to see adopted in the City buildings. These can be obtained from the City's Access Adviser, Chief Planning Officer and District Surveyor. Further advice on improving access for people with disabilities can be obtained from the City's Access Adviser. Your attention is drawn to the Disability Discrimination provisions of the Equality Act 2010 to ensure that disabled people are not significantly disadvantaged. Service providers, etc., should make "reasonable adjustments" to facilitate access to their premises and the City asks all applicants for planning permission to ensure that physical barriers to access premises are minimised in any works carried out.

- 4 Compliance with the Clean Air Act 1993: Any furnace burning liquid or gaseous matter at a rate of 366.4 kilowatts or more, and any furnace burning pulverised fuel or any solid matter at a rate of more than 45.4 kilograms or more an hour, requires chimney height approval. Use of such a furnace without chimney height approval is an offence. The calculated chimney height can conflict with requirements of planning control and further mitigation measures may need to be taken to allow installation of the plant.

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# City of London Conservation Area Advisory Committee

Department of the Built Environment,  
Corporation of London,  
P.O. Box 270,  
Guildhall,  
London EC2P 2EJ

8<sup>th</sup> September 2023

Dear Sir/Madam,

At its meeting on 31<sup>st</sup> August 2023 the City of London Conservation Area Advisory Committee considered the following planning application and reached the decision given below:

**C.84 23/00895/FULL - 9A - 9B Crutched Friars, London EC3N 2AU**

**Fenchurch Street Station Conservation Area/Tower Ward. No Ward Club Rep.**

Change of use of Arches 9A and 9B to open Class E (Commercial, Business and Services), drinking establishment and drinking establishments with expanded food provision, nightclub and music venue, along with external alterations, front and rear facade treatments and associated works.

There were no objections.

I should be glad if you would bring the views of the Committee to the attention of the Planning and Transportation Committee.

Yours faithfully,

Mrs. Julie Fox  
Secretary

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# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to open Class E (Commercial, Business and Services), drinking establishment and drinking establishments with expanded food provision, nightclub and music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: O. H.

Address: 1 Pepys Street London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:1. The Noise Statement report does not entail the construction methodology. There are no concrete measures in place that are stated beyond saying that the construction will not impact the noise levels.

2. The report is based on noise levels recorded between July and August - these are the busiest months for traffic with more patrons out for longer. The construction will take place in the Winter/Spring months of 23-24 - arguably, the quietest time of the year. Noise levels for construction may not be in line with the average seasonal noise levels of the area, impeding both residents and businesses.

3. I hoped that the Noise Statement may take into account noise levels following the establishment's opening. Questions are not answered: will the music blare out? How many days a week, and what hours? What decibel will it be? The cover letter noted past establishments received similar complaints from residents who stated leaving their windows open became an issue. In recent years, London's heatwaves have become hotter. I would be against keeping my windows closed year-round.

4. There has not been a description of the bar. There is a difference between a jazz club and Dirty Martini! This will have an impact on safety, and may incite drug dealing/use, littering, and violence. I cannot see any safety planning. Will there be security staff? Are you expecting a high volume of drunk patrons?

It is difficult to say if I am for or against this bar without the key detail above, and I question why this has been omitted when the residents have been asked to have their say. I fail to see the

necessity of adding another to an already saturated market without this information.

I am both a resident paying an extortionate rent for the privilege to live in the area AND a serving police officer. I am concerned that this establishment could reduce the quality of living for residents in the area, and increase the levels of crime both in the immediate area and the City of London.

Samuel James  
Development Division  
City of London  
Environmental Department  
via email to [PLNComments@cityoflondon.gov.uk](mailto:PLNComments@cityoflondon.gov.uk)

27 September 2023

Dear Samuel

**Re: Location: 9A-9B Crutched Friars London EC3N 2AU**

Further to your letter of 8 September, 2023, I wish to object to the wide-ranging change of use requested in the planning application.

The use of the building in question has been as a bookmakers on the ground floor and a seafood restaurant on the first floor, both currently vacant. Either use for the combined new property would be the correct outcome here, but not extending the possible uses to other types of business which are entirely unsuitable, given the local geography. I strongly urge that the Planning Committee visit the site in question, and pay particular attention to the rear of the property, which is adjoining over a hundred residential properties – ninety here at 1 Pepys St and more in Savage Gardens – all within a very few metres of the site. The physical layout is that all these buildings surround the central courtyard, effectively forming a sound well where there is nowhere for it to travel but into these residences at 1 Pepys St and also Savage Gardens. If the change of use were to allow a nightclub/music venue of all things, then this would directly impact disastrously on hundreds of local residents.

There are bars on Crutched Friars, but not ones that would interfere so very directly with residential properties as the planning application for 9A – 9B. However, these establishments (The Cheshire Cheese and the Munich Cricket Club) are still, rightly, only licensed to 11pm to prevent our residences from being further disturbed beyond these times. And these are not establishments with constant music playing. Any use of the arches in question must also be restricted to no later than 11pm, and not the 2pm requested in the planning application. A nightclub and/or music venue that would host such numbers must be explicitly vetoed by the Committee at this stage.

In addition, currently these hundred or so residential properties are not overlooked by the arch properties in question. Any permission for the site must require that the rear arches, currently poorly boarded, are fully bricked up to prevent the residences becoming a goldfish bowl for those frequenting the arch establishments, and to prevent noise and light pollution impacting on so many of us who live in The City. It is clearly not acceptable to simply use “frosted glass” as mentioned in the proposal. Only a solid barrier preventing light and sound escaping would be effective, given the immediate proximity to so many residences.

I am also wary of the proposal for staff bike storage to be sited in the courtyard that interconnecting our buildings. This will inevitably become a source of late-night noise pollution, and a likely fire risk and nuisance to all residents, as a de facto smoking area for staff and even customers. Access to the rear courtyard should be explicitly prohibited as part of the proposal.

It will be for the Fire Brigade to comment on evacuation procedures, but the proposed fire exit onto Savage Gardens is tiny and not fit for purpose for any establishment with large numbers of customers. Any plan for a “standing room” venue, instead of a purely seated establishment of some

kind, risks future disaster as customers would not be able to exit quickly through such a narrow emergency exit between properties.

The proposal has some merits, and as a local I very much want local business to succeed and the site to be returned to regular use. Connecting the ground and first floor will allow all customer access to be via Crutched Friars, which is a significant plus. But the nature of the site and its proximity to such a large residential population requires that it must continue to be used as either a shop or restaurant as before, with operating hours that reflect it bordering onto such a significant residential population.

Please acknowledge receipt of this objection and, if the application is not withdrawn, do advise on the date and time of any hearing.

Yours sincerely

Keith Mansfield

Flat 801  
1 Pepys St  
London  
EC3N 2NU

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to open Class E (Commercial, Business and Services), drinking establishment and drinking establishments with expanded food provision, nightclub and music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Mr Geoff Boyd

Address: Flat 302 1 Pepys Street London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: My partner and I are residents of 1 Pepys Street and have lived here for 18 years. Our flat overlooks Savage Gardens and the Doubletree Hilton hotel.

We object to the proposed opening of a nightclub and music venue, open until 2am, at 9A and 9B Crutched Friars on the grounds that it would cause noise disturbance to us and our neighbours and adversely effect our quality of life. The idea of a late night nightclub of music venue on this site is wholly inappropriate.

We note that in the City's Local Plan Policy DM 3.5 says that any proposals for new night time entertainment will only be permitted where it can be demonstrated that, either individually or collectively, there is no unacceptable impact on:

- the amenity of residents and other noise sensitive uses
- environmental amenity - noise, disturbance, odours, customers arriving and leaving

In the Noise Assessment Report 1.2.1. says ' The application site is surrounded by commercial properties to the north, east and west and is also adjacent to a residential property to the south'. This is misleading as the premises are joined to 26 Savage Gardens and are a close neighbour to 25 Savage Gardens and 1 Pepys Street. These three properties have in excess of 95 flats which are homes to well in excess of 100 residents.

We ask that the application is not permitted and that any license granted to an occupier should not

exceed 11pm as with the adjacent Munich Cricket Club and the Cheshire Cheese pub opposite.

We also ask that any servicing of the premises use the entrance on Crutched Friars and not the rear yard which is overlooked by some residents at 1 Pepys Street as well as the residents of 25 and 26 Savage Gardens. Noise in that area would adversely effect those residents.

## Adjei, William

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**From:** PLN - Comments  
**Subject:** FW: 23/00895/Full Change of use of Arches 9A and 9B

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**From:** Paul Pavlou  
**Sent:** Thursday, October 5, 2023 1:03 PM  
**To:** Pln - CC - Development Dc <PLNDev@int.cityoflondon.gov.uk>  
**Subject:** 23/00895/Full Change of use of Arches 9A and 9B

THIS IS AN EXTERNAL EMAIL

To whom it may concern

I am writing to formally object to the planning application for the change of use of Arches 9A and 9B Crutched Friars London EC3N 2AU, which proposes the opening of a Class E (Commercial, Business and Services), drinking establishment, drinking establishments with expanded food provision, nightclub, and music venue, along with external alterations, front and rear facade treatments, and associated works. I am a director of the residential building at 1 Pepys Street EC3 and represent all the flat owners and residents, totalling 90 flats in the building. I have been tasked with submitting this letter on behalf of the concerned residents.

Our objections centre on the proposed nightclub and music venue. The residents adamantly oppose the establishment of such an establishment in our community. We believe that this use would be highly detrimental to our quality of life, the safety of our neighbourhood, and the overall well-being of our residents.

#### Previous Use and Community Contribution

The premises in question were previously occupied by a restaurant and a betting shop. As residents who know the area best, we would be delighted to see the space used in a manner that contributes positively to the local community. A restaurant, a café or a convenience shop, or even all those combined, would be highly welcomed by the residents and would enhance the neighbourhood's appeal. We do not object to the amalgamation of the two units for such purposes provided that the main entrance is on Crutched Friars with Savage gardens being used for a disabled entrance and fire exit only. We request that deliveries are made using the Crutched Friars entrance for the reasons set out below.

#### Proposed Closing Hours:

We kindly request that the proposed hours of closing for the establishment be no later than 11 pm. Such a modification would significantly alleviate the potential disturbances to residents, especially during late hours. Environmental Health's powers to curb revellers talking loudly, shouting and jeering outside people's homes at night are extremely limited and so enforcement is nigh on impossible. Maintaining its use as a restaurant where the primary activity is dining rather than socialising through alcohol consumption (especially given the already high number of pubs and bars in the area and lack of restaurant options) and restricting opening hours to 11pm will mitigate these concerns.

#### Yard and Savage Gardens Location

We are particularly concerned about the proposed use of the yard at the back of the premises, which is solely encapsulated and overlooked by flats (photo attached). The applicant intends to use it as a bike store and smoking area for employees. This would create significant disturbances for residents, as sound and smoke travels upwards in such an enclosed area which is extremely close to windows (including bedroom windows) of these flats, impacting the tranquillity of the surrounding homes and the health and well-being of the residents.

Additionally, the location of Savage Gardens, being a narrow pedestrianised lane flanked by tall residential buildings on one side and the Hilton DoubleTree on the other, exacerbates our concerns. The area's immediate proximity to residential properties and Hotels comprising hundreds of people underscores the importance of creating a peaceful environment at night. The residents and stayers at these properties work or study in the City or are visiting and all have a right to undisturbed sleep. Interfering with this will impact the mental and physical health of all residents detrimentally. This is an extremely small and condensed area of Tower where sound resonates throughout the

surrounding area at night. There are also a number of residential apartments in the surrounding area as well as residential units for students. All of the above whom have a right to an undisturbed sleep.

Our objections are further supported by relevant law, regulation, and policy:

#### Noise and Anti-Social Behaviour

1. Paragraph 17 of The National Planning Policy Framework (NPPF) emphasises the need to minimise noise and disturbance from new developments, especially when it affects existing residents. We firmly believe that the proposed nightclub and music venue will naturally lead to significant noise concerns and a detrimental impact on the well-being of nearby residents, especially by departing revellers at night.
2. Policy S11 of The London Plan 2021 addresses noise management and its impact on communities. The operation of a nightclub and music venue, particularly during late hours, poses a high risk of noise disturbances to nearby residents, which we vehemently oppose.
3. Policy DM9 - Noise and Vibration of the City of London Local Plan 2015 specifically addresses noise and vibration impacts. We argue that the nightclub and music venue's operation will breach noise control measures and negatively affect the quality of life for residents. Residents already live with disturbance created from revellers on Crutched Friars, Pepys Street departing from other establishments at night in all the apartments. Attaching a nightclub to our homes will be intolerable.
4. The Environmental Noise (England) Regulations 2006 establish standards for environmental noise. The shouting and jeering that will accompany nightclub patrons on Savage Gardens and surrounding roads will very likely violate these regulations.
5. The Environmental Protection Act 1990 grants powers to control noise pollution and address noise nuisance issues despite its actual powers of enforcement beyond controlling operating hours being extremely limited. We request that this act be considered in evaluating the potential noise disturbances caused by the proposed nightclub and music venue.
6. The Anti-Social Behaviour, Crime, and Policing Act 2014 provides measures to address anti-social behaviour, and we believe that the nightclub and music venue may, like many other such establishments, will contribute to an increase in such behaviour in the area.
7. Policy S12 of The London Plan 2021, titled "Anti-Social Behaviour and Crime," should be taken into account if the nightclub and music venue could increase anti-social behaviour or crime in the vicinity, which is a concern raised by the Police, the Residents and Environmental Health.
8. The Public Order Act 1986 focuses on public order and safety and addresses issues related to public assemblies and potential disturbances. We are concerned about the potential for disturbances in the area due to the proposed venue.

#### Quality of Life, Culture, and Transport and Infrastructure.

1. Paragraph 201 of The National Planning Policy Framework (NPPF) – “Vibrant and Healthy Communities” highlights the importance of creating vibrant and healthy communities. We firmly believe that the proposed nightclub and music venue would negatively affect the well-being of residents and visitors, particularly if it leads to disturbances, anti-social behaviour, or safety concerns.
2. Policy HC3 of the London Plan 2021 “Cultural and Entertainment Uses outlines criteria for cultural and entertainment venues. We assert that the nightclub and music venue does not meet these criteria and is not suitable for this location.
3. Policy EC3 of the London Plan 2021 “Retail and Leisure Uses relates to retail and leisure uses in the City. We argue that the nightclub and music venue may not align with the objectives for leisure uses in the area, particularly as it is highly probable that it will pose disturbances to residential properties.
4. Policy SP1 of the City of London Plan 2015 “Sustainable Development” sets out principles for sustainable development. We object on the grounds that the nightclub and music venue's development may not align with the principles of sustainability, particularly in terms of its impact on the local community.
5. Policy SP5 of the City of London Plan 2015 “Enhancing the Public Realm” focuses on enhancing the public realm. We object as the nightclub and music venue's presence is likely to have a negative impact on the public realm, such as increased anti-social behaviour.
6. Policy DM1 of the City of London Plan 2015 “Development Management Policies” outlines general development management criteria, including considerations for design, scale, and impact on residential amenity. We object based on the nightclub and music venue's impact on residential amenity and whether it complies with design and scale requirements.
7. Paragraph 127 of the National Planning Policy Framework (NPPF) “Sustainable Transport” as the nightclub and music venue's location at the time of proposed closing (2 am) has poor access to sustainable transport options, we object to the potential increase in traffic and the environmental impact around the Crutched Friars and surrounding



roads area, notably by mini-cabs (Uber) and revellers traveling to meeting spots in such an enclosed area occupied by residential properties and hotels.

8. Policy HC13 of the London Plan 2021 “Delivering Night-Time Accessibility” emphasises the importance of accessible night-time transport. We object if the nightclub and music venue's location lacks sufficient transport options at the hours of closing and propose 11pm at the latest.

9. Policy SP14 of the City of London Plan 2015 – “Delivering Cultural Infrastructure” encourages the delivery of cultural infrastructure. We object as we deem the addition of a nightclub connected to residential properties and adjacent to hotels does not contribute positively to the cultural infrastructure of the City and will likely lead to degeneration.

10. Policy SP7 of the City of London Plan 2015 “Vibrant Communities” promotes the creation of vibrant communities, and we object as the nightclub and music venue is expected to have adverse effects on community well-being, safety, or vibrancy.

Human Rights Act 1998 – Article 8 – Right to Respect for Private and Family Life

1. Everyone has the right to respect for his private and family life, his home, and his correspondence.

2. There Act reads that there shall be no interference by a public authority with the exercise of his right except such as in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the rights and freedoms of others.

3. A local authority is prohibited from acting in a way that is incompatible with any of the human rights described by the European Convention on Human Rights unless legislation makes this unavoidable.

4. Article 8 is a qualified right, and where interference with the right can be justified, there will be no breach of Article 8. Qualified rights are rights that may be interfered with to protect the rights of another or the wider public interest. The desire of a landlord and a nightclub and music venue operator/promoter to operate a nightclub and music venue in this location and any desire of revellers to frequent a nightclub and music venue should not override the residents right to respect to a private and family life. The residents' Article 8 right should not be interfered with. In conclusion, we urge the Local Planning Authority to consider our objections carefully, taking into account the vehement opposition of the residents to the proposed nightclub and music venue. We firmly believe that the establishment of such a venue in this location would be detrimental to our community. We respectfully request that this planning application be denied or modified to align with the interests and well-being of our residents.

In summary:

1. The adjoining nature of the premises onto homes and hotels housing hundreds of residents and hotel stayers mean that its proposed use of a night club and music venue is unsuitable.

2. We do not object to the two Arches 9A and 9B being amalgamated.

3. We propose its use to be for the benefit of residents (including long term and students) and visitors to the area by operating as a restaurant, a café or convenience shop or all of the above

4. We propose its operating hours to be no later than 11pm

5. We request that deliveries are made during normal hours and through the Crutched Friars entrance with Savage Gardens only being used for disable access or as a fire exit.

6. Given the extremely close proximity of the apartments (and their windows) encapsulating the rear Yard, we object to the Yard being used as a bike store and smoking area.

Thank you for your attention to this matter.



Yard



Savage Gardens

Kind regards

Paul Pavlou

Director

Pepys Street RTM Company Limited

1 Pepys Street, EC3N 2NU

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** objection to planning ref 23/00895/FULL  
**Date:** 08 October 2023 20:31:04

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THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam

please find below my objection to the planning proposal as in the email title. I have sent the picture as an attachment.

Thank you in advance

Dr. Jayne Evans (resident of the address below)

Flat 4, 26 Savage Gardens. London EC3N 2AR

I would like to comment on and object to the following planning application Reference 23/00895/FULL (alt ref PP-13313687) 9A-9B Crutched Friars London EC3N 2AU.

I am a resident of Savage Gardens. I live next to the arches leading to Crutched Friars. My property is connected directly to 26A Savage Garden, as shown in the attached picture. The rear wall of my property is also a wall of the courtyard area. My main living and sleeping areas look out onto Savage Gardens and the rear courtyard,

I wish to comment and object on the following grounds:

### **Loss of amenity due to noise pollution**

It is unreasonable to allow the development of a night club and music venue, as it would create unacceptable levels of noise. The immediate area is residential and dormitory in nature, there are 100 plus residential flats and several hotels. My flat is next door to the proposed development.

A nightclub/music venue would vastly increase the levels of noise in the local area, especially late at night and during the early hours of the morning. This noise would come from such sources as the venue operation itself, (music, rowdy patrons); large numbers of clubbers entering and leaving the building (especially in volumes at closing time); taxis and cars, waiting (with engines on and music playing) to transport patrons to and from the venue; rowdy and hostile patrons leaving the venue or congregating outside. Noise would also come from the use of the courtyard by staff/patrons, delivery and service companies outside venue opening times.

Savage Gardens, Crutched Friars, and the arch upon which the new development is proposed is already noisy, this is because it is a busy area. There are restaurants and bars nearby and the streets are narrow with tall buildings and railway arches, these amplify and echo sound. Additional noise from a nightclub,

especially after 11pm would be intolerable.

Everyone has the right to respect for his private and family life, his home, and his correspondence, (Human Rights Act 1998 – Article 8 – Right to Respect for Private and Family Life). Article 8 is a qualified right and may be interfered with to protect the rights of another or the wider public interest. The development of a nightclub/music venue in this location and the desire of clubbers to patronise it should not override the residents right to a private and family life. The residents' Article 8 right should not be interfered with.

My objection is supported by the following documents:

The City of London Local Plan (2015). Policy DM9 - specifically addresses noise and vibration impacts. I argue that the operations of a nightclub/music venue will breach noise control measures and negatively impact the quality of life of residents.

The National Planning Policy Framework (NPPF) Para 17 stresses the need to minimise noise and disturbance from new developments, especially when it affects existing residents. The proposed nightclub and music venue will lead to significant noise issues, and negatively impact on the well-being of nearby residents.

### **Loss of amenity due to light pollution.**

My home will be affected by light pollution coming from the proposed large windows to the rear courtyard of the proposed building. My bedroom window looks onto this courtyard, and I will be disturbed by this light. It will also be affected by light pollution from the proposed window at the Savage Garden location, my living room and bedroom overlook this location.

I am aware that the proposal states windows will be frosted, but this does not block out light. I am also aware that there is a current level of light pollution from the surrounding buildings. However this does not mean that additional light from the proposed building will not further impact on my experience of light pollution. Moreover, light from nightclubs is often flashing, spotlight and different colours. This will be particularly disturbing and distressing for me, especially when I am trying to sleep.

I believe that this light intrusion will interfere with the quiet enjoyment of my home and my right to a private and family life. (Human Rights Act 1998 – Article 8 – Right to Respect for Private and Family Life -Everyone has the right to respect for his private and family life, his home, and his correspondence. This right should not be interfered with for the benefit of a nightclub and its patrons.

My objection is supported by the following document:

The City of London Lighting Supplementary Planning Document Draft (2022) considers and seeks to remedy the negative impact of artificial light pollution in the Square Mile. I believe that light pollution from the proposed nightclub is exactly the problem which the draft 2022 plan seeks to remedy. Therefore, the windows should not be allowed.

### **Crime and disorder.**

The local area is a hotspot for antisocial behaviour and other crimes. These include aggressive begging, (targeting local residents, workers, tourists and patrons of the night-time economy), fights; hostility; rowdy patrons/people congregating around the proposed venue; drug selling and drug use; excessive littering, especially of glass, bottles and food wrappings; graffitiing; and human fouling of the pavements and walls. I have contacted the Corporation Noise Team, Environmental Health and the City of London Police on numerous occasions regarding such disturbances. I am very afraid in my home, and in the local vicinity due to the level of crime and disorder in the area.

I believe that the nightclub/music venue proposed in this plan will, like many other such establishments, contribute to an increase crime and disorder in the area.

My objection is supported by the following legislation:

The Public Order Act (1986) which addresses issues related to public assemblies and potential disturbances. I am very concerned about the potential for disturbances in the area due to the proposed nightclub venue.

The Anti-Social Behaviour, Crime, and Policing Act (2014) which provides measures to address anti-social behaviour.

The London Plan (2021), Policy SI2 "Anti-Social Behaviour and Crime," which considers whether a nightclub and music venue could increase anti-social behaviour or crime in the vicinity.

### **Possible uses of the site**

The premises in question were previously occupied by a restaurant and a betting shop. I would be very happy to see a restaurant, a café, a local food shop, offices, or new residential units in at this site. The site needs regeneration and I believe these options are in keeping with the City of London Destination City plan.

I welcome the amalgamation of the two units for such purposes. I request that the main entrance of any development is on Crutched Friars, with the Savage Gardens entrance being used for a disabled entrance and fire exit only. I request that deliveries are made using the Crutched Friars entrance to ensure that I and other residents of Savage Gardens are not disturbed by deliveries and rubbish removal during the evening, night or early morning.

### **Proposed Closing Hours and Service Vehicle Hours.**

I request that the proposed hours of closing for the establishment be no later than 11 pm. I believe this would significantly alleviate the potential disturbances to residents, especially during late and early hours. I am aware that Environmental Health and the Police have powers to limit such disturbance but, speaking as a resident who has called both the City noise team and the police on many occasions, I am aware that in practical terms enforcement is very difficult. I request that an establishment closing time no later than 11pm be enforced at the planning stage.

Likewise, I request that any service activity, deliveries and bottle/waste



arrangement and collection be made from the Crutched Friars entrance and after 8am.

### **Yard Location.**

I request that the window areas in the arches facing the courtyard be filled in with a solid material to prevent light escaping. I also request that the material used is sufficient to stop any noise from escaping from the venue via the filled in window spaces, the existing arch brick structure and from the joins between them.

I request that the bike store and smoking area for employees, proposed by the applicant be forbidden, and that the walkway structure close to the wall of 26 Savage Gardens on the courtyard side be removed. Smoke and noise disturbance from people locking and unlocking bikes (and with all probability talking), would create significant disturbances for me. This area is directly below my bedroom window and my health and wellbeing would be badly affected if the developers' proposals were allowed.

The air conditioning units for the flats at 26 Savage Gardens, and a flat roof and ceiling light associated with this building, can only be accessed via the yard. Therefore. I request that 26 Savage Gardens are given access to maintain our properties.

### **Savage Garden Location.**

I request that the window frame at the Savage Gardens location be filled in with solid, light, and sound insulating material. This window is right next to my home and both my living room and bedroom look onto Savage Gardens. Light and sound escaping from this window would negatively impact my quiet enjoyment of my home especially at night. Likewise, as stated above, the door onto Savage Gardens, again directly next to my home, be used only for disabled access and for emergencies, with all other traffic to and from the any proposed venue be via the Crutched Friars entrance. Please see attached photo.

I request that no toilet facilities will be permitted to adjoin the residential building at 26 Savage Gardens and that all outstanding issues of disrepair of the proposed site at the Savage Garden location are addressed and maintained promptly.

### **Control of Building Work**

Previous building work at these sites meant that my flat became effectively uninhabitable, for the duration of the works. I had to move out at one point because it became so bad. Noise at all hours was deafening, vibrations shook my flat so much that pictures fell from walls, the crockery in my cupboards rattled and the windows shook. I was convinced at one point that my walls would crack. Dust and particles in the air in the communal areas of my building set off our smoke detectors and affected my breathing, building vehicles, building material, and building rubble was left outside my front door often for days, blocking access to my building. I request that prior to any proposed works, a thorough assessment be carried out of the area and the buildings, and that strategies be put in place prior to any work commencing, to prevent such excessive disturbance to me and my home.

## **Summary.**

1 Placing a nightclub/music venue at the site is unreasonable due to the residential and dormitory nature of the immediate area. Loss of amenity due to noise, light and an increase in crime and disorder thus caused mean that such a venue is unsuitable in this location.

2 I do not object to the two Arches 9A and 9B being amalgamated and propose its use to be for the benefit of residents (including students and hotel guests) and visitors to the area by operating as a restaurant, a café food shop, offices, or residential units or all of the above

3 I propose its operating hours to be no later than 11pm.

4 I request that entry and exit of staff, patrons, deliveries and waste are made through the Crutched Friars entrance with Savage Gardens only being used for disabled access or as a fire exit.

5 No toilet facilities to adjoin the residential building at 26 Savage Gardens, and that the area adjoining our building be repaired and maintained promptly. I request that windows at the yard site and Savage Garden site be bricked up to prevent noise and sound escaping. Access be given to the yard area to allow residents of 26 Savage Garden to maintain their properties.

6 That a complete assessment of the area and proposed building works be carried out prior to any work, to prevent excessive disturbance to residents from building work.

my property

proposed site

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STRICTLY  
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BIFFA  
BIN  
COLLECTION IS  
STRICTLY  
BETWEEN 7-8  
A.M

## Adjei, William

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**From:** PLN - Comments  
**Subject:** FW: 9A Arches 9B Crutched Friars

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**From:** Arani Sen  
**Sent:** Monday, October 9, 2023 2:36 PM  
**To:** PLN - Comments <PLNComments@cityoflondon.gov.uk>  
**Cc:** Fredericks, Marianne  
**Subject:** 9A Arches 9B Crutched Friars

THIS IS AN EXTERNAL EMAIL

Dear Sir/ Madam

We are writing to formally object to the planning application for the change of use of Arches 9A and 9B Crutched Friars London EC3N 2AU, which proposes the opening of a Class E (Commercial, Business and Services), drinking establishment, drinking establishments with expanded food provision, nightclub, and music venue, along with external alterations, front and rear facade treatments, and associated works. I am rector of St Olave Hart Street and we are both resident at St Olave 8 Hart Street, living within 100 meters of this facility. We are regularly woken up in the night from Proud City and other establishments on Mark Lane, Crutched Friars and New London Street. We face antisocial behaviour including drug use, shouting, urinating on Hart Street between 0200 and 0400 from Proud City and on Mark Lane.

As residents, a restaurant, a café or a convenience shop, would be welcomed by us as residents.. We do not object to the amalgamation of the two units for such purposes provided that the main entrance is on Crutched Friars with Savage gardens being used for a disabled entrance and fire exit only.

We request that the proposed hours of closing for the establishment be no later than 11 pm. Such a modification would significantly alleviate the potential disturbances to residents, especially during late hours. Noise from, shouting outside people's homes and cars hooting are uncontrolled at night. Maintaining its use as a restaurant with the primary activity of dining rather than socialising through alcohol consumption and music, and restricting opening hours to 11pm will mitigate these concerns.

Our objections are about change of use. There is the need to minimise noise and disturbance from new developments, especially when it affects existing residents. We firmly believe that the proposed nightclub and music venue will naturally lead to significant noise concerns and a detrimental impact on the well-being of nearby residents and hotels, especially by departing revellers at night. Policy SI1 of The London Plan 2021 addresses noise management and its impact on communities. The operation of a nightclub and music venue, particularly during late hours, poses a high risk of noise disturbances to nearby residents, which we vehemently oppose. The Anti-Social Behaviour, Crime, and Policing Act 2014 provides measures to address anti-social behaviour, and we believe that the nightclub and music venue may, like many other such establishments, will contribute to an increase in such behaviour in the area. There is no night tube from Tower Hill so public transport is a major issue. Cars tend to rev and hoot late at night.

In conclusion, we request that the Local Planning Authority to consider our objections carefully, we firmly believe that the establishment of such a venue in this location would be detrimental to our community and our quality of life.

In summary, the adjoining nature of the premises onto homes and hotels housing hundreds of residents and hotel guests mean that its proposed use of a night club and music venue is unsuitable. We do not object to the two Arches

9A and 9B being amalgamated. We support a facility for visitors to the area by operating as a restaurant, a café or convenience shop or all of the above. We propose its operating hours to be no later than 11pm

Best wishes

Arani Sen (rev)  
Alison Sen ( Mrs)

Rector St Olave Hart Street  
8 Hart Street  
London  
EC3R 7NB

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to open Class E (Commercial, Business and Services), drinking establishment and drinking establishments with expanded food provision, nightclub and music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Mr Solomon Peters

Address: 1 Pepys Street London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I am a resident of the adjoining building at 1 Pepys street and am writing to formally object to the planning application for the change of use of Arches 9A and 9B Crutched Friars, London EC3N 2AU which proposes the opening of a Class E (Commercial, Business and Services), drinking establishments, drinking establishments with expanded food provision, nightclub and music venue, along with external alterations, front and rear facade treatments and associated works.

The proposed establishment will cause an unacceptably high level of disturbance to residents of 1 Pepys street, especially late at night when patrons of the establishment are entering and exiting. There are already a number of bars in the area where as residents we have to endure high levels of noise from drunken revellers. The proposed establishment will only contribute further to noise levels.

The proposed establishment will also lead to an increase in anti-social behaviour from drunken revellers and also to an increase in traffic and noise from cars arriving and leaving the establishment.

I am objecting to the planning application because I believe it contravenes Paragraph 201 of the National Planning Policy Framework "Vibrant and Healthy Communities" as the establishment will negatively affect the wellbeing of residents of 1 Pepys street given the increase in noise, traffic

and anti-social behaviour.

I also believe that the proposed establishment will interfere with my right to a private and family life which is enshrined in the 1998 Human Rights Act

Overall, I believe the proposed establishment would cause a severe detriment to my wellbeing as a resident at 1 Pepys Street. I work from home and the unacceptable increase in noise, traffic and anti-social behaviour, especially late at night would be very detrimental to my ability to work and to my mental health.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Mrs Nickie Aiken

Address: House of Commons London

## Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I wish to object in the strongest terms my objection to this ill thought out and inappropriate application. If granted I believe my constituents living in close proximity will suffer noise and public nuisance which will severely affect their public amenity. There will be over 100 people detrimentally affected if this application is granted. I fail to see how a such a late night premises providing such entertainment as laid out in the application will not negatively affect its neighbours. Having visited the site I was very concerned to see that a bedroom window is located approximately a metre from the proposed venue. The venue also backs on to the residential building at 1 Pepys Street EC3, with bedrooms being predominantly situated facing the back of the venue. I sincerely believe the public amenity will be deeply affected for those living in these homes as well as those on Savage Gardens. The noise from the patrons leaving the premises late at night, the servicing of the premises with refuse collections and deliveries and music noise and patrons is likely to escape from the building.

I believe the premises was previously a restaurant which appears to be a more appropriate type of business for this location.

I believe this application is entirely inappropriate for this location and would urge the planning authority not to grant on noise, anti-social behaviour, and public amenity grounds. If the authority was minded to grant I would hope a list of conditions would be attached to protect public amenity for the local residents including:

- \* the operating hours to be no later than 11pm Sunday-Saturday
- \* all deliveries be restricted to 7am-5pm and through the Crutched Friars entrance with Savage



Gardens only being used for disable access or as a fire exit.

\* the rear Yard to be exempt from all uses bar a fire escape. This area should not be accessed by the public bar emergency access and it certainly should not be used as a bike store and smoking area.

To: City of London

By Email : [PLNComments@cityoflondon.gov.uk](mailto:PLNComments@cityoflondon.gov.uk); [plans@cityoflondon.com](mailto:plans@cityoflondon.com);

10 October 2023

Dear Committee Members,

**OBJECTION RE:** [23/00895](#)/FULL | CHANGE OF USE OF ARCHES 9A AND 9B TO OPEN CLASS E (COMMERCIAL, BUSINESS AND SERVICES), DRINKING ESTABLISHMENT AND DRINKING ESTABLISHMENTS WITH EXPANDED FOOD PROVISION, NIGHTCLUB, AND MUSIC VENUE, ALONG WITH EXTERNAL ALTERATIONS, FRONT AND REAR FAÇADE TREATMENTS AND ASSOCIATED WORKS AFFECTING THE CHARACTER AND APPEARANCE OF THE FOLLOWING CONSERVATION AREA: FENCHURCH STREET STATION - **Proposed development 9A-9B Crutched Friars London EC3N 2AU by The Arch Company**

We are the owners of Flat A 26 Savage Gardens, London EC3N 2AR. This is a residential flat on the ground floor next to and adjoining 26A Savage Gardens and 9A-9B Crutched Friars.

Rationale for our objection includes the following:

1. **Sound pollution/noise disturbance** – this is already a problem for the Tower Ward. The subject premises adjoin residential flats at 25 and 26 Savage Gardens to the west. Our bedroom has a skylight which is about 1 meter from a makeshift walkway which was left exposed at the rear of the subject premises by the previous tenants of The Arch Company Ltd (**Arch**). If this application is allowed in its current form, there would be light and noise disturbance from the huge windows that open out into the courtyard area at the rear of the subject premises. Previously, there was a solid brick wall affording privacy. It is not inconceivable that patrons who step outside onto the walkway at the rear of the subject premises could look into the bedroom skylight or even, in an inebriated state, walk onto the skylight and surrounding bedroom roof. This could result in a serious accident and damage to our property.

There will inevitably be an increase in noise disturbance from revellers leaving the subject premises, particularly late at night, which it will be impossible for the pub and club owners to control. Every shout, scream and jeer will be heard and amplified because of the tall buildings situated closely together in the vicinity and the acoustic effect of the adjacent railway arches. Further noise from taxis, private hire cars and generally car engines and doors being slammed will also increase the noise resulting in the Tower Ward being even noisier than it currently is. Clearly the increase in the noise levels will have a detrimental impact on local residents, businesses and tourists.

The early evenings, nights and early mornings of residents are frequently disturbed by drunks and partygoers shouting, fighting, swearing, singing loudly, urinating, vomiting, taking part in sexual activities (especially under the arches, which amplify all the noise). All this activity understandably makes local residents, feel unsafe when returning home at night. The increased activity in the area that would result from an approval of this application will add further to that sense of feeling unsafe.

Furthermore, adding another pub or nightclub/music venue to the many pubs and restaurants already in the area will make the noise disturbance untenable and have a detrimental effect on the enjoyment of our homes and general wellbeing.

We propose that the brick wall at the rear of the subject premises that opens directly onto the rear of the residents of 26 Savage Gardens should be bricked up and restored to its previous condition so as to give the residents of both Savage Gardens and Pepys Street the privacy previously enjoyed. The unsafe and makeshift walkway that runs alongside this area should be removed as it is unsafe which is apparent from its condition and which Arch has previously confirmed is the case.

2. **Litter and noise** - bottles, cigarette butts and litter are routinely left outside the subject premises including on the windowsills of our ground floor flat and on the doorstep entrance to 26 Savage Gardens. Often patrons have been seen vomiting in or close to the entrance to 25 and 26 Savage Gardens. Further, cigarette butts are discarded in this area and have even been inserted into the letter box and into holes in the refuse cupboards below the windows to our ground floor flat, which we have now been plugged as this is clearly a fire hazard.

In general, all the above are a nuisance to residents and will get worse if this planning application is approved. Further, local businesses will be deterred from moving into the Tower Ward and it will also pose a deterrent to business travellers and tourists who might otherwise stay in the area.

We propose that the subject premises are approved for a restaurant, local amenity shop, coffee shop or for residential use as all of these proposed uses would be of benefit to residents in the area, hotel guests and other visitors to the area.

3. **Access** – since acquiring the subject premises Arch has been very aggressive and uncooperative refusing to give us access to the rear of 26 Savage Gardens to clean the flat roof and the skylight. As part of the planning conditions attaching to the planning approval obtained by Network Rail for our building, Network Rail is required to service the outside condensers for the air conditioning for each of the flats at 26 Savage Gardens, for the life of the building. We have been unable to service the air conditioning condensers and generally carry out any maintenance at the rear of our property due to the fact that we have not been able to obtain access to the rear of the property. We have had to elicit the help of one of our local counsellors to effectively force the freeholder Network Rail to help us address the access issue. Notwithstanding all our efforts, the access issue has still not been resolved.

Over the years Arch in particular has been particularly aggressive and uncooperative and has merely obstructed our efforts with correspondence from a succession of “gatekeepers”, instead of trying to work with us to resolve this issue. For example, in response to a request to Arch for access to enable Environmental Health officers to investigate odours in the common parts of 26 Savage Gardens, Mr. Rajeeva Perera on behalf of Arch responded by email dated 30 August 2023,

*“...if the Corporation of London Environmental Health team wishes to formally contact me direct, they can do so. Out of interest are you a qualified Environmental Health Officer? And part of the Corporation of London’s Environmental Health team? Otherwise, what exactly is the purpose of you joining them in any such visit.”*

In an earlier email dated 25 August 2023, we contacted Mr. Scott Kennedy of Arch to see if we could have access to investigate a problem with odour we were experiencing in our building which we suspected may be emanating from the basement to our building or from 26a Savage Gardens. As Scott Kennedy was on holiday, we received an email dated 25 August from Ms. Joanna Fijaikowska of Arch refusing us access on the dates we proposed without suggesting any alternative dates. We followed up with some alternative dates on the same day and received a response from Mr. Perera dated 29 August 2023 ignoring our request for access and stating instead,

*“ I am very curious to know if your building maintenance manager has instructed a drainage contractor to check the drainage system within your building, to first establish whether the odour problem is because of some drainage issue? That to me would be the first thing to look at. Please do confirm.”*

Needless to say we were unable to progress this matter with Arch.

We have been dealing with Arch in relation to a damp issue in the living room of our flat since 2016. The damp was caused by the pitched roof of 26a Savage Gardens that abuts the adjoining wall of our property at an acute angle. There is no flashing at the headwall junction between the sloped roof and the external wall to our flat. The construction of the roof and juxtaposition to the wall of our building means that this area is prone to a build up of leaves and other debris and this has directly led to water ingress into our flat. This area was previously cleared by our external painting contractor in 2015 who pointed out the problem to us. As a result of the water ingress we have had to spend a considerable amount of money remedying the problem which involved removing and replacing the wooden flooring in our living room area and treating and repainting the walls. The correspondence with Scott Kennedy of Arch in relation to this issue was both aggressive, obstructive and unreasonable. Scott Kennedy refused to engage with us on the matter and to accept any responsibility or even to investigate our complaint. We incurred considerable expense in effecting the repairs but we needed to remedy the position in order for our flat to be habitable.

When the previous tenant of 26a Savage Gardens (Gremio) ceased the renovation works on the subject premises, the premises was left in a very poor state of disrepair, no attempt was made to properly board up the premises. A window opening next to 26 Savage Gardens has only been partially boarded up allowing rainwater to enter between the large, exposed gaps. Again, this has been pointed out to various people in Arch but Arch has done nothing to remedy the position.

As a result of our experience with Arch, we have no confidence in Arch conducting itself in a responsible and appropriate manner in relation to any proposed development of the subject premises and further to deal with any problems that are likely to arise in relation to a proposed change of use of the premises to a pub, night club or music venue. In our experience, Arch will simply turn a blind eye to any problems that the residents encounter and use its “gatekeepers” to frustrate a resolution to any problem.

4. **Repurposing** - Tower Ward and its conservation area has for centuries been established as a centre for insurance business and commerce. The world’s finest hotels have chosen Tower Ward as their location because of the delicate balance that

Tower Ward maintains in its number of residents, tourists, business travellers and city workers. Having a nightclub and music venue so close to residents and the Double Tree Hotel will irreversibly transform the character of this historic quarter of the City.

5. **Destination City** – the repurposing of the Tower Ward and the negative effects such a change will bring is at stark odds with the Corporation’s Destination City vision. The resulting degeneration this change will bring is likely to dissuade visitors from the Tower Ward, and in so doing will have the opposite effect to that which Destination City was seeking to achieve.
6. **Architectural Interest** –Arches 9A and 9B, which the applicant proposes to externally alter with front and rear facade treatments and associated works, has special architectural interest and it is valued and admired by local residents who view it as a landmark that defines Crutched Friars and its historical and cultural links to the insurance industry of the City of London. Altering the facade as proposed will radically change the ‘*look and feel*’ of the arches in Savage Gardens and Crutched Friars which local residents, tourists, business workers and, indeed, film production companies all appreciate and enjoy.
7. **Climate Change** - the external alterations to the arches will have a detrimental impact on climate change. More recently the government has agreed with the experts who advise that replacing buildings is bad for the climate due to emissions being created from the manufacturing of steel, cement, brick, glass, aluminium, and plastics. The proposed alterations involve demolishing and rebuilding parts of a building with resulting emissions caused by the manufacture of the construction materials required to effect the proposed changes.
8. **Works Disruption** – The proposed alterations will also result in disruption during the works period. The noise created from the external alterations and the ensuing building such construction noise, lorries arriving and leaving, and the dust and dirt it will engender will have a negative effect on the mental and physical health of local residents; all this disruption for a proposed development we all strenuously oppose.

We urge the Committee to reject this application in its entirety and only consider any planning applications in respect of the subject premises which are conducive to the health and wellbeing of the residents and visitors to the area, and which provides an amenity to a historic part of the City.

However, if permission is given to use the subject premises as a bar or restaurant, the closing time should be 11:00 pm at the very latest. Further, no toilet facilities should be allowed to adjoin our building and the windows at the rear of the subject premises should be bricked up and the makeshift unsafe walkway removed. There should be no servicing of 26a Savage Gardens or deliveries before 8:00 am and the front entrance should be on Crutched Friars and the side entrance on Savage Gardens used only for disabled/emergency access. Under no circumstances should the subject premises be permitted to be used as a nightclub or music venue. Further it should be a condition of any planning consent that access to the rear of our building be given to residents going forward with all outstanding maintenance issues relating to 26 Savage Gardens being properly addressed.

If you have any questions arising from any of the above, please do not hesitate to contact us.

Yours sincerely,

**CAROL HALL & ADRIAN TAYLOR**

**Begum, Shupi**

---

**From:** Bev Hurley [REDACTED]  
**Sent:** 31 October 2023 09:50  
**To:** PLN - Comments; plans@cityoflondon.com; Pln - CC - Development Dc  
**Subject:** Fwd: Objection to Planning reference 23/00895/FULL

THIS IS AN EXTERNAL EMAIL

I cannot see my planning objection on the portal.

Please will you confirm receipt?

Thanks  
Bev Hurley

Begin forwarded message:

**From:** Bev Hurley [REDACTED]  
**Subject:** Objection to Planning reference 23/00895/FULL  
**Date:** 8 October 2023 at 12:13:41 BST  
**To:** plans@cityoflondon.com

Dear Sir/Madam

I wish to object strongly to this application on several grounds. Firstly, the increase in potential noise disturbance from revellers coming, and particularly, leaving, the premises in the early hours of the morning. It is impossible for pub and club owners to control this matter, as residents of Savage Gardens know all too well. Our nights and early mornings are frequently disturbed by drunks and party-goers shouting, fighting, swearing, singing loudly, peeing and vomiting (especially under the arches, which amplify all the noise).

There are so many pubs and clubs in the area, that adding to this already unbearable noise disturbance is simply untenable. We no longer have quiet enjoyment of our homes. There's also the additional noise as all the bottles are crashed into the refuse collection lorries, taxis and car doors slamming, deliveries and so on. We have had enough.

There has also been a rise in anti-social behaviour, such as aggressive begging and drug use in the area, and litter alongside the human detritus. As a single woman, it makes me feel really unsafe returning to my home at night.

My flat in 26, the adjoining residential property, is on the first floor. My bedroom window is 2 metres away from the walkway at the rear, and the light and noise disturbance from the huge window that was created in what was previously a solid brick wall, also affording privacy. Just imagine a whole load of smokers and clubbers outside in this area between 11pm and 3 or 4am, talking, shouting, singing, music, noise, and smoke, all coming into my bedroom. Even though my window is double glazed, when the building was being converted, there was huge disturbance just from the works/workmen, let alone if it had ever opened to 100 or more people!

It is absolutely untenable that I won't be able to sleep quietly in my own bed. Restoring this wall to its original state is the only solution here, so that there is no access to the rear area, which is the part onto which all the residential units in Savage Gardens and Pepys St face, together with removal or reduction of the walkway.

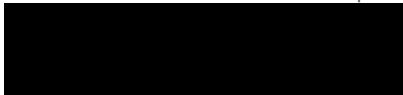
Arch have been very aggressive and uncooperative, preventing us from accessing the rear of our property to clean the flat roof and ceiling light, and to have the air conditioning units serviced. We require access in order to properly maintain our building.

I can conceive of no reason why permission for a nightclub should be given AT ALL - the original permission was only achieved because the applicant lied, in particular that the area wasn't residential, which was never checked by the City authorities. There are too many facilities of this nature already in the area. No other alternative use has ever been explored, such as converting the premises into residential units, or even a day time office.

I was so proud to be honoured with the Freedom of the City of London a few years ago. Now I'm disgusted that this part of it has become a free-for-all for business greed riding roughshod over the needs of residents and in contravention of your own policies, which if you grant this application, you will actively support and enable.

Regards  
Bev Hurley

Bev Hurley CBE, MSc, MIH, MIED  
Holder of the Queen's Award for Enterprise Promotion  
Chief Executive, YTKO Group



[www.ytko.com](http://www.ytko.com)  
Skype: bev.hurley  
Twitter: @bevhurley

YTKO Limited is registered in England and Wales, company number 1392147.  
Registered office: 9 River Front, Enfield, EN1 3SZ

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10 October 2023

To City of London – Planning Committee:

**OBJECTION RE: 23/00895/FULL** | Change of use to Arches 9A & 9B for open Class E (Commercial, Business and Services), drinking establishment and drinking establishments with expanded food provision, nightclub and music venue | 9A - 9B Crutched Friars London EC3N 2AU

**How would you feel about having a nightclub open meters away from your bedroom?**

I would like to register my objection to the granting of planning permission, as submitted. The basis of my objection is that allowing the property to be used as a night club or music venue will adversely impact the lives of the surrounding residents.

The residents have no issue with continued use of the properties as a shop or restaurant as they have been in the past. We actually believe that the community will benefit from the development of the site as a cafe, a local shop, offices, or new residential units; and believe that those uses conform to the spirit of the City of London Destination City plan. This application does not.

I have serious concerns about the current application based on the proposed changes to the use of the property. Notably:

- **Noise and crowd control.** With late night venues closing after the last underground and mainline trains having departed, cars are frequently used for transport to and from these clubs. Whilst the clubs in American Square and Minories were operating, these cars were often used as a place to congregate with loud music, drinking, continual revving of engines and shouting. I have observed some of these cars race around the local streets at high speeds with music, “pimped up” engine noise and shouting, causing concern for the safety of people walking around the streets. The clientele of some of these venues would also loiter around Savage Gardens, Crutched Friars and the entrances of Fenchurch Street Station, waiting for the station to open and would make a racket in the process, which echoes under the rail arches.
- **Antisocial behavior.** It is an extremely common occurrence to be greeted by scenes and smells outside our properties, generated by the patrons of these establishments. Public urination on the outside of our buildings and the adjacent Doubletree Hotel is very common, as is vomiting on our doorsteps. It is also not unusual to get groups of people leaving these bars/clubs - congregating outside in the street and talking loudly and smoking,

which pollutes the flats – particularly unpleasant when trying to sleep. I have also experienced late-night revelers committing sexual acts up against my front windows.

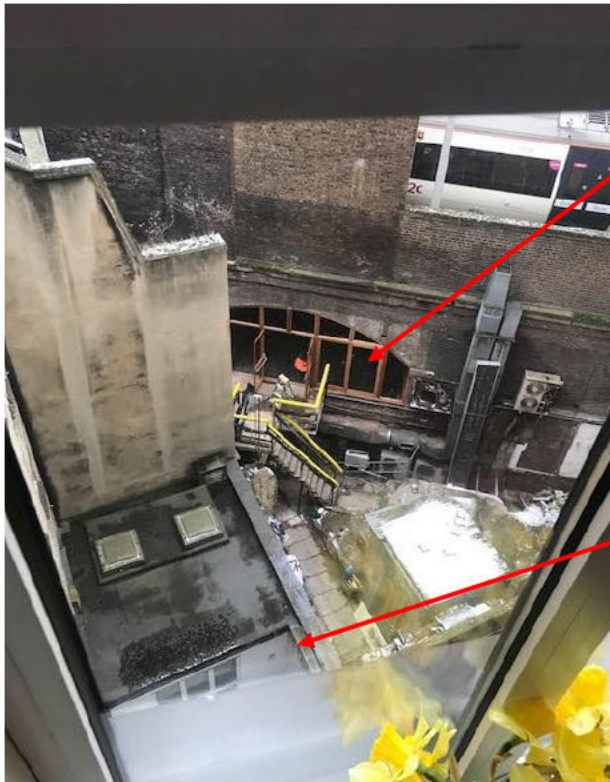
- **Drug supply and usage.** I have observed numerous instances of patrons of local late night club venues using recreational drugs (both smoked or orally/nasally ingested) outside my window. I have not seen it as much of late, due to the reduction in number of late night venues since the pandemic, but it would be a reasonable expectation that it would return with new similar venues opening nearby.
- **Lack of monitoring, enforcement and community support.** Despite controls, processes and restrictions being applied to other drinking venues in the area, both the Corporation and City of London Police are (apparently) unable to respond to incidents which occur regularly. On that basis, licensing restrictions are often unenforced, particularly with respect to noise, antisocial behavior and dispersal of patrons.



**The concerns I have are not theoretical. We have experienced significant issues in the past from the clientele of other local late-night venues,** particularly Revolution (and its successors) in America Square and Dirty Martini on Minorities. Since those venues closed, we have not been negatively impacted in the same way. I believe there is a reasonable assumption that the problems I have noted will recur if this property is allowed to be used as a nightclub or late night drinking/music venue. We already suffer from disturbances by inebriated patrons of existing establishments leaving at closing time and hanging around the streets, and can't imagine the personal impact if this site introduces a bigger problem.

The Bavarian Beerhouse, which was formerly a late closing drinking venue, and next door to the property in question, was a major contributor to many of the concerns I have noted. The new Munich Cricket Club, which has recently opened (under different ownership/management) on this premises, has avoided some of the issues by significantly limiting late night drinking to close no later than 12pm (or earlier).

I purchased my property (Flat 1 of 25 Savage Gardens) – a ground floor plus basement conversion in 2012, and have been resident in the property for those eleven years. Over that time, I had no problem with noise, smoke or any other issue emerging from the property in question, as it was predominately occupied throughout daylight hours and business contained to within the inside of the property. I have, however, had problems with the former Bavarian Beerhouse which gives me confidence to predict that any use of the property as per the application, plus serving hundreds of customers at a time, will reinforce the issues I have noted above. I have included a photo below to demonstrate the proximity of my home to the property in question.



Back of property  
proposed for  
nightclub/late night  
drinking/music use

My courtyard  
and bedroom

I am not qualified to address the specific legal issues relating to this application. As a resident and council taxpayer, my expectation is that the Planning committee is sufficiently willing and able to interpret and consider my concerns and observations in the context of the law and relevant policies. I have, however, been made aware of some of the specific points of policy, plans and law that should be considered when reviewing the application.

**From City of London: Local Plan 2015**

**Policy DM 3.5 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:

- the amenity of residents and other noise-sensitive uses;
- 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.

**The proposed use of the site as a nightclub, clearly contravenes this policy alone.**

I will defer to more qualified people to highlight other policy or legal points that reinforce my own.

We are a resilient community, having already to cope with the problems and antisocial behavior generated by drinking establishments on our doorstep (such as the Bavarian Beerhouse, Sky Bar, Cheshire Cheese, Keepers Lounge, Isis Bar, Crutched Friar); as well as venues that are slightly further afield that capture a late night crowd (often cutting through from late night bars such as Dirty Martini and Revolution to access Fenchurch Street station or other transport options). But we humbly ask as a community to not allow these problems to be significantly compounded by granting the application for this use.

I have no issue with the development of the property, but some commonsense needs to prevail in what should be allowed as its use. It seems that what we are asking for as a community is already represented in local policy and law. **I believe that this is also a key objective of 'The City Plan 2036'**. It is not unreasonable as a resident to expect to be able to maintain the peace and quiet of their respective properties as purchased and/or occupied; and not suffer from issues created by having a large number of people drinking inside and outside this establishment, and next to our living rooms and bedrooms, in my case.

I respectfully request that you either reject this planning application or apply conditions to the venue, so that it will not impact the peaceful lifestyle of all residents at any time of the day or night. In particular, the following considerations/conditions should be attached:

1. The adjoining nature of the premises onto homes and hotels housing hundreds of residents and hotel stayers mean that its proposed use of a nightclub and music venue is unsuitable.
2. We do not object to the two Arches 9A and 9B being amalgamated.
3. We propose its use to be for the benefit of residents (including long term and students) and visitors to the area by operating as a restaurant, a café or convenience shop or similar
4. We propose its operating hours to be no later than 11pm
5. We request that entry and exit of staff, patrons, deliveries and waste are made through the Crutched Friars entrance with Savage Gardens only being used for disabled access or as a fire exit.
6. Given the extremely close proximity of the apartments (and their windows), we object to the yard being used as a bike store and smoking area.

We appreciate your consideration of our concerns and ask that you consider what it would be like to contend with similar issues in your own home.

Sincerely,

A solid black rectangular box redacting the signature of Timothy Jordan.

Timothy Jordan

**From:**  
**To:**  
**Subject:** 23/00895/FULL  
**Date:** 23 October 2023 13:41:51

THIS IS AN EXTERNAL EMAIL

Hello

I would like to object to 8-9 Crutched Friars Planning Application. My concerns are numbered below:

1. I own flat 210 at 1, Pepys Street and this would adversely affect my peaceful living in the flat.
2. No windows should be allowed at the rear of the building since they would face the windows of residential properties and would produce light interference.
3. Suitable acoustic materials that meet the appropriate standards should be used to block up the existing boarding at the rear of the building.
4. The open area at the rear of the building backs onto residential properties so should not be used for customers or staff for smoking, use of mobile phones, etc. due to disturbance caused to the nearby residents. This area should only be used to provide an emergency exit from the immediate premises as proposed by the developer.
5. The property in question is in close proximity to over 100 residential units, 90 of which are situated in 1 Pepys Street that backs onto the property of this planning application. Its use must therefore be limited to businesses such as a restaurant, pizza parlour, etc.
6. Use as a music/night club or late night bar should not be allowed due to the noise caused by customers leaving the premises late at night/early morning when the establishment closes. The impact on the local residential community from such use would be totally unacceptable due to the inherent dispersal problems it would cause. The local area already suffers from noise nuisance due to inebriated customers leaving night clubs nearby and littering the streets with empty bottles, cans, etc.
7. The premises should be limited to a closing time of no later than 11 p.m. in line with the adjacent Munich Cricket Club drinking establishment, the Cheshire Cheese pub and other local businesses.
8. Any tenant occupying the said premises must be required to minimise disturbance to the local residents as much as possible.
9. This area of the City is a major attraction for visitors to London due to the Tower of London, Tower Bridge, the Roman Wall, etc. It is therefore in the City of London's interest to maintain the area in a clean and attractive state and not ruin the area with late night clubs.

Your sincerely

John Walsh

--



[www.walshbros.co.uk](http://www.walshbros.co.uk)

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Ms Phoebe Chau

Address: 1 Pepys St London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: My basis for rejection will be within the same reasons as my neighbours who have kindly taken some time to respond in details with reference to the policy.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Mr John Walsh

Address: 210 1 Pepys Street, London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: This is already a busy and noisy area, and this proposal will make it intolerable for residents of Pep St. Patrons will be leaving and loitering (jeering, chatting and everything else) on Savage Gardens (the pedestrianised lane between the Hilton and the building) at all hours.



# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Mr Salim Chatoo

Address: Flat 802 1 Pepys Street London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: It can already get rowdy round here with so many bars and clubs dotted around but this will tip us over the edge. Patrons will be leaving and loitering (jeering, chatting and everything else) on savage gardens (the pedestrianised lane between the Hilton and the building) at all hours. This will impact on the tenant's quality of living at 1 Pepys Street. This will also cause a drop in the value of property in the area. I have 3 flats in the building, adjoining the complex and this will have an immense impact.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Ms Phoebe Chau

Address: 1 Pepys St London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: Resident and owner of a flat in 1 Pepys st. I share the same views and concerns raised by our neighbors and in particular Mr Pavlou's view.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Mr Ali Cetin

Address: 1 Pepys st London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I am a resident and owner of a property at 1 Pepys St. The concerns raised by my neighbors, who have submitted theirs, are identical to mine. Please do reconsider the position and the sufferings that all our neighbors would have to bear.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Ms Emma Wood

Address: 1 Pepys Street London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I am a resident at 1 Pepys Street and would like to object to the planning application for the change of use of the Arches 9A and 9B Crutched Friars.

I am concerned by the proposal for the use of the arches as a nightclub/music venue, as I am confident that this will contribute further to the noise levels already present in the area from patrons of the local pubs.

My flat faces Savage Gardens which is a fully pedestrianised, residential area alongside the Hilton Hotel. Any current noise and disturbance in Savage Gardens has a direct and significant adverse effect on the quiet enjoyment of my home. I would like to propose that any license granted is limited to a closing time of no later than 11pm, in accordance with other local establishments such as Munich Cricket Club.

I would also please ask that any deliveries/refuse collection and servicing of the property is done so through the entrance on Crutched Friars. This would cause far less noise disturbance to myself and my neighbours residing at 1 Pepys Street and those living at Savage Gardens.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Mr Graeme Smith

Address: 609 / 1 Pepys St London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I am a leaseholder of apartment 609 / 1 Pepys St. I strongly object to the proposed nightclub/music venue in Crutched Friars on the following grounds:

### 1. Proposed Nightclub and Music Venue:

The establishment of a nightclub and music venue in a building connected to ours is strongly opposed. The level of disturbance that will be caused by patrons (most of whom will be feeling the effects of alcohol) leaving in the early hours will be unacceptable. We firmly believe that this use would negatively impact our quality of life, safety, and overall well-being.

2. Previous Use and Community Contribution: We envision a more positive contribution to the local community, such as a restaurant, café, or convenience shop, that would enhance the appeal of the area. We do not object to the amalgamation of the two units for such purposes.

3. Proposed Closing Hours: the applicant has applied for 2am closing, 6 nights a week and 12am on Sunday. We have requested that the proposed closing hours for the establishment be no later than 11 pm to mitigate disturbances to residents.

4. Yard and Savage Gardens Location: The proposed use of the yard at the back of the premises, including a bike store and smoking area, would create significant disturbances for residents due to its proximity to windows and bedrooms.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Mrs Bhamini Sarin

Address: Flat 704 1 Pepys St London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: This is a residential professional block with quiet space...not the space for a night club. Imagine the riff raft it would draw in and out from the tube station at those hours! There are children in the building too.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Dary Sweeney

Address: Flat 708 1 Pepys St London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The level of disturbance that will be caused by customers after 11pm will be unacceptable. The proposed use would negatively impact my quality of life, safety, and overall well-being. It will particularly impact on sleeping patterns for all local residents. Many studies now show that lack of sleep causes a significant deterioration in health. The proposed use of the yard at the back of the premises, including a bike store and smoking area, would create significant disturbances for residents due to its proximity to windows and bedrooms.

These concerns are further supported by relevant laws and regulations, addressing noise, anti-social behaviour, and the impact on quality of life. The proposed nightclub and music venue would breach these regulations and negatively affect the well-being of our residents.

The proposed change of use are in contravention of City of London licensing policy. The proposed change of use will make Pepys St a more dangerous place to live. The current local crime statistics are quite startling. The adjacent crimes recorded on Crimerate.co.uk are as follows:

The recorded crimes on Crutched Friars are:

Anti-Social Behaviour 3

Bicycle Theft 2

Burglary 7

Criminal Damage & Arson 2



Drugs 2  
Other Theft 13  
Possession of Weapons 1  
Public Order 1  
Theft From The Person 3  
Vehicle Crime 1  
Violence & Sexual Offences 9  
Total 4

The recorded crimes on Muscovy St are:

Anti-Social Behaviour 6  
Bicycle Theft 1  
Burglary 3  
Criminal Damage & Arson 1  
Drugs 4  
Other Theft 18  
Possession of Weapons 1  
Public Order 6  
Theft From The Person 2  
Violence & Sexual Offences 3  
Total 45

Violent incidents were more often alcohol-related in incidents involving male victims, where 62% of incidents were alcohol related. (Office for National Statistics)

The victim believed the offender(s) was under the influence of alcohol in 42% of all violent incidents. (drinkaware.co.uk)

As of 2023, the crime rate in City of London is 766% higher than London and 890% higher than the England

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Mrs Lisa Allan

Address: 9 Hartland road Camden

## Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: Owner of a property at 1 Pepys street which we let out. Concerned over noise for prospective tenants and de valuing of the property.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Mr Naeem Sadiq

Address: Flat 108, 1 Pepys Street London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: The establishment of a nightclub and music venue in a building connected to ours is strongly opposed. The level of disturbance that will be caused by patrons (most of whom will be feeling the effects of alcohol) leaving in the early hours will be unacceptable. We firmly believe that this use would negatively impact our quality of life, safety, and overall well-being.

Usage of alternative usage must be capped at 11PM.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Mr Ated Eden

Address: Winton haw Church End Paglesham Rochford

## Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I object to the planning application as it is incompatible with the residential nature of the area and will have a significant negative impact on the value of the properties and the overall attractive location.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Mr Lewis McGivern

Address: Flat 610, 1 Pepys Street London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I would like to object to the plans for turning the arches into a club/party venue as this will lead to excessive noise at unsociable hours, mess and potentially attract criminal behaviour very close to home.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Ms Jackline Staats

Address: flat 409, 1 Pepys street LONDON

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: The quality of life in the area has deteriorated over the years beyond what is humanly acceptable. There are plenty of pubs, night clubs and similar around already, facilitating the most reprehensible behaviour. We would much better benefit from a family style eatery, convenience store or a beauty salon. We badly need another surgery in our ward, as we only have ONE that is stretched beyond any imaginable capacity. NO, NO, NO, NO. If this gets approved, it is clear that someone is getting bribed to make decisions that are not compatible with the value for the community as well as commerciality for the area. London is already turning into a dump, let's not make it any worse. Thank you.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Ms HSIN CHIH TSAI

Address: Flat 309 1 PepysStreet London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: The planning will have significant of quality of living standard of immediate neighbourhood due to the noise and type of crowds.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Mrs Linda Mahalski

Address: 1 Pepys Street London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: Those of us who live in the city do not do so for the vibrant night life but in order to live near to our workplace so that we can get there fresh in the morning without a long commute. The obvious noise emitted by nightclubs and their often inebriated clients, is obviously undesirable, not to mention the smell and noise emitted from outside smoking places underneath residents open windows on warm summer nights. People smoking in such an outside space would not be doing so silently.

Planning officer,, would you like to live next door to the proposed development?



# Comments for Planning Application 23/00895/FULL

## Application Summary

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Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Dr Francois Barker

Address: Flat 305 1 Pepys Street London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I am the owner of an apartment in the 1 Pepys Street residential block. This directly connects to the premises which are the subject of this application.

I strongly object to this development.

### 1. Inappropriate venue and site

The establishment of a nightclub and music venue in a building connected to a residential block like 1 Pepys Street is completely inappropriate. The level of disturbance that will be caused by patrons (most of whom will be feeling the effects of alcohol) leaving in the early hours will be unacceptable. I firmly believe that this use would negatively impact the quality of life, safety, and overall well-being of residents in the 1 Pepys Street block.

### 2. Previous Use and Community Contribution

I would expect the premises to be used to make a more positive contribution to the local community, e.g. a restaurant, café, or convenience shop - so as to enhance the appeal of the area.

I do not object to the amalgamation of the two units for such purposes.

### 3. Proposed Closing Hours

The applicant has applied for 2am closing, 6 nights a week and 12am on Sunday. This is again inappropriate for the area and for premises attached to a residential development. The entire proposed development is inappropriate and should be rejected. But, in the event that the development is approved, the proposed closing hours for the establishment should be no later than 11 pm to mitigate disturbances to residents.

4. Yard and Savage Gardens Location: The proposed use of the yard at the back of the premises, including a bike store and smoking area, would create significant disturbances for residents due to its proximity to windows and bedrooms.

These concerns are further supported by relevant laws and regulations, addressing noise, anti-social behaviour, and the impact on quality of life.

I believe that the proposed nightclub and music venue would breach these regulations and negatively affect the well-being of 1 Pepys Street residents.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Ms F Yang

Address: 1 Pepys Street London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:1. Proposed Nightclub and Music Venue:

The establishment of a nightclub and music venue in a building connected to ours is strongly opposed. The level of disturbance that will be caused by patrons (most of whom will be feeling the effects of alcohol) leaving in the early hours will be unacceptable. We firmly believe that this use would negatively impact our quality of life, safety, and overall well-being.

2. Previous Use and Community Contribution: We envision a more positive contribution to the local community, such as a restaurant, café, or convenience shop, that would enhance the appeal of the area. We do not object to the amalgamation of the two units for such purposes.

3. Proposed Closing Hours: the applicant has applied for 2am closing, 6 nights a week and 12am on Sunday. We have requested that the proposed closing hours for the establishment be no later than 11 pm to mitigate disturbances to residents.

4. Yard and Savage Gardens Location: The proposed use of the yard at the back of the premises, including a bike store and smoking area, would create significant disturbances for residents due to its proximity to windows and bedrooms.

These concerns are further supported by relevant laws and regulations, addressing noise, anti-social behaviour, and the impact on quality of life. We believe that the proposed nightclub and music venue would breach these regulations and negatively affect the well-being of the residents of 1 Pepys Street.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Mr Graeme Smith

Address: Flat 609, 1 Pepys Street, London EC3N 2NU

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I strongly object to the 8-9 Crutched Friars Planning Application (23/00895/FULL). My concerns are outlined below:

I own flat 609 at 1 Pepys Street and the proposed application would adversely affect my peaceful enjoyment of the property, and my ability to live peacefully and safely.

The property in the application is in close proximity to over 100 residential units, 90 of which are situated in 1 Pepys Street that backs onto the property in the application. Its use must therefore be limited to businesses that will minimise the impact to the local residents and minimise antisocial behaviour (e.g. restaurant, cafe).

The establishment of a nightclub and music venue in a building connected to a large residential building (1 Pepys St) is unacceptable and is strongly opposed. The level of disturbance that will be caused by the venue and its patrons (most of whom will be feeling the effects of alcohol) leaving in the early hours will be unacceptable. We firmly believe that this use would negatively impact our quality of life, safety, and overall well-being.

Previous Use and Community Contribution: We envision a more positive contribution to the local community, such as a restaurant, café, or convenience shop, that would enhance the appeal of the area. We do not object to the amalgamation of the two units for such purposes.

Proposed Closing Hours: the applicant has applied for 2am closing, 6 nights a week and 12am on Sunday. The proposed closing hours for the establishment should be no later than 11 pm to mitigate disturbances to the many local residents.

Yard and Savage Gardens Location: The proposed use of the yard at the back of the premises, including a bike store and smoking area, would create significant disturbances for residents due to its proximity to windows and bedrooms. The terrace of my flat is directly above this yard. Smoke and noise pollution are highly likely with the proposed use.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Miss Sasha O'Hanlon

Address: 27 Theberton Street Islington London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I am the owner of a flat in 1 Pepys Street. Whilst a commercial development of say a restaurant would be welcome, this club with extended opening hours may well create noise and rowdiness to the detriment of occupants of Pepys Street and owners of apartments there.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Dr Girija Purushothaman

Address: 303. 1 PEPYS STREET London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: Inconvenience



# Comments for Planning Application 23/00895/FULL

## Application Summary

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Case Officer: Samuel James

## Customer Details

Name: Dr Moothathamby Sri-Ganeshan

Address: 201 , 1 Pepys Street London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:Noise

Proposed closing hours not later than 11pm.

It will cause significant disruption to residents.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Dr Muhuntha Sri-Ganeshan

Address: Flat 401 , 1 Pepys Street London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Music venue and nightclub will cause too much disruptions.

Antisocial behaviour and hours will cause disturbance to residents.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

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Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Mr Terry Boyle

Address: Flat 109 1 Pepys Street London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:1. Proposed Nightclub and Music Venue:

The establishment of a nightclub and music venue in a building connected to ours is strongly opposed. The level of disturbance that will be caused by patrons (most of whom will be feeling the effects of alcohol) leaving in the early hours will be unacceptable. We firmly believe that this use would negatively impact our quality of life, safety, and overall well-being.

2. Previous Use and Community Contribution: We envision a more positive contribution to the local community, such as a restaurant, café, or convenience shop, that would enhance the appeal of the area. We do not object to the amalgamation of the two units for such purposes.

3. Proposed Closing Hours: the applicant has applied for 2am closing, 6 nights a week and 12am on Sunday. We have requested that the proposed closing hours for the establishment be no later than 11 pm to mitigate disturbances to residents.

4. Yard and Savage Gardens Location: The proposed use of the yard at the back of the premises, including a bike store and smoking area, would create significant disturbances for residents due to its proximity to windows and bedrooms.

These concerns are further supported by relevant laws and regulations, addressing noise, anti-

social behaviour, and the impact on quality of life. We believe that the proposed nightclub and music venue would breach these regulations and negatively affect the well-being of all nearby residents. .



**The Parochial Church Council of the Ecclesiastical Parish of St Olave, Hart Street,  
and All Hallows Staining, with St Catherine Coleman**

St Olave's Church  
8 Hart Street  
London EC3R 7NB

7<sup>th</sup> November 2023

Dear Sir,

**Objection to the planning application for the change of use of Arches 9A and 9B  
Crutched Friars London EC3N 2AU**

I write on behalf of the Parochial Church Council to express our strong objection to the application for a change of use for these premises. The change proposes the opening of a Class E (Commercial, Business and Services), drinking establishment, drinking establishments with expanded food provision, nightclub, and music venue, along with external alterations, front and rear facade treatments, and associated works.

We have a duty of care to the Rector of this church, and to his wife, relatives and those living in or near the Rectory, located above the church and within 100 metres of Arches 9A and 9B. The change would have an extremely detrimental effect on them. They already suffer greatly from the late night/early hours noise and anti-social behaviour created by the patrons of Proud City and other establishments in the vicinity. This behaviour includes drug use, aggressive shouting and urinating on the street outside the church and rectory, and noise from taxi and car pick-ups throughout the night. It presents a considerable public safety issue.

The planning authorities must, therefore, take into account the cumulative negative impact that late night premises have on the health and wellbeing of the many people living close by. Residents, including the Rector and his wife, are regularly subjected to appalling disturbance causing anxiety and loss of sleep. This change of use will simply worsen the problem, which the authorities to date seem powerless to control. It would go against the measures in Policy SI1 of the London Plan 2021 and the Anti-Social Behaviour, Crime and Policing Act 2014 and your own planning policies on noise. It would also contravene the Corporation's Statement of Licensing Policy 2022 (para 91) which states that residents have a reasonable expectation that their sleep will not be unduly disturbed between the hours of 23.00 and 07.00.

8 Hart Street  
London EC3R 7NB  
Office: 020 7488 4318

admin@saintolave.com      www.saintolave.com  
Registered Charity Number: 1130893

There is no objection to a change of use and amalgamation of the two units into a restaurant, café or convenience shop, as long as the premises licence extends no later than 11pm. The main entrance should be on Crutched Friars. Savage Gardens should only be used as a fire exit or to provide disabled access. An enterprise of this kind, which would indeed benefit local residents and hotel guests, would not encourage anti-social late-night drinking of the kind which currently blights the area.

If you need us to elaborate on any of these points, please do not hesitate to contact me.

Yours faithfully



Graham Mundy  
Churchwarden/Lay Vice Chair of the PCC  
On behalf of the PCC

Town Clerk  
(Planning)  
City of London  
Guildhall  
London, EC2P 2EJ

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Mr Nicholas Jepson

Address: 1 Pepys Street London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: We are the owners of Flat 602 1 Pepys Street, London EC3N 2NU. This is a residential flat on the sixth floor next to and overlooking 26A Savage Gardens and 9A-9B Crutched Friars and the rear courtyard.

Rationale for our objection includes the following:

Sound pollution/noise disturbance - this is already a problem for the Tower Ward. The subject premises adjoin residential flats at 25 and 26 Savage Gardens to the west and within a few feet of the flats in 1 Pepys Street that overlook the rear courtyard.

If this application is allowed in its current form, there would be light and noise disturbance from the huge windows that open out into the courtyard area at the rear of the subject premises directly underneath our terrace. The noise from music and revelry until the proposed late closure would be a severe impact on our ability to sleep, particularly in warmer weather when we often have the doors to the terrace open to allow air to flow. There will inevitably be an increase in noise disturbance from revellers leaving the subject premise. Every shout will be amplified by the building structures either from the rear terrace or the close proximity of other tall buildings and railway arches too. Clearly the increase in the noise levels will have a detrimental impact on local residents, businesses and tourists.

We propose that the brick wall at the rear of the subject premises that opens directly onto the rear of the residents of 26 Savage Gardens should be bricked up and restored to its previous condition so as to give the residents of both Savage Gardens and Pepys Street the privacy previously enjoyed.

We urge the Committee to reject this application in its entirety and only consider any planning applications in respect of the subject premises which are conducive to the health and wellbeing of the residents and visitors to the area, and which provides an amenity to a historic part of the City.



# Comments for Planning Application 23/00895/FULL

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Application Number: 23/00895/FULL

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Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Ms Yulia Kozlova

Address: Flat 607, 1 Pepys street London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:Key points of concern in the planning application include:

1. Proposed Nightclub and Music Venue:

The establishment of a nightclub and music venue in a building connected to ours is strongly opposed. The level of disturbance that will be caused by patrons (most of whom will be feeling the effects of alcohol) leaving in the early hours will be unacceptable. We firmly believe that this use would negatively impact our quality of life, safety, and overall well-being.

2. Previous Use and Community Contribution: We envision a more positive contribution to the local community, such as a restaurant, café, or convenience shop, that would enhance the appeal of the area. We do not object to the amalgamation of the two units for such purposes.

3. Proposed Closing Hours: the applicant has applied for 2am closing, 6 nights a week and 12am on Sunday. We have requested that the proposed closing hours for the establishment be no later than 11 pm to mitigate disturbances to residents.

4. Yard and Savage Gardens Location: The proposed use of the yard at the back of the premises, including a bike store and smoking area, would create significant disturbances for residents due to its proximity to windows and bedrooms.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

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Case Officer: Samuel James

## Customer Details

Name: Ms Yunxuan Lu

Address: 408, 1 Pepys Street London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: The establishment of a nightclub and music venue in a building connected to ours is strongly opposed.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

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Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Mr LAURENCE Cohen

Address: c/o Apt GR 06, 1 Pepys St London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: The enclave around no 1 Pepys St is residential. A night club will spill drunk and drugged people onto the pavement late at night and into the early hours. The location is not suitable for a nightclub, this change of use should be refused. A 2am license with the attendant noise and disturbance to 2.30am as people wait outside for taxis is unacceptable next to a residential building

# Comments for Planning Application 23/00895/FULL

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Case Officer: Samuel James

## Customer Details

Name: Dr Muhuntha Sri-Ganeshan

Address: 401, 1 Pepys Street London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The establishment of a nightclub and music venue in a building connected to ours is strongly opposed. The level of disturbance that will be caused by patrons (most of whom will be feeling the effects of alcohol) leaving in the early hours will be unacceptable. We firmly believe that this use would negatively impact our quality of life, safety, and overall well-being.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

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Case Officer: Samuel James

## Customer Details

Name: Mr Nicholas Lyons

Address: Members Room Guildhall London

## Comment Details

Commenter Type: Alderman

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I strongly oppose the application for the change of use for the property at Arches 9A and 9B into a late night, live music venue in a residential part of the Ward. I have received a high number of objections, especially from those living in 1 Pepys Street where around 100 people would be affected by this application. It is inconceivable that the current plans would not detrimentally affect the public amenity of these residents and this should be rejected out of hand. These premises have previously been used as a restaurant, and residents appear to be content with that as the purpose, although it remains imperative that fire escapes are not compromised in any way.

It is critically important that the views of our residents are properly taken into account when issues of late night openings are being considered. The sounds of empty bottles being poured into skips late at night and being collected from those skips again early in the morning are incredibly disruptive. Residents have a right to be able to have a good night's sleep. Furthermore, live music venues elsewhere in the City are commonly the sites for rowdy behaviour as people leave the premises and disgusting behaviour, fouling the pavements.

Against the strong and unanimous objections of all of the Tower Ward members, permission was granted for a change of use of an office building into student accommodation. Providing late night facilities in what has been a well-balanced mixed environment for residents and businesses (mostly maritime and insurance related) to cater for students and night time visitors would be a grotesque infringement of the peace and tranquility of our residents. The reputation of the City's planning committee and particularly its officers is in jeopardy when such flagrantly unsuitable applications are considered. This must be rejected or

faith in the planning system will be irreparably damaged.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision and live music venue, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Mr Nicholas Lyons

Address: Members Room PO Box 270 Guildhall

## Comment Details

Commenter Type: Alderman

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I am strongly against this application to change the use of this property on the grounds of the disturbance that it would be bound to cause residents. More than 100 are likely to be affected if this property is approved for late night opening and live music. Given other examples in the City, it is easy to see why so many local residents are opposing this. The building has worked adequately as a restaurant with an 11pm closing time and this is all that it should be used for. We know that those using late night venues make noise coming and going and there is often antisocial behaviour also. The location of this site, so close to residential flats, makes it completely unsuitable for this proposed change of use. Additionally, as others have noted, there is significant danger of a fire escape being compromised. We have had to out up with a change of use of a property in Crutched Friars from an office use to student accommodation against the wishes of residents and in the face of opposition from all members of common council for the Ward. This is seen as an inexorable and undemocratic drift into the nighttime economy in the Ward. We are a business and residential Ward. We do not want late night venues opening and disturbing the balance between workers and residents.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Dr Chiara Mancuso

Address: 1 Pepys Street London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: Dear Sirs,

We strongly object the above planning application for the following reasons:

1. A nightclub and music venue next door to a residential block of flats would severely impact the quality of the families/residents living there. We are extremely worried that the level of noise and excitement that the nightclub would generate would permanently affect the residents, most of whom are professionals.
2. We welcome the establishment of restaurants and cafes, for instance, that would benefit a wider demographic without posing any issues in relation to possible breach of relevant noise and anti-social behaviour regulations.
3. We have been informed that the applicant has applied for 2am closing during the week for a 12am closing on Sunday. Should the application be approved, we request that the proposed closing hours for the establishment be no later than 11 pm to mitigate disturbances to residents.
4. The proposed use of the yard and Savage Gardens location at the back of our building would create significant disturbances for residents due to its proximity to windows and bedrooms.



We kindly ask your to reject the applicant's proposal as a significant damage would, otherwise, occur which would affect the wellbeing of safety of all current residents.

Thank you for your attention,

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Dr Chiara Mancuso

Address: Flat G07, 1 Pepys Street, London EC3N 2NU

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: Dear Sirs,

We strongly object the above planning application for the following reasons:

1. A nightclub and music venue next door to a residential block of flats would severely impact the quality of the families/residents living there. We are extremely worried that the level of noise and excitement that the nightclub would generate would permanently affect the residents, most of whom are professionals who inhabit the flats.
2. We welcome the establishment of restaurants and cafes for instance that would benefit a wider demographic without posing any issues in relation to possible breach of relevant noise and anti-social behaviour regulations.
3. The proposed use of the yard and Savage Gardens location at the back of the premises would create significant disturbances for residents due to its proximity to windows and bedrooms.

We request you to reject the proposed application, as a nightclub in this area would permanently and negatively affect the life of the residents.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Dr Tarun Makker

Address: 1 Pepys Street London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The thought of a nightclub that close to the Tower of London, disgusting. If you release drunkards near the Tower of London Tower Hill at 2am the cost to the public will increase because of police presence, increase rubbish, likely conflict, already homeless, population nearby and addition to the existing problem of rubbish left on the area.

As a doctor working for the NHS for the past four years, I strongly object to this nightclub. I frequently work Nightshifts 14 hours, often interrupted by drunk people walking in the streets, plus shouting and screaming. Placing a nightclub just near this location will only add to this problem. there are number of professionals in the building I live in this club is not what we want.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision, along with external alterations, front and rear facade treatments and associated works.

Case Officer: Samuel James

## Customer Details

Name: Carlos Queiroz

Address: FLAT 703, 1 PEPYS STREET LONDON

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: This is outrage putting a night club at a residential area.

# Comments for Planning Application 23/00895/FULL

## Application Summary

Application Number: 23/00895/FULL

Address: 9A - 9B Crutched Friars London EC3N 2AU

Proposal: Change of use of Arches 9A and 9B to Class E (Commercial, Business and Services), and Sui Generis drinking establishment, drinking establishments with expanded food provision, along with external alterations, front and rear facade treatments and associated works.

|cr|RECONSULTATION: Due to Amended Description

Case Officer: Samuel James

## Customer Details

Name: Mr JEA HYEON PARK

Address: 1 Pepys Street EC3 LONDON

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:

### 1. Proposed Nightclub and Music Venue:

The establishment of a nightclub and music venue in a building connected to ours is strongly opposed. The level of disturbance that will be caused by patrons (most of whom will be feeling the effects of alcohol) leaving in the early hours will be unacceptable. We firmly believe that this use would negatively impact our quality of life, safety, and overall well-being.

2. Previous Use and Community Contribution: We envision a more positive contribution to the local community, such as a restaurant, café, or convenience shop, that would enhance the appeal of the area. We do not object to the amalgamation of the two units for such purposes.

3. Proposed Closing Hours: the applicant has applied for 2am closing, 6 nights a week and 12am on Sunday. We have requested that the proposed closing hours for the establishment be no later than 11 pm to mitigate disturbances to residents.

4. Yard and Savage Gardens Location: The proposed use of the yard at the back of the premises, including a bike store and smoking area, would create significant disturbances for residents due to its proximity to windows and bedrooms.

