

# 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 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.
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 SI2 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

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

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.

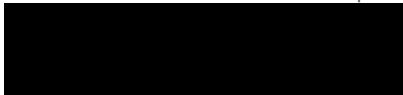
Arch have been very aggressive and uncooperative, preventing us from accessing the rear of our property to clean the flat roof and ceiling light, and to have the air conditioning units serviced. We require access in order to properly maintain our building.

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.

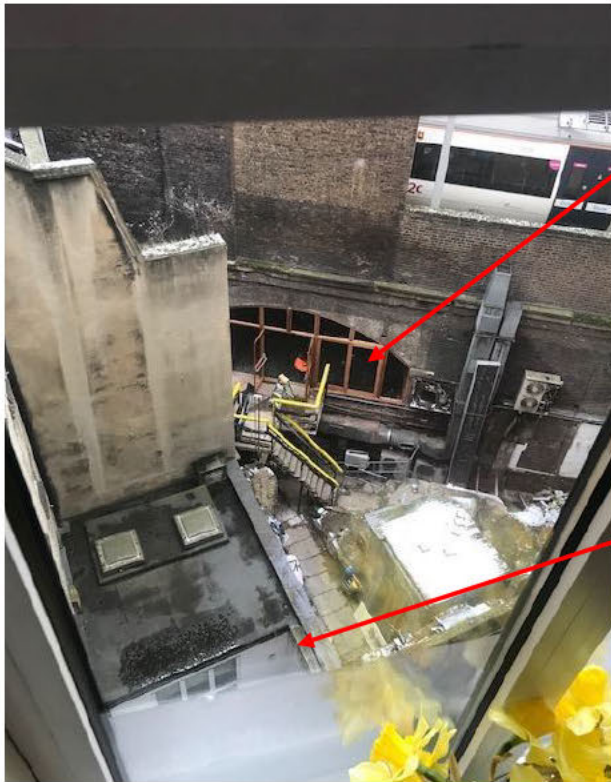
- **Drug supply and usage.** I have observed numerous instances of patrons of local late night club venues using recreational drugs (both smoked or orally/nasally ingested) outside my window. I have not seen it as much of late, due to the reduction in number of late night venues since the pandemic, but 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

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 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

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 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

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 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

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.



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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

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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.

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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

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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.

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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.

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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.

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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

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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.

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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.

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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.

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|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.

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