

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Dr rosemarie Hutchinson

Address: Flat4 6 Bolt Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: The application does not fit within the objectives of the Local Plan:

- "To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors"

Specifically by:

- Preserving and enhancing the distinctive character and appearance of the City's conservation areas, while allowing sympathetic development within them.

- Safeguarding the character and setting of the City's gardens of special historic interest

Furthermore the local plan states:

- "Development in conservation areas will only be permitted if it preserves and enhances the character or appearance of the conservation area.

This leisure venue will undoubtedly change the character of the area:

- Particularly if the sale of food and alcohol for off site consumption continues into the early hours of the morning. There is potential for disorderly behaviour, nuisance, littering and crime. It will be detrimental to the quiet and intimate character of Bolt Court and Gough Square due to their

proximity to the venue and the seating facilities provided for community use.

- The applicants have explicitly stated that it is their intention that the proposed venue will have an impact on the character of the area:

"This use will maintain an active frontage along Fleet Street positively enhancing the street scene and contributing to an enlivened wider neighbourhood"

- The reality of the character of the area is at odds with the description given (in the Design and Access Statement) where the character of the area is described as "principal shopping centre "

- The leisure venue proposed is not sympathetic to the area. Other leisure facilities in the area include historic pubs and wine bars and The Dr Johnson museum. These traditional venues situated in an historic area will suffer damage from a brash venue open 16 hours a day with an active frontage in such close proximity.

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Case Officer: Liam Hart

Customer Details

Name: Mr Arvind Shah

Address: 167 Fleet Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: Dear Sir

I understand there is a licensing application and planning application both which are receiving consideration for the ground floor and basement of 165 Fleet Street for a mini golf and bowling alley, with a possible associated activity involving consumption of alcohol and food from 10 am to 2 am seven days a week. Late night refreshments and alcohol would be consumed inside and outside from 12.30 - 2.00 am, with the premises closing at 2.30 am.

My business is based next door at 167 Fleet St (referred to as 167 herein after).

We are a professional services firm as are many other tenants at 167. You will no doubt appreciate that the planned activity is not likely to receive approval by us as it will lead to a mix which would change the character of the area (which is a mixture of residential and professional services area - mainly lawyers and accountants) including the building at 165 and others nearby.

There is already an unprecedented amount of development in this area - all catering for professional services and residents as well as the legal quarter - for example, the 22 storey office tower, Peterborough Court/ Daniel House which I am led to believe will attract legal tenants and opposite the road which we are to have the City Police and new Courts.

It seems to me that inviting a Leisure based operator in the immediate vicinity would likely lead to a disruptive anti-social and noisy behaviour given the hours of selling alcohol (in and out) into the narrow pedestrian pathway and probably result in disharmony with the many local users. I fear that as a professional services firm we may see a decline in business given such a use would not fit in this historical area, especially as it does not cater for the current market (legal, accountants, residential).

We would therefore like to register ourselves as a party who "objects" to the granting of any permission to allow any part of the premises next door to be used as a "entertainment" venue

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Case Officer: Liam Hart

Customer Details

Name: Mr Arvind Shah

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Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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We would therefore like to register ourselves as a party who "objects" to the granting of any permission to allow any part of the premises next door to be used as a "entertainment" venue

Alderwoman Martha Grekos
Leader of Castle Baynard Ward
City of London
Guildhall
EC2V 7HH

18th March 2024

C/O: Planning Officer Liam Hunt
Planning Department
City of London Corporation

BY EMAIL: PLNComments@cityoflondon.gov.uk

Dear Liam,

Re: Planning application for change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis) - Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Objection

As Alderwoman of Castle Baynard Ward. I am writing to submit the below representation on behalf of some of the residents in the ward (especially for those living at 6 Bolt Court which is directly behind 165 Fleet Street) for the planning application to covert the ground floor and part basement into leisure facilities (namely a mini golf, ten pin bowling) noodle bar and cafe and ancillary facilities.

Myself and the residents, as well as many others including the Planning Department of the City of London, have objected on strong terms with regards to the licensing application. Those comments still stand not just for the licensing application but also this planning application.

We all want to welcome with open arms new businesses into this area but their planning applications need to be accordance with the City of London's Adopted Local Plan. I have read the application, but apart from the applicant's statement that their application will not impact on or reduce the existing office provision in accordance with policies CS1 (Offices) and DM1.1 (Protection of office accommodation) and that it will not have an impact on the setting of the Fleet Street Conservation Area as there are no proposed external changes, thus being in accordance with policy DM12 (Development in Conservation Areas) and the London Plan and the National Planning Policy Framework policies, there is no mention or consideration of Policy DM 3.5 (Night-time entertainment) or indeed any such considerations for a day-time entertainment,

Local Plan Policy DM 3.5

Policy DM 3.5 states that:

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:*
 - (i) *the amenity of residents and other noise-sensitive uses;*
 - (ii) *environmental amenity, taking account of the potential for noise, disturbance and odours arising from the operation of the premises, customers arriving at and leaving the premises and the servicing of the premises.*

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

The applicant has failed to provide a Management Statement to detail how these issues will be met. As such, I am objecting to this application as I am not satisfied that the amenity of the residents and other noise-sensitive uses have been considered nor am I satisfied that the environmental amenity has also been taken into account. I give my further reasons below.

Reasons

The applicant has not provided any operating hours of the restaurant or the cafe or the bowling alley/mini golf nor taken into account views from residents and local businesses in designing their premises for night-time entertainment uses and planning the operation of the proposed use to minimise adverse impact on amenity. The only facts as to its operation are in its licensing application - which is separate to this planning application - which states that they will be providing a themed mini golf course bar to show films, play live music and serve alcohol from 10am to 2am every day (and specifically the licence application states to provide late night refreshments inside and outside these premises from 11pm till 2am each day and to sell alcohol onsite and offsite every day from 10am to 2am every day - with premises open to the public till 2.30am).

This is an unacceptable impact on residential amenity, contrary to Policy DM 3.5. Behind 165 Fleet Street, there is a large residential community found on Johnson's Court and Bolt Court. There are also flats at 171 Fleet Street and blocks of flats in Red Lion Court and Crane Court. None have been consulted about this planning application nor the licensing application. In addition, we are welcoming, hopefully shortly if granted consent, a large student accommodation block of 750 residential units opposite 165 Fleet Street (namely 65 Fleet Street, next to the Tipperary). The noise, in the early hours (11pm to 2am) will mean large disturbance to residents' sleep given the premises will be open until 2am and customers will be arriving and leaving the premises then. No other premises on Fleet Street is open beyond 11pm in order to fit in with the local context and to respect the residents' amenity as well as the business community.

The sale of alcohol, inside and outside (but especially outside as there is no outdoor sitting area being provided with this planning application) will mean that there will be an acceptable impact on the environmental amenity, which is contrary to Policy DM 3.5. Given the consumption of alcohol off premises till 2am, potentially there will be an increase in anti-social behaviour at those hours if a license is given to provide alcohol onsite and offsite. No other premises in that area is open until 2am and sells alcohol offsite at those hours. Despite the proposed efforts of the applicant to have a sign to leave quietly and also CCTV footage, this will not abate such nuisance and crime. Such licenced premises will just exacerbate the situation and put the community at risk of increased crime/disorder and public nuisance. Our alleyways and courtyards just off Fleet Street is where such anti-social behaviour will congregate, impacting residents, given that is where the majority of the residential blocks are situated. In addition, there will be more rubbish in those alleyways and courtyards and on the main street and nothing has been suggested as to how to abate all of this. I am already contacted most mornings by local businesses with concerns over the rubbish they find on the streets as they come into work. The new premises license will just fuel the issues we are already trying to control in the area.

Paragraph 3.3.22 of the Local Plan states that: *"Planning applications for new and extended night-time entertainment uses or for variations of planning conditions must be accompanied by a Management Statement that addresses planning amenity issues, sets out how potential impacts on amenity will be addressed through the design of the premises and how they will operate without causing disturbance including: hours of closure to protect amenity; noise mitigation plans related to both internal and external noise, including measures to reduce sound transfer, such as sound-proofing, noise controls and double entry lobbies; arrangements for the storage, handling and disposal of waste; a timed programme for deliveries and collections and other servicing arrangements; measures to deal with the emission of odours; and location of ventilation ducts and plant."*

Paragraph 3.3.23 of the Local Plan also states that “Assessment of the Management Statement will have regard to the City Noise Strategy, the provisions of the City of London Statement of Licensing Policy and to any submitted licence application operating schedule.”

No such detail has been provided.


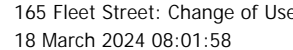
Lastly, the applicant has failed to demonstrate where the mini-golf or cafe will be on the ground/ basement plan. On the submitted ground plan, I can see solely the restaurant proposals. On the submitted basement plan, I can see solely the bowling alley proposals.

Conclusion

As such, given the lack of detail and consideration of Local Plan Policy DM3.5 as well as lack of consultation by the applicant with myself as Leader of Castle Baynard Ward, my fellow ward Councillors as well as residents and businesses in this area, I urge you to decline this application.

With best wishes,

Alderwoman Martha Grekos
Leader of Castle Baynard ward

From: 
To: 
Cc:
Subject: 165 Fleet Street: Change of Use: Objection: 24/00236/FULL PP-12861651
Date: 18 March 2024 08:01:58

THIS IS AN EXTERNAL EMAIL

Change of Use Planning Application 165 Fleet Street, EC4A 2DY : Objection

References: 24/00236/FULL
PP-12861651

Application by Bloomsbury Leisure Holdings Limited re “Tokyo Hit” Castle Baynard Ward My London Flat Address: Flat 14, 6 Bolt Court (off Fleet Street) EC4A 3DQ

I write in support and agreement to the measured and precise submissions of my Ward Councillors (e.g. Graham Packham, Henrika Priest, Martha Grekos) and the objections raised by my neighbours. My understanding is that they are also not in support of the proposals.

My own comments are based on observing and participating in the rhythm of work and life in this specific ward, over two decades of work in this ward, and one decade of living in this ward in our second family home. This is currently let to a fellow mature professional while I work in Scotland before return to the City of London. It is located just behind the Application Premises, adjacent to Dr Johnson’s historic house.

I hope my comments are pertinent to the Council’s review of this Planning Application.

The proposals are directly contrary to the Amenity, Character (both historic and current), and Appearance of this Ward, and to the working and personal lives of those who live or attend here.

It is the wrong activity in the wrong place. My view is that it should not be tempered with concessions, and instead be rejected outright. I am interested in attending the relevant Planning Meeting, subject to work commitments.

My specific observations on the Ward and how the Proposals directly clash are below.

The Ward and immediately neighbouring area are dominated by Professional Service Firms (Legal, Accounting, Financial) and Judicial/Police functions

(Salisbury Square, Royal Courts). The proposed Venue is not an appropriate neighbour in this location.

The historic Ward of Castle Baynard and its immediate neighbourhood is a fine architectural and historic and healthy environment, well placed and connected. The immediate vicinity includes the gothic Royal Courts of Justice, Temple Church and Inns and Lincoln Inns of Court, St Paul's Cathedral and St Brides Church, and in construction Salisbury Square Courts and Police. There is even a Fleet Street Statue to our Mary Queen of Scots. It has distinct Style and identity, with which the proposed Application and Development clashes.

The Proposal may be appropriate to other entertainment areas such Soho or Covent Garden or Camden. Not here.

I have not previously worried about inevitable late night working and commuting for male and female employees and residents, young or mature, and my own Family. I will if this Application is granted.

The Ward and its historic surrounds are an enclave of remarkable calm and civility, during and after work hours, in a network of foot lanes.

The proposed venue will attract large groups who are not committed to and responsible for continuing work or living in the Ward.

The Evening Standard reported the implications at the Applicants' site in Camden:

<https://www.standard.co.uk/news/crime/bloomsbury-bowling-lanes-scraps-hip-hop-and-urban-music-nights-in-wake-of-nearfatal-stabbing-a3174186.html>.

The Police made urgent demands for Camden Council to review critically the late night Alcohol and Entertainment Licenses, to deal with the aftermath of a mass brawl and near fatal stabbing linked to the venue. Camden did not withdraw the License, demonstrating that a fait accompli is too late to amend.

I have lived in Brighton and seen the impact of Amusement Emporia, in terms of the Clientele attracted, the ensuing behaviours, and the ambience created. All negative.

I have lived and worked in Edinburgh and am embarrassed at the view of Princes Street Georgian New Town buildings from Princes Street Gardens and Edinburgh Castle, trashed by gaudy and transitory and unedifying retail outlets.

I hope this is not allowed to happen here.

Andrew Gavan



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Case Officer: Liam Hart

Customer Details

Name: Andrew Gavan

Address: Flat 14 6 Bolt Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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I hope this is not allowed to happen here.

Flat 9.

6 Bolt Court

London EC4A 3DQ

19 March 2024

Re: Change of Use Planning Application 165 Fleet Street EV4A 2DY: Objection References:
24/00236/FULL

Applicant: Bloomsbury Leisure Holdings Limited re “Tokyo Hit”

My name is **Michael Harris**. I am a Director of Gough House Limited, the owner of the freehold of the building at 6 Bolt Court known as Gough House. I and my wife (**Professor Emerita Rebecca Bailey-Harris** who prepared our Objection to the company’s Licensing Application) are the joint owners of Flat 9, one of twenty-two in the building. We have lived in our flat since February 2007. I write to object to the above Planning Application. Like my neighbour **Mr Andrew Gavan** who has already submitted an objection I seek an outright rejection of this application and, to quote him, I too do not believe the committee’s decision should be “tempered with concessions”. I now set out my reasons for this view (which my wife has authorized me to say are adopted by her in their entirety).

The starting point must be **Local Plan Policy DM 3.5** (of which there is no mention in Applicant’s statement) which states:

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:

(i) the amenity of residents and other noise sensitive uses;

(ii) environmental amenity, taking account of the potential for noise, disturbance and odours arising from the operation of premises, customers arriving at and leaving the premises and the servicing of the premises.

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

As **Alderwoman Grekos’s** excellent objection demonstrates the disclosed facts of the application show that the operation of the enterprise, especially the sale of alcohol until the incredible hour of **02:00**, and also extraordinary, closure of the building not until **02:30**, must inevitably produce an unacceptable impact on *residential amenity*, not only for our building, but also for the numerous other residential properties in the precinct as well as for the projected student accommodation. I adopt in its entirety her argument on this point. As I do the excellent and trenchant observations (with supporting photographs) in the objection of **Mr Toby Brown** a resident of 6 Bolt Court. As he observes, the conditions of sale of alcohol as envisaged in the application will, as “experience and common sense” tell us, inevitably mean that some of the patrons will be drunk and will spill out into Bolt Court and into other areas of this historic precinct, notably Gough Square, and that they will “inevitably cause a public nuisance and/or

commit [a variety of] criminal offences” which he proceeds to identify. He goes on to say that “these are not academic or unlikely concerns”, but rather the ineluctable conclusion reached on the basis of common sense. He concludes, as do I, that the impact of this wholly predictable outcome will have a devastating impact on the lives of residents: “In reality, such noise, urination etc. will blight their lives given the proposed licensing hours end at 2am” and to exacerbate matters these hours run through the weekend. Similar arguments are made by **Alderwoman Grekos** in her powerful treatment of the predictable consequences of the way alcohol is to be sold and the hours of its sale, especially outside the premises, on *environmental amenity*: “Given the consumption of alcohol off premises till 2am, potentially there will be an increase in anti-social behaviour at those hours... No other premises in that area [are] open until 2am and [sell] alcohol offsite at those hours.” Both she and **Mr Brown** refute the idea that the applicant’s “mitigations of CCTV and signage to leave quietly” will in reality do anything to obviate the risks of public nuisance and the other forms of disgusting anti-social behaviour **Mr Brown** identifies in his objection.

I ought in closing to pick up on two other eloquent and important objections by resident owners in our building, those of **Mrs. Rosemarie Hutchinson** and **Mr Andrew Gavan**. Both emphasise the impact the proposed application will have on the *special historic interest* of this part of the City. **Mrs. Hutchinson** points up the crucial fact that “this leisure venue will undoubtedly change the character of the area ... The leisure venue proposed is not sympathetic to the area. Other leisure facilities in the area include historic pubs and the Dr Johnson museum. These traditional venues situated in an historic area will suffer damage from a brash [*good word!*] venue open ****sixteen hours** [my emphasis] a day with an active frontage in such close proximity.” **Mr Gavan** makes the important point that the area affected by the proposal is “dominated by Professional Service Firms (Legal, Accounting , Financial) and Judicial/Police functions (Salisbury Square, Royal Courts [of Justice and the Inns of Court]) ... The Ward and its historic surrounds [is] an enclave of remarkable calm and civility [*most important to our quality of life*] ...” He concludes that we must not allow a development that in his experience will encourage behaviour destructive of this special character and ambience.

I completely agree and for this and all the other reasons set out in this objection urge the rejection of this unmeritorious proposal. I conclude by adopting **Alderwoman Grekos’s** impeccable **Conclusion** on this ill- conceived Application: “[G]iven the lack of detail and consideration of Local Plan Policy DM3.5 *as well as lack of consultation* [my emphasis - utterly deplorable] by the applicant with myself as Leader of Castle Baynard Ward, my fellow Ward Councillors as well as residents and businesses in this area, I urge you to decline this application.”

As indicated at the outset of this objection I too urge its outright rejection.

Michael Harris

**** In fact 161/2 hours!**

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Case Officer: Liam Hart

Customer Details

Name: Ms M G

Address: 1 Fetter Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I am writing in my capacity as Director of a company based a few doors away from the proposal. I object to this application. The trading hours of 2am and serving of alcohol inside and outside will have a huge detriment to the amenity of the area. Especially when there is no outdoor space for such clientele and also narrow alleys ways and courtyards which will attract antisocial behaviour. Residents will be impacted by noise and businesses will be affected by the nuisance they will find on their doorsteps, especially the next morning (vomit; litter; urine etc). The floor plates of the proposed scheme are enormous and it looks like the footfall will be about 1,000-2,000 people daily. How can this amount of people be catered in the Fleet Street area given the narrow pavements and also as a processional route to St Paul's Cathedral? The intensity of the use is certainly not appropriate for this conservation area or heritage area. As much as we want to welcome new businesses into the area, these businesses need to be mindful of the area they are coming into and the people that work and live here. This scheme will also attract business away from current pubs and eateries and will certainly attract the wrong crowd after 10/11pm at night. Everything closes for a very good reason around this area come 10/11pm. Because there are residents and also businesses. It is the legal quarter after all and we want to retain it as such. I urge you to decline the application given the applicant has not considered the impact it will have on the area and also that they have not consulted anyone about their scheme.

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Case Officer: Liam Hart

Customer Details

Name: Ms Katherine Lau

Address: Flat 8, 6 Bolt Court city of london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: build it elsewhere please! as much as the bar can try to diminish and regulate the behaviour of patrons, its often hard to do so especially when the customers leave for a smoke/do drunk stuff on the street post pints and whatnot. and the people that would suffer the most are arguably the people living in the area (i used to live above a club. its quite jarring to hear people talking, smoking and going crazy on the street so loudly when you're right in your room trying to wind down)

residents in the area really wish to get a good nights rest or like. A peaceful night. and we pay quite abit for rent in such an area so please dont build something like that so close to us! Soho and covent garden are literally so close so go ahead and build that bar thing there! i would support it wholeheartedly i looove a good noodle bar and bowling whatever if its not smack in my home yea?

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Case Officer: Liam Hart

Customer Details

Name: Dr Kirsty Mann

Address: Flat 19, 6 Bolt Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I OBJECT to the planning application for 165 Fleet Street.

I am the owner of Flat 19, 6 Bolt Court, London EC4A 3DQ, a residential building within metres of 165 Fleet Street.

It is my opinion that the proposed facility will have a significantly detrimental effect on local residents on account of noise, pedestrian traffic and antisocial behaviour where consumption of alcohol is involved. 165 Fleet street is accessible via an alleyway that directly passes the entrance to 6 Bolt Court's and will be an inevitable thoroughfare for the many potential revellers coming and going from the proposed premises. Bolt Court is a peaceful sanctuary enjoyed by residents and this proposed premises will certainly disrupt that peace.

I do not believe that a mini golf course/ bowling alley adds any value to local residents and is likely to attract antisocial behaviour. This kind of venue would be better suited in an area that is not residential.

I object to this planning request.

Yours Sincerely

Kirsty Mann

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Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Efstathios Kapelis

Address: 6 Bolt Court Flat 20 London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I agree with Alderwoman Martha Grekos

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Mr David Canty

Address: 10 4 crane court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: i live very close to this venue between red lion and crane court. I believe this change of use will lead to significant additional noise and anti social behaviour. The potential market for this proposed business are not local so there may also be disruption from car traffic and additional badly parked ebikes.

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Mr Yikai Zhang

Address: Flat 7, 6 Bolt Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I am the owner of Flat 7, 6 Bolt Court, London EC4A 3DQ, a residential building within metres of 165 Fleet Street. I strongly object to the development of this venue as it will cause disturbance to the residential neighbourhood and introduce more antisocial behaviour.

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Dr Mark Yates

Address: 24 Middleton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I object to this planning application.

I used to live and work near Fleet Street and believe the proposed development is not in keeping with the local area, and is within 20 metres of a residential building making noise and other disturbances inevitable if permission is granted.

The application is clearly not in keeping with the Local Plan, and the intended use will impact on nearby residents' right to quiet enjoyment of their property, and uninterrupted sleep between 11pm and 7am.

This is not an appropriate development for this historic area of the city, in very close proximity to a residential building.

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Miss Kristy Fok

Address: Flat 21, 6 Bolt Court Fleet Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: Agree with Alderwoman Martha Grekos

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Mr Christopher Field

Address: Flat 22 6 Bolt Court London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: My wife and I strongly object to the plans to develop 165 Fleet Street into a bowling and golfing venue for the reasons set out by Martha Grekos. It will attract anti social behaviour in sn areas that is close to a quiet residential building - 6 Bolt Court. The narrow alley ways would become a thoroughfare and a place to loiter, for the venue's customers which would make it unbearable for the residents of Bolt Court given the layout of the courtyard. Such a venue should not be located near residential buildings.

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Mr Michael Radford

Address: 6 Market Mews Market Mews Godalming

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I agree with and support the comments submitted by Alderwoman Martha Grekos.

Regards Michael Radford for Rozecroft Limited

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Dr Charlotte Spencer

Address: 2 Warwicks Bench Road Guildford

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:.

I reside in a flat in Gough House, Bolt Court several nights a week whilst working as a Research Pathologist at the Cancer Research UK (CRIK) Laboratories at UCL (University College Hospital).

I work late into the evening and am concerned that the environment will become unsafe if a business serving alcohol for 16 hours a day, for consumption on and off the premises, is opened at 165 Fleet Street in such close proximity to Bolt Court. I have no wish to encounter individuals who have been consuming alcohol just to get to my door. Furthermore the courts off Fleet Street, through which I walk, are, by their historic nature, quiet and labyrinthine and as such lend themselves to various other criminal activities that can be associated with night time venues such as dealing and consumption of illegal substance. There will undoubtedly be the potential for an increase in other crimes.

I have first hand experience, as an Accident and Emergency doctor, of the damage done by excessive alcohol consumption such as is facilitated by licensing hours of 16 hours a day. My experience includes dealing with the personal injuries incurred by individuals as a result of being drunk, and also includes treating the perpetrators and victims of alcohol fuelled violence, including murder.

The area has immense historic character and is currently a quiet residential area and an important business and legal hub. A night time venue at 165 Fleet Street with extended opening hours would have a profound adverse effect on the peaceful character of the area and lead to disturbance for the residents, it is an inappropriate business for the site.

I strongly object.

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Mr Allan O'Neill

Address: Spyways Doverdale Droitwich

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I write in support and agreement to the measured and precise submissions of my Ward Councillors (e.g. Graham Packham, Henrika Priest, Martha Grekos) and the objections raised by my neighbours. My understanding is that they are also not in support of the proposals.

My own comments are based on observing and participating in the life of this specific ward for over 10 years, having spent the majority of that time living in Bolt Court during the week for professional reasons. I am now a landlord and let the flat to a professional Public Affairs consultant. My flat (15 Bolt Court) is located just behind the Application Premises, adjacent to Dr Johnson's historic house.

I hope my comments are pertinent to the Council's review of this Planning Application.

The proposals are directly contrary to the Amenity, Character (both historic and current), and Appearance of this Ward, and to the working and personal lives of those who live or attend here.

It is the wrong activity in the wrong place. My view is that it should not be tempered with concessions, and instead be rejected outright. I am interested in attending the relevant Planning Meeting, subject to work commitments.

The Ward and immediately neighbouring area are dominated by Professional Service Firms (Legal, Accounting, Financial) and Judicial/Police functions (Salisbury Square, Royal Courts). The proposed Venue is not an appropriate neighbour in this location.

The midweek noise from straggling drunks is already a noticeable problem and one which will be seriously exacerbated by a golf and bowling alley with an all day alcohol license that runs until 2am with the freedom for live music. The ward will just become an anti-social mess of your own making. It is just simply ridiculous and unnecessary to grant this application in this specific area. There are no positives to the existing residents or businesses in this area and it merely reduce the character of the ward.

Please find a nice quiet restaurant to open up!

From: [REDACTED]
To: [REDACTED]
Subject: OBJECTION to 165 Fleet street proposal 24/00236/FULL
Date: 29 March 2024 15:17:15

THIS IS AN EXTERNAL EMAIL

Dear Mr. Hunt,

OBJECTIONS to the licensing application stated in my direct email to Mr. Robert Breese, COL licensing officer, apply as well to the planning application, and are similar to and in complete agreement with objections stated by Alderwoman Martha Grekos and the other flat owners/residents of 6 Bolt Court. Ultimately, the planning application is NOT compliant with Policy DM 3,5 and thus, must be REJECTED.

Kind Regards,

Noel Chun
6 Bolt Court

From: [REDACTED]
To: [REDACTED]
Subject: OBJECTION to 24/00236/FULL - 165 Fleet St
Date: 29 March 2024 15:31:58

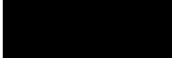
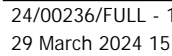
THIS IS AN EXTERNAL EMAIL

Dear Mr. Liam Hunt,

OBJECTIONS to the licensing application stated in my direct email to Mr. Robert Breese, COL licensing officer, apply as well to the planning application, and are similar to and in complete agreement with objections stated by Alderwoman Martha Grekos and the other flat owners/residents of 6 Bolt Court. Ultimately, the planning application is NOT compliant with Policy DM 3,5 and thus, must be REJECTED.

Kind Regards,

Noel Chun
6 Bolt Court

From: 
To: 
Subject: 24/00236/FULL - 165 Fleet St
Date: 29 March 2024 15:36:43

THIS IS AN EXTERNAL EMAIL

OBJECTIONS to the licensing application stated in my direct email to Mr. Robert Breese, COL licensing officer, apply as well to the planning application, and are similar to and in complete agreement with objections stated by Alderwoman Martha Grekos and the other flat owners/residents of 6 Bolt Court. Ultimately, the planning application is NOT compliant with Policy DM 3,5 and thus, must be REJECTED.

Kind Regards,

Noel Chun
6 Bolt Court

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Noel Chun

Address: 6 Bolt Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:OBJECTIONS to the licensing application stated in my direct email to Mr. Robert Breese, COL licensing officer, apply as well to the planning application, and are similar to and in complete agreement with objections stated by Alderwoman Martha Grekos and the other flat owners/residents of 6 Bolt Court. Ultimately, the planning application is NOT in accordance with Policy DM 3,5 and thus, must be REJECTED.

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Mrs Margaret Mann

Address: 11 Lonsdale Square London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I object to this planning application. I have a close connection to this area as my husband works in Fetter Lane, our daughter owns a flat in Bolt Court and I have attended St Bride's Church for 45 years.

I consider the planning proposal to be entirely inappropriate for an area which consists of professional service firms and residential accommodation. It is inconsistent with the Local Plan to conserve the City's heritage assets.

This development will inevitably bring noise and antisocial behaviour to the area and particularly to Bolt Court which is situated just metres away.

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Mr Julian Cooper

Address: 1 Fetter Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am a planning and property consultant based at Fetter Lane, just round the corner from 165 Fleet Street where the new bowling alley and mini golf course is seeking consent.

I object to the planning application for the following reasons:

(1) contrary to DM12.2 of Local Plan as it doesn't not preserve or enhance the character or appearance of the conservation area. Fleet Street is in a conservation and is the main processional route to St Paul's Cathedral. Conservation areas are defined as designated heritage assets and so this development proposal does not sustain or enhance the setting or its significance. Having a leisure venue that will have a footfall of over 1,500 people a day, selling alcohol inside and outside those premises until 2am, is not in keeping of an area that its rich in history and listed buildings. Its use does not sit at all well within the existing street patterns; the setting; nor the frontage it proposes on Fleet Street.

(2) contrary to DM3.5 of the Local Plan as the applicant has not demonstrated that there is no unacceptable impact on residents and other noise sensitive users as well as the environmental amenity. Behind 165 Fleet Street are residential courtyards where many residents live. Opposite 165 Fleet Street is the new proposals for over 750 student housing accommodation. Given 165 Fleet Street has no outdoor space, its proposed clients will create nuisance and anti social behaviour given alcohol can be consumed outside and inside until 2am. Residents will not be able to sleep and businesses will be disturbed too. No level of security or CCTV will reduce these impacts. The new court and police station are also just being built on Fleet Street, so they will also be impacted by such a use in the area. If the Corporation is trying to regenerate this area into a

stronger legal quarter and bring forward a museum of print to celebrate the history of this area, then a bowling alley/mini golf course is certainly not in keeping or an appropriate use locally.

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Mr Julian Cooper

Address: 1 Fetter Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am a planning and property consultant based at Fetter Lane, just round the corner from 165 Fleet Street where the new bowling alley and mini golf course is seeking consent.

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stronger legal quarter and bring forward a museum of print to celebrate the history of this area, then a bowling alley/mini golf course is certainly not in keeping or an appropriate use locally.

From: [REDACTED]
To: [REDACTED]
Subject: Objection: Planning Application - 165 Fleet Street EC4A 2DY
Date: 31 March 2024 13:03:31
Attachments: [image001.png](#)
Importance: High

Dear Sir / Madam

I am writing to strongly object to the planning application – item number below – via email as I was unable to do so online due to a fault with your server:

[24/00236/FULL | Change of use of part ground floor and part basement floor from commercial use \(Class E\) to a mixed use including a noodle bar with cafe and part leisure \(mini golf\) at ground floor level, and ten pin bowling and ancillary facilities at basement level \(Sui Generis\). | Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY](#)

I understand that the anticipated daily footfall will be in the region of 1,000 to 2,000 people. This coupled with a closing time of 2.00 am (recent licence application) would be absolutely disastrous for the surrounding residential area given the impact that this footfall would have in terms of noise and antisocial behaviour. The surrounding alleyways and courts, and Fleet Street itself would not be able to handle this number of people. To this point, I'd also like to stress that there is no management statement, contrary to Policy DM3.5 which requires it, from the applicant to demonstrate that there will be no unacceptable impact on the local amenity. Moreover, this area is part of the processional route to St Pauls, close to the Fleet Street conservation area with its rich press history, and will be the centre of the new law courts: I fail to see what this type of business can bring to those who live and work here? It's a pure destination venue for people who have no links to the area, and because of its size with the anticipated footfall will cause issues which will then be left to the locality to deal with.

Finally, there's been no contact or consultation with local councillors, or stakeholders as to how this venture could benefit the local area, or as the applicants must now understand, given the number of objections, alleviate our concerns which shows an astonishing disregard and arrogance.

Yours faithfully

Henrika Priest

(Local resident and Common Councilman)



Henrika Priest | Common Councilman – Castle Baynard Ward
City of London Corporation | Guildhall | Gresham Street | London EC2V 7HH

www.cityoflondon.gov.uk | <https://castle-baynard.org.uk/>

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Mr John Griffiths

Address: Rocket Science Tallis House, 2 Tallis Street London

Comment Details

Commenter Type: Councillor/Ward Member

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I am writing to oppose the application for the change of use to the ground floor retail unit at 165 Fleet Street, EC4A 2DY which contravenes policy DM 3.5 of the Local Plan.

The proposed mixed uses, including a late-night leisure offer of mini-golf and ten-pin bowling, will significantly impact on the quality of life of the local area which has an increasing residential component.

The area comprises numerous surrounding alley ways and small courtyards which will not support the anticipated numbers visiting the proposed premises late into the evening, generating noise and anti-social behaviour. The proposal is also out of keeping with the ongoing development plans for the area which are to combine Fleet Street's heritage and traditional function as a processional route with its new status as the centre for the City's courts and police.

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Mr Joseph Sullivan

Address: 6 Bolt Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: My wife and I live on the ground floor of a nearby building and we have serious concerns about the levels of increased noise and public nuisance that this a mixed use noodle bar/cafe/mini golf course/ten pin bowling alley would bring. Speaking plainly, allowing live and recorded music and the sale of alcohol until 2am will naturally cause a significant disturbance to our sleep as well as the sleep of other residents. No other premises in this area are open as late as this one hopes to be, and the nature of this quiet community will change overnight for the worse if this is allowed to proceed.

We also have concerns about increased anti social behaviour and crime that will seep into the small alleys off of Fleet Street should this new property continue with their plans. These alleys are not designed to be high traffic areas, and by allowing this mixed use space to open, the increased foot traffic will inevitably lead to more discarded rubbish, dangerous debris such as broken glass, and the increased potential for criminal and unhoused populations to take root.

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Miss Catherine McGuinness

Address: Guildhall London

Comment Details

Commenter Type: Councillor/Ward Member

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: This is an entirely inappropriate application for the location.

It is clearly aimed at attracting custom into the early hours. That is likely to have a negative impact, particularly for the residents in what is a mixed business/residential area with an already delicate balance between the two. Many residents live in the courts and alleys off Fleet Street, or in flats above Fleet Street, and any addition of footfall late into the night - even if it is quiet, which footfall to and from a place of entertainment of the type proposed may very well not be - is likely to cause disturbance.

In this context I understand that no Management Statement has been provided to demonstrate the impact on the local amenity. As such this application contravenes policy DM 3.5 of the local plan.

The proposal is also out of keeping with the heritage of the area - close to Dr Johnson's House, and already at the heart of legal London, even before the new courts complex at Salisbury Square is opened.

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Liam Hart

Customer Details

Name: Mr Darren Shapland

Address: Flat 11 Gough House Bolt Court City of London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment:As per my comments per the main planning application, this proposal is ridiculous in a quiet part of London in the evening. It would be absolutely out of character with the area and is not appropriate

Toby Brown
Flat 10
6 Bolt Court
London, EC4A 3DQ

1 April 2024

Dear City of London Planning

Re: objection to planning application 24/00236/FULL “Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis). | Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY”

I write as a local resident to object strongly to the above planning application. By way of background, I live next door at 6 Bolt Court, where I have been permanent resident for 13 years, and I work nearby as a barrister.

Publicity of planning application

Before making my four objections, I would like to flag that it is unclear whether the planning application was publicised properly. Whilst over 40 people have submitted objections to the related application for a premises license, as of today’s deadline, far fewer have submitted objections to the planning application, likely because they are unaware of it.

For example, no notice was posted to the side of the building in St Dunstan’s Court (unlike the notice about the premises license), being where residents of 6 Bolt Court would more likely see any notice. Nor were residents at 6 Bolt Court sent notice in the post, notwithstanding we live next door.

Accordingly, it should be assumed that the same local residents who objected to the related premises application would also have objected to this planning application.

(1) Fleet Street Conversation Area

My first objection is that the proposed change of use would **not accord with the character of Fleet Street per the Conservation Area**.

Notable features of the Fleet Street Conversation Area include legal history, ceremonial grandeur, Dickensian alleyways and courtyards, a Grade 1 listed church, the famous newspaper connection, historic pubs and Dr Johnson’s House.

The proposed change of use to a late-night bowling alley and mini golf leisure facility (which apparently could see 1,000 to 2,000 visitors per day/night), does not accord with the character of the Fleet Street Conversation Area.

(2) Unacceptable impact on amenity to residents: street noise

Per the City of London’s Local Plan, Policy DM 3.4 on 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.*

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

The application has failed to demonstrate (in a Management Statement or otherwise) that there will be no unacceptable impact on the above issues.

In any event, it is clear from the 40+ objections to the related application for a premises license that local residents believe that the proposed change of use would lead to an **unacceptable impact on the amenity of local residents.**

Next door to the premises is Bolt Court, where our residential building is located. Residents also live next door or nearby including on Fleet Street, Johnston’s Court, Red Lion Court.

St Dunstan’s Court, showing the premises at 165 Fleet Street on the right (looking South towards Fleet Street)



Bolt Court, showing the residential premises 6 Bolt Court on the left (looking East from the edge of St Dunstan’s Court i.e. just next to the proposed licensed premises)



The proposed change of use will clearly lead to unacceptable impact of **noise from guests arriving and leaving, and in congregating such as to smoke and vape.** The scale of the venue means that hundreds if not thousands of guests could pass through each day and night. As the above photo shows, such guests will inevitably fill the narrow St Dunstan’s Court, and many will spill into and congregate in Bolt Court.

Many guests will obviously be noisy and rowdy. The impact on residents of 6 Bolt Court and elsewhere from this noise will be unbearable to our ability to sleep. Particularly given that the related licensed premises application seeks a closure hour of 2.30am.

This will be worsened by the acoustics of Bolt Court, the shape of which amplifies sound from the bottom of the courtyard.

As Mr Tony Newman, Senior Planning Officer (Planning Enforcement) at the City notes in his email dated 28 February 2024 regarding the related licenses premises application:

“There are a large number of nearby residential occupiers, particularly those immediately to the south of the site, that could be negatively affected by the proposed operation of licensable activities, namely the provision of alcohol sales for consumption on and off the premises until 2am Monday to Sunday, and the spilling out of large numbers of people into the surrounding streets and alleyways in the early hours of the morning when (02:00 Monday to Sunday) when there is an expectancy for local residential occupiers to be able to sleep.” (emphasis added)

(3) Unacceptable impact from bowling activities, noise spill and cooking odours etc

Thirdly, the proposed change of use may also result in unacceptable levels of **sound escaping the premises**, given that the planning application seeks to operate a bowling alley and mini-golf leisure centre, and given that the related premises application seeks to play recorded and live music.

Yet no measures such as sound proofing have been proposed to explain how noise levels from the proposed operations will be managed to avoid disturbance.

Nor is any information given as to how kitchen **odours** from the noodle bar will be addressed.

As Ms Claire Callan-Day, Environmental Health Technician in the City’s Pollution Control Team states in her representation dated 26 February 2024 regarding the related premises license application:

“In the absence of adequate information as to how noise at, or associated with, the premises will be controlled I wish to make a representation in respect of this application on the basis of public nuisance.

I have particular concerns as to how amplified music spill, noise associated with the bowling, noise from patrons outside (for smoking, etc.) and dispersal noise will be controlled as there is a significant risk that if not managed robustly there will be a detrimental impact to those in the environs of the premises, in particular residents and other noise sensitive receptors.

*I also believe that there is risk that public nuisance could be caused by noise associated with the offering of food at a late terminal hour, i.e. **the noise associated with bins being emptied and other food-service related noise.***

Furthermore, there is a potential risk of **public nuisance caused by odour and fumes** from the premises given that I have no information to inform me to the contrary.” (emphasis added)

(4) Unacceptable impact for residents and environment from drunk patrons

Fourthly, **many guests from the proposed change of use will have drunk alcohol** and a proportion will be drunk, unacceptably impacting the amenity of residents and the environmental amenity in St Dunstan’s Court, Bolt Court and in other nearby streets. This is from the likely anti-social behaviour, public nuisance and/or crimes of:

- (a) Public urination and vomiting;**
- (b) Littering of cigarette butts, disposable vapes, and drinks containers;**
- (c) In some cases, abusive/threatening language to residents/office workers;**
- (d) In the worse cases, fights/violent disorder from drunk or high patrons.**

Such impact will be worsened by the fact that the narrow St Dunstan’s Court, Bolt Court and other nearby alleyways/court yards are unfortunately “perfect” places for people to urinate and conduct other such activities, given they are away from the spotlight of the main road. Please see the photos from St Dunstan’s Court and Bolt Court of recent public urination:



Conclusion

Finally it is noted that the Applicant, in contravention of Policy DM 3.5 at para 3.3.21, has made no effort to engage with local residents who would be affected by the proposed change of use.

Regrettably this suggests that the Applicant cares little about understanding the local context and local sensitivities, and does not suggest that the Applicant has or will ensure the proposed operation avoids the likely adverse impact on amenity.

In reality, a 10 pin bowling alley and mini-golf facility which runs until 2.30am 7 days a week with music and the sale of alcohol is simply incompatible with preserving the amenity of the residents who live next door and nearby.

For these reasons, the Corporation is asked to reject the planning application.

I would be grateful to be given notice of any oral hearing of the application.

Yours sincerely,
Toby Brown

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Tony Newman

Customer Details

Name: Miss Vasiliki Manta

Address: 108 Fleet Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am writing in my capacity as a Manager of an Optical Practice a few doors away from the proposal. I object to this application. The proposed area lacks sufficient outdoor space to accommodate the visitors drinking until 2 am. Moreover, the lack of adequate monitoring infrastructure raises concerns about potential antisocial behaviour, which could negatively affect the well-being of residents and businesses in the vicinity. Hosting late-night activities without proper infrastructure for noise control and aftermath cleanup poses a significant risk to the tranquility of the area. Increased footfall could result in excessive noise disturbances and lead to issues such as littering and public intoxication, creating an unwelcome environment for both residents and businesses. The anticipated increase in footfall around Fleet Street may overwhelm the existing infrastructure and disrupt the established character of the financial quarter. This could have adverse effects on the local businesses, including pubs and eateries, by diverting customers and attracting the wrong crowds, particularly after 11 pm. It is essential to prioritize the preservation of the unique character of the financial quarter while welcoming new businesses and footfall. Any developments should be mindful of the existing residents and businesses, ensuring that they are not adversely affected by changes that compromise the area's identity and charm. In light of these concerns, I urge the relevant authorities to decline this application. It is crucial to strike a balance between promoting economic growth and preserving the quality of life for residents and businesses in the area.

Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Tony Newman

Customer Details

Name: Ms Amanda Singleton

Address: Flat 7, 7 Wine Office Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I object on the same grounds detailed in the document submitted by Alderwoman Martha Grekos.

Fleet St is not a late night entertainment area and I am concerned about the noise disturbance and increase in anti social behaviour that this venue would cause to myself and other local residents.

From: [REDACTED]
To: [PLN - Comments](#)
Subject: Re: RE: PLANNING APPLICATION 24/00236/FULL 165 FLEET STREET PLEASE NOTE CORRECT DATE 10 APRIL 2024 IN TEXT
Date: 09 May 2024 12:02:27

THIS IS AN EXTERNAL EMAIL

Hallo,

My address is Flat 4, 4 Pemberton Row, EC4A 3BA

If the street address would suffice, could you use 4 Pemberton Row, EC4A 3BA.

If you need to use my full address, I am content for my flat number to be included.

Kind regards,

Jeremy

----- Original Message -----

From: PLNComments@cityoflondon.gov.uk

To: [REDACTED]

Sent: Thursday, May 9th 2024, 11:06

Subject: RE: PLANNING APPLICATION 24/00236/FULL 165 FLEET STREET PLEASE NOTE CORRECT DATE 10 APRIL 2024 IN TEXT

Hello,

For this comment to be registered, please provide an address.

Thanks,

Rianne

From: [REDACTED]
Sent: Monday, May 6, 2024 7:27 PM
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Cc: Callan-Day, Claire [REDACTED]
Subject: PLANNING APPLICATION 24/00236/FULL 165 FLEET STREET PLEASE NOTE CORRECT DATE 10 APRIL 2024 IN TEXT

THIS IS AN EXTERNAL EMAIL

I write to object to planning application 24/00236/FULL for 165 Fleet Street London EC4A 2DA.

I have both worked in and am a resident of the area. I worked in Pemberton House for a number of years prior to its conversion to apartments by Barratt Homes, and have been a resident of Pemberton Row for the last 26 years. I have known the area for well for over 40 years.

Having read recent submissions about the application, I am in agreement with the various representations, in particular on the following areas of concern:

- i. the unacceptable loss of amenity to residents. The application is not in conformity with the City's Local Plan Policy DM3.5;
- ii. the unacceptable noise break-out that is likely to result from the proposed activities, in particular from the bowling alleys;
- iii. the potential for considerable nuisance to local residents late at night and in the early hours of the morning in the historic lanes and alleys to the north of Fleet Street whether from crapulence, vomiting, urination, littering or public disorder; preventing the quiet enjoyment of people's homes.

I will not repeat in detail the concerns already raised.

However a couple of points deserve mention:

At the Licensing Hearing for the premises held on 10 April 2024, Appendix 2 i) of the Public Document Pack included the following statement from Claire Callan-Day of the City's Environmental Control Team:

" I have particular concerns as to how amplified music spill, noise associated with the bowling, noise from patrons outside (for smoking, etc.) and dispersal noise will be controlled as there is significant risk that if not managed robustly there will be a detrimental impact on those in the environs of the premises, in particular residents and other noise sensitive receptors."

Ms Callan-Day makes a very pertinent point, which the Planning Committee will need to consider carefully in their deliberations.

The Committee should also consider the Supplementary Planning Document "Fleet Street Conservation Area Character Summary and Management Strategy" adopted on

23 February 2016. In the section on character analysis - reference is made to the alleys and courts north of Fleet Street:

" As well as their historic value, the courts provide a series of intimate spaces and pleasing incidents in the townscape that contrast dramatically with the hubbub of Fleet Street."

The Committee should note the comment about the "hubbub of Fleet Street", contrasting dramatically with the *"series of intimate spaces and pleasing incidence"* in the alleys and courts.

Would the City of London Corporation be happy to damage the amenity of these intimate spaces which have existed for more than three centuries, as clearly shown by the famous map of John Rocque, published by Act of Parliament in October 1746? This close patchwork of business and residential properties is an important part of the Fleet Street Conservation Area.

I have discussed this planning application with other long leaseholders at my address. They are also concerned about this application and are in agreement with these representations.

We would ask that the planning application 24/00236/FULL be rejected.

Thanks you.

Jeremy Simons

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Comments for Planning Application 24/00236/FULL

Application Summary

Application Number: 24/00236/FULL

Address: Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

Proposal: Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).

Case Officer: Tony Newman

Customer Details

Name: Mrs Alice Gambato

Address: Flat 3 4-7 red lion court London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: 1. Safety

This chain already created public disturbance (stabbing) the area is not equipped with sufficient security for the type of club that they are establishing.

2. Animal welfare (rare species of nocturnal predators)

Further representations in objection to planning application 24/00236/FULL (“Tokyo Hit”)

As nearby residents, we supplement our earlier letters of objection, in light of the Applicant’s subsequent Design and Access Statement (“**DAS**”) and Management Statement submitted after the Licensing Sub-Committee’s grant of a premises licence for the development. This representation contains additional points following consultation with a planning consultant and specialist counsel.

We have appealed the licensing decision to the Magistrates Court, on the basis it breached the Corporation’s Statement of Licensing Policy that “*residents have a reasonable expectation that their sleep will not be unduly disturbed between the hours of 23.00 and 07:00*”. With the agreement of all parties, the hearing of the appeal is postponed until after the Planning Committee’s decision, given that the appeal would be rendered nugatory in the event the planning application is rejected or planning conditions are imposed to reduce the operating hours in accordance with the Policy. We have been advised that the Planning Committee’s judgement on appropriate conditions to restrict the hours of operation, if permission is granted, is entirely independent and not fettered in any way by the Licensing Sub-Committee’s previous decision.

1. PROXIMITY OF LOCAL RESIDENTS AND NATURE OF THE AREA

The DAS is misleading in saying there are “*none [residential buildings] in the very immediate vicinity of the proposed Site, the closest being on Gough Square*”. As the Applicant should know, had it either consulted residents or considered their many written representations, **our residential building at 6 Bolt Court is connected with the proposed Site by only one building** (and not as the DAS elsewhere asserts in referring to Gough Court (sic) “*is separated...by three substantial office buildings*”).

As shown in Annex 1, there are **various other residential buildings in close proximity**, namely in Johnsons Court, Red Lion Court and to the south on or off Fleet Street (including Pleydell St and Tudor St/Temple Avenue). As Mr Tony Newman, Senior Planning Officer at the Corporation said in his licensing representation dated 28 February 2024 “***There are a large number of nearby residential occupiers***”. The DAS is therefore similarly misleading in asserting that the area is a “*shopping centre with a mix of office buildings and commercial spaces*” and that “*the proposed use of the Site is anticipated to harmonise with the existing commercial and office spaces that are situated in close proximity*”.

The planning application before the Committee therefore proceeds on a factually flawed basis.

2. THE UNDISCLOSED DISPROPORTIONATE SCALE, NOT IN KEEPING WITH LOCAL CHARACTER

The DAS also fails to disclose transparently and accurately the scale and nature of the development, and accordingly its likely impact. It will fundamentally change the local character, as existing pubs and shops are much smaller with fewer customers and reasonable hours of opening. They are proportionate to the area and happily co-exist alongside residents by producing no or little evening noise.

First, the Applicant confirmed during the licensing hearing that the number of patrons would be **up to 2,500 per day, with 250** at any given time. The DAS voices the ambition that the offering “*draws clientele into the City at weekends*”. Inevitably this will include large groups, whether corporate teams (with their alcohol paid for) or stag/hen parties. This is important context for the DAS’s acknowledgment that “*it is however likely that a concentrated number of patrons will leave at the end of the evening*”.

Second, although the Fleet Street area does have some night-time economy, the existing type of use is very different from the proposed development. It comprises **much smaller traditional pubs and bars, none of which open late into the small hours**.

Third, the DAS’s portrayal of the development primarily as a mini-golf leisure centre is incomplete. The activities for which the licence has been obtained include supply of alcohol, films, live and

recorded music and late-night refreshment. Patrons would be able to attend **purely to drink alcohol or consume food, without pre-booking** or playing mini golf (or bowling). Indeed, the Applicant at the licensing hearing relied on the fact that patrons who had drunk at pubs could, at closing time, be sent onto the proposed development. The reliance on very late hours (1.30am Thursday to Saturday) exposes the truth that the venture aims to be **a very late-night bar or club**.

3. AMENITY IMPACT CONTRARY TO POLICIES

The proposal does not comply with the requirements of Local Policy DM 3.5 “Night Time Entertainment” (see Annex 2). This policy goes to the essence of the application.

- The Site has no outside space. Many of the patrons will **congregate to smoke/vape** in the covered areas of St Dunstan’s Court during their visit as well as after leaving.
- **Bolt Court is the direct pedestrian route from the Site to Farringdon Station** (the closest station for the Elizabeth, Hammersmith & Bakerloo lines).
- At present the area is **extremely quiet in the evenings** and especially Friday to Sunday.
- Bolt Court, as a small square, is an **echo chamber** in which noise is amplified.
- 6 Bolt Court is a historic grade II listed building, so modern double glazing is not possible.
- The **noise disturbance of up to 250 patrons/hr** (many of whom will have drunk alcohol) will accordingly have an unacceptable impact on amenity of residents, particularly after 11pm.

Granting planning permission would therefore be contrary to DM 3.5, as well as DM 21.3 (Annex 2).

The Corporation’s officers had similar concerns in their licensing representations, which are equally relevant to planning considerations. Claire Callan-Day, email dated 26.2.24: *“I have particular concerns as to how amplified music spill, noise associated with the bowling, **noise from patrons outside (for smoking, etc.) and dispersal noise will be controlled as there is a significant risk that if not managed robustly there will be a detrimental impact to those in the environs of the premises, in particular residents and other noise sensitive receptors.**”* Per Tony Newman, above: *“There are a large number of nearby residential occupiers...that could be negatively affected by the proposed operation **..the spilling out of large numbers of people into the surrounding streets and alleyways in the early hours of the morning when (02:00 Monday to Sunday) when there is an expectancy for local residential occupiers to be able to sleep.**”*

4. APPLICATION FAILS TO DEMONSTRATE COMPLIANCE WITH POLICES

Under the planning policies (including DM 3.5, 21.3 and London Plan Policy D13C) and caselaw, **the burden is on the Applicant to demonstrate that there will be no unacceptable impact on amenity and to establish that mitigation measures will be effective.** It has failed to do so.

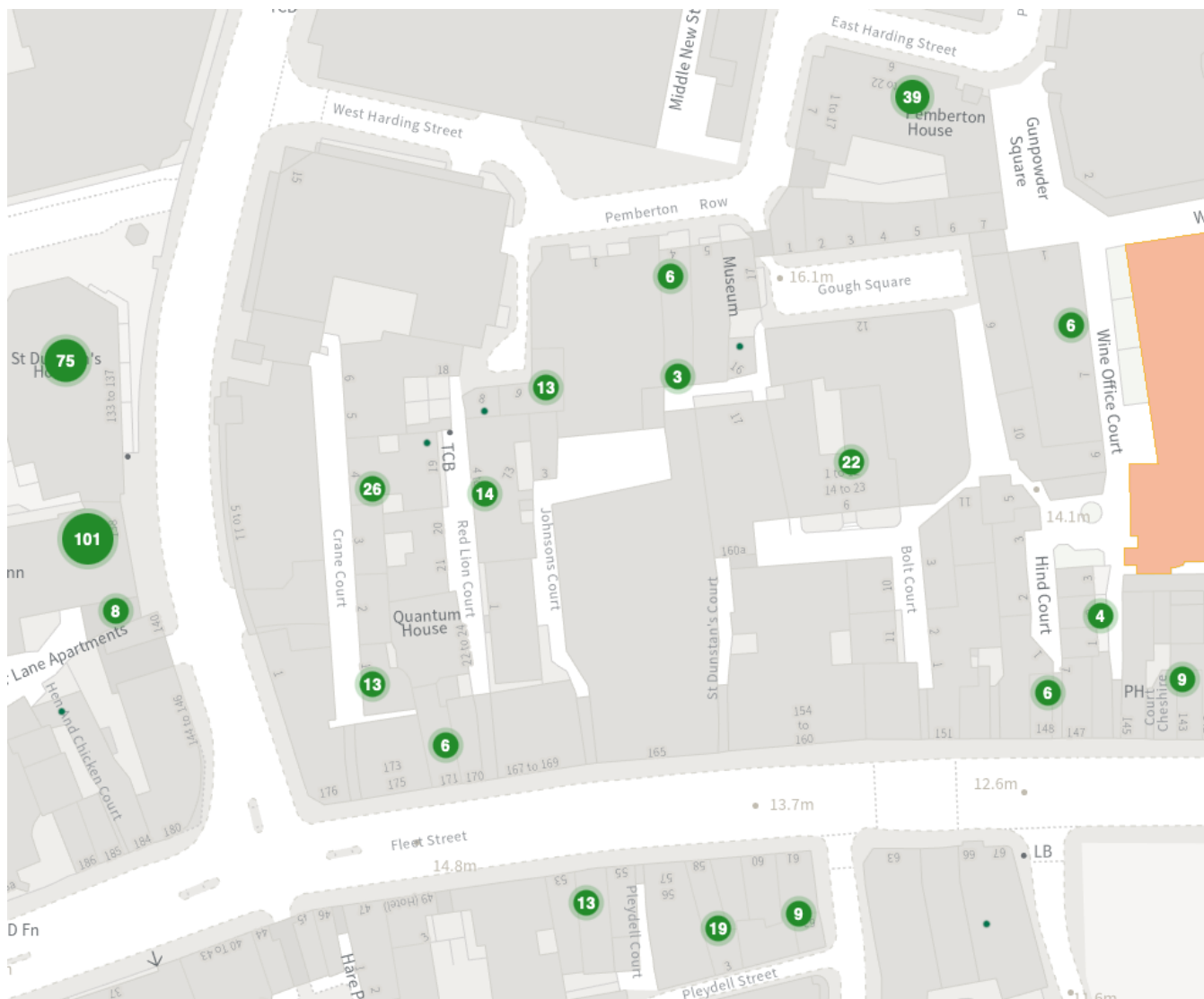
- **No noise survey has been produced.** Alleged mitigation measures are meaningless without knowing the existing background noise levels (which as stated above are very quiet). In consequence, the application fails to assess and demonstrate that the surrounding residential premises will not be adversely impacted by noise.
- The Management Statement **fails to include earlier closure hours to protect amenity as required by DM 3.3.22.** Further, the alleged measures will clearly fail to stop disruption to residents’ quiet enjoyment late at night, because once patrons have left the premises (either temporarily or finally), the **Applicant has no legal power to control patrons’ behaviour.** It is impossible to adequately eradicate noise created by patrons off the Site.
- Further, the District Surveyor’s Office (representation dated 31 May 2024) states that the proposal does **not comply with policies D5 and D12 on fire safety.**
- Contrary to DM 3.3.22, no information is provided how **cooking odours** from the noodle bar will be addressed. The plans do not disclose the location of kitchens or ventilation ducts.

In conclusion, in light of the above, we urge the Planning Committee to refuse the application. Alternatively, if permission is granted, we consider a condition restricting hours of operations to 10am until 11pm (10pm on Sunday) is necessary to reduce the impact on local residents.

Rebecca Bailey-Harris, Toby Brown, Flats 9 and 10, 6 Bolt Court, London EC4A 3DQ

ANNEX 1: PLAN SHOWING SURROUNDING RESIDENTIAL UNITS

The following plan is a screenshot from www.mapping.cityoflondon.gov.uk showing residential units surrounding the proposed site at 165 Fleet Street (which is in the lower centre of the map).



ANNEX 2: RELEVANT PLANNING POLICIES

Granting planning permission would be contrary to a number of planning policies:

Para 191 of the National Planning Policy Framework 2023 requires that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health and living conditions. In doing so they should “(a) *mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;* b) ***identify***

and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason”.

Per Local Plan (2015) DM 3.5 on night-time entertainment: “**1. Proposals for new night-time entertainment...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....**

3.3.17 *The control of night-time entertainment and licensed premises is undertaken through the operation of both planning and licensing regimes. In general, the planning regime controls the location, design and planning use of premises to protect the amenity of an area or local residents...*

3.3.22 *Planning applications for new and extended night-time entertainment uses or for variations of planning conditions must be accompanied by a Management Statement that addresses planning amenity issues, sets out how potential impacts on amenity will be addressed through the design of the premises and how they will operate without causing disturbance including:*

- *hours of closure to protect amenity;*
- *noise mitigation plans related to both internal and external noise, including to reduce sound transfer, such as sound-proofing, noise controls and double entry lobbies;*
- *arrangements for the storage, handling and disposal of waste;*
- *a timed programme for deliveries and collections and other servicing arrangements;*
- *measures to deal with the emission of odours; and*
- *location of ventilation ducts and plant.*

...3.3.24 *To safeguard quiet times and amenity, particularly for residents and other noise-sensitive uses, the City Corporation will attach planning conditions or seek s106 planning obligations to ensure compliance with agreed Management Statements. The City Corporation will normally apply conditions to limit the hours of operation where there is potential for unacceptable disturbance to local residents and others.”*

Per Local Plan (2015) Policy DM 21.3 on residential environment: “**1. The amenity of existing residents within identified residential areas will be protected by:** - **resisting other uses which would cause undue noise disturbance, fumes and smells and vehicle or pedestrian movements likely to cause disturbance;** - **requiring new development near existing dwellings to demonstrate adequate mitigation measures to address detrimental impact.** **2. Noise-generating uses should be sited away from residential uses, where possible. Where residential and other uses are located within the same development or area, adequate noise mitigation measures must be provided and, where required, planning conditions will be imposed to protect residential amenity....**

3.21.15 *Where required, planning conditions will be imposed which limit the hours of operation and servicing.”*

Per London Plan (2021) Policy D13 on agent of change: “**A The Agent of Change principle places the responsibility for mitigating impacts from existing noise and other nuisance-generating activities or uses on the proposed new noise-sensitive development.** Boroughs should ensure that Development Plans and planning decisions reflect the Agent of Change principle and take account of existing noise and other nuisance-generating uses in a sensitive manner when new development is proposed nearby....**C New noise and other nuisance-generating development proposed close to residential and other noise-sensitive uses should put in place measures to mitigate and manage any noise impacts for neighbouring residents and businesses.** ...**E Boroughs should not normally permit development proposals that have not clearly demonstrated how noise and other nuisances will be mitigated and managed.”**