

Representation	
Premises name	Bidborough Works
Application reference number	APP\PREMISES-NEW\122977
Last date for representation	12/09/2024

Making a representation as

As an individual

Your details**First name**

Andrew

Last name

Walker

Telephone number (optional)**Email address****Address**30 BOURNE STREET
LONDON
SW1W 8JJ**Remain anonymous**

No

Grounds of representation

- prevention of crime and disorder
- ensuring public safety
- prevention of public nuisance

Details of representation

I write as an owner of flat 57 Queen Alexandra Mansions to which I am due to retire in 2026, and I am also a director of the block. The works themselves will obviously be disruptive but I am more concerned about the longer term consequences of noise and disruption to local residents; the creation of an unsafe late night environment for those returning to their flats - with large numbers of people who have been drinking and a likely rise of

the drug dealing that also marring these streets.

About this form

Issued by

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

Data protection

No personal information you have given us will be passed on to third parties for commercial purposes. The Council's policy is that all information will be shared among officers and other agencies where the legal framework allows it, if this will help to improve the service you receive and to develop other services. If you do not wish certain information about you to be exchanged within the Council, you can request that this does not happen.

Representation	
Premises name	Bidborough Works
Application reference number	APP\PREMISES-NEW\122977
Last date for representation	12/09/2024

Making a representation as

As an individual

Your details**First name**

Ann

Last name

Marsh

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 23 Queen Alexandra Mansions
Judd Street
London
WC1H 9DQ

Remain anonymous

No

Grounds of representation

- prevention of crime and disorder
- ensuring public safety
- prevention of public nuisance
- protection of children from harm

Details of representation

This is a completely different use of the Old Town Hall into an all day and every evening entertainment venue, the area already suffers from drug dealing, and disruptive behaviour from rival football fans. Proposed clients / users of this new venue are likely to be future targets for the drug dealers who will move their business on to Bidborough

street and around the primary school. The safety of the streets around our block has benefitted greatly from the closure of the end of Judd Street to vehicle traffic. with the Town hall becoming an event venue open to all hours our block potentially becomes a roundabout for taxis of all sorts vying for business and for large delivery vehicles coming and going up and down a street that is meant to be a safe street for children during school hours. there is little mention in the application as to how the managers of the building intend to police the comings and goings from the building and as to how they will prevent unruly and antisocial behaviour at the exits of the proposed new venue. At the moment I (a 70+ woman) feel quite safe returning home to my flat but fear this will not be the same once there are comings and goings all night from the adjacent building. I am particularly concerned about the potential public nuisance of allowing the outside terraces to be used as part of the entertainment area well into the night. The picture on the proposers website has people socialising outside with seating areas that look out over our building. This means the privacy of those with flats on the Bidborough st side will be severely compromised as people on the terraces will be able to look straight into their bedrooms. I am also concerned at the way noise from partying on the terraces will carry at night and lead to disruptive sleep for all us residents. This is already a serious annoyance for those who live near the Standard Hotel when they have late night gatherings in the outdoor area. Inevitably late night carousing get noisier as the

evening goes on. Another noise is from taxi doors slamming and cars revving away while late night farewells are yelled from those leaving gatherings. I am also concerned about the affect on children in the area who may witness and increase in drug dealing, have to run the gauntlet of delivery lorries trying to access the building and needing to reverse around the school, of late night noise when they are meant to be sleeping and generally leading to more antisocial behaviour, traffic fumes and noise and light pollution. In all I am appalled that a building that once belonged to all of us and which our council tax has paid for the renovation of is to turn into a private club with an extended license and of no use to the local residents or area.

About this form

Issued by

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

Data protection

No personal information you have given us will be passed on to third parties for commercial purposes. The Council's policy is that all information will be shared among officers and other agencies where the legal framework allows it, if this will help to improve the service you receive and to develop other services. If you do not wish certain information about you to be exchanged within the Council, you can request that this does not happen.

Representation	
Premises name	Bidborough Works
Application reference number	APP\PREMISES-NEW\122977
Last date for representation	12/09/2024

Making a representation as

As an individual

Your details**First name**

Anne

Last name

Sutherland

Telephone number (optional)**Email address****Address**

Flat 153 Queen Alexandra Mansions
Bidborough Street
London
WC1H 9DL

Remain anonymous

No

Grounds of representation

- prevention of crime and disorder
- ensuring public safety
- prevention of public nuisance
- protection of children from harm

Details of representation

First, a complsint. Spent two hours carefully prevising my Objection Submission onky, when checking, to see a technical problem error and then logged out with all text lost. One way I imagine to reduce the number of an objections submitted. I live in a small two room flat on the 4th floor of QAM with my bed/work room facing the new Town Hall

doors on Bidborough Street. One window only which is my much valued light source being flat bound and mostly bed bound undergoing chemo treatment since January 2023. I am not the only resident with medical or mobility issues. In a building of nearly 180 residences, there is always likely to be a proportion of us in such situations. The narrow space between the two buildings affects light levels as well as increasing sound levels. I wish to object to the granting of this licensing application as it appears to me to be unacceptable in a number of ways, numbers envisaged and planned for, extended hours and wide variety of hospitality outlets and entertainment.

1. Prevention of Crime and Disorder. The numbers and lengthy hours of operation will attract even more drug dealers into this discrete cut immediately off Euston Road with its many exits for a quick get away.
2. Enduring Public Safety. Much increased vehicle movement including a wide range of service vehicles for the venue. Many visitors, not familiar with the area, use the cut through to Kings Cross as to children on their own, or with siblings or parents to get to the close by school. Uber Hub use and possible disruption and increased possibly of accidents to be considered.
3. Prevention of Public nuisance, Large numbers of people having the opportunity to drink over a long period can only mean more noise and disruption in the confined area when leaving either on foot, and in groups, or by vehicle. QAM residents adhere to strict rules and regulations governing noise and disturbance (including at roof level). The

Dolphin, next door to QAM on Bidborough and Tonbridge Streets, has mostly acceptable conditions and numbers in attendance. But this could change when those attending the Bidborough Works learn of a little old local just across the road. 4. Protection of children from harm. Oversight of any under 18s drinking in the venue - how effectively can this be managed when so many people envisaged in attendance? Children living in QAM, the close by Argyle School. Pupils get used to seeing locals around but an influx of other visitors walking around is bound to alter the ethos of the area. No longer the quiet enjoyment expected for children living in a residential block and close to the once large working office that was the Town Hall. Pollution caused by the greatly increased vehicle use? Is the plan to reduce such movement close to schools been quietly abandoned here? There are a number of typo's but I will not be revising the material and risk losing this submission once again. I think the points are clear enough.

About this form**Issued by**

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

Data protection

No personal information you have given us will be passed on to third parties for commercial purposes. The Council's policy is that all information will be shared among officers and other agencies where the legal framework allows it, if this will help to improve the service you receive and to develop other services. If you do not wish certain information about you to be exchanged within the Council, you can request that this does not happen.

Representation	
Premises name	Bidborough Works
Application reference number	APP\PREMISES-NEW\122977
Last date for representation	12/09/2024

Making a representation as

As an individual

Your details**First name**

Laura

Last name

Mazzotti

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 124 Queen Alexandra Mansions
Tonbridge Street
London
WC1H 9DW

Remain anonymous

No

Grounds of representation

- prevention of crime and disorder
- ensuring public safety
- prevention of public nuisance
- protection of children from harm

Details of representation

Queen Alexandra Mansions is a historical building whose residents are mainly families and elderly. The area surrounding QAM has already been ruined by late night entertainment (e.g. the Standard) which has caused noise, disruption, antisocial behaviour and so on. It is obvious that allowing the Town Hall to become an

enormous all night entertainment venue will make the life of QAM residents even more misery. It is part of human nature that people do not care for their surroundings when they are intoxicated with alcohol and can easily jump on a train from one of the major stations nearby. As we have already sadly witnessed, people are happy to come to the area to enjoy themselves with no regard for the residents since they are not local to it and treat the streets around our beautiful building as an open-air toilet. It is disgraceful that Camden Council gives so little consideration to the consequences of allowing such a massive entertainment hub within a residential area in terms of physical and mental health potential damage to the local residents. The leaseholders of QAM have the right to live their life in a reasonably quiet area without being at risk of becoming victims of possible assaults, robberies and fights amongst drunk customers. I cannot come to terms with the fact that Camden Council has already granted permission to serve alcohol, up until 4.00am, at the Camden Centre, and now even considers to expand this licence in order to accommodate up to 1,600 people who are going to drink alcohol and increase the level of noise, disruption and potential crime and antisocial behaviour in the area (clearly flooding a relatively small area with this number of people will increase the risk of antisocial behaviour and crime, since drug dealing will obviously increase on the nearby streets). This is a clear threat to the wellbeing of the residents of QAM and nearby buildings, especially children and elderly or frail people.

Whoever is in charge of planning permissions should consider the wellbeing of individuals and families who, at the end of the day, pay their taxes (including Council tax) and deserve some quality of sleep.

Supporting documents (optional)

- Camden-BidboroughWorks.docx

About this form**Issued by**

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

Data protection

No personal information you have given us will be passed on to third parties for commercial purposes. The Council's policy is that all information will be shared among officers and other agencies where the legal framework allows it, if this will help to improve the service you receive and to develop other services. If you do not wish certain information about you to be exchanged within the Council, you can request that this does not happen.

Queen Alexandra Mansions is a historical building whose residents are mainly families and elderly. The area surrounding QAM has already been ruined by late night entertainment (e.g. the Standard) which has caused noise, disruption, antisocial behaviour and so on. It is obvious that allowing the Town Hall to become an enormous all night entertainment venue will make the life of QAM residents even more misery. It is part of human nature that people do not care for their surrounding when they are intoxicated with alcohol and can easily jump on a train from one of the major stations nearby. As we have already sadly witnessed, people are happy to come to the area to enjoy themselves with no regard for the residents since they are not local to it and treat the streets around our beautiful building as an open-air toilet.

It is disgraceful that Camden Council gives so little consideration to the consequences of allowing such a massive entertainment hub within a residential area in terms of physical and mental health potential damage to the local residents. The leaseholders of QAM have the right to live their life in a reasonably quiet area without being at risk of becoming victim of possible assaults, robberies and fights amongst drunk customers. I cannot come to terms with the fact that Camden Council has already granted permission to serve alcohol, up until to 4.00am, at the Camden Centre, and now even considers to expand this licence in order to accommodate up to 1,600 people who are going to drink alcohol and increase the level of noise, disruption and potential crime and antisocial behaviour in the area (clearly flooding a relatively small area with this number of people with increase the risk of antisocial behaviour and crime, since drug dealing will obviously increase on the nearby streets). This is a clear threat to the wellbeing of the residents of QAM and nearby buildings, especially children and elderly or frail people. Whoever is in charge of planning permissions should consider the wellbeing of individuals and families who, at the end of the day, pay their taxes (including Council tax) and deserve some quality of sleep.

Representation	
Premises name	Bidborough Works
Application reference number	APP\PREMISES-NEW\122977
Last date for representation	12/09/2024

Making a representation as

As an individual

Your details**First name**

Nigel

Last name

Gould Davies

Telephone number (optional)**Email address****Address**

Flat 68 Queen Alexandra Mansions
Hastings Street
London
WC1H 9DR

Remain anonymous

No

Grounds of representation

- prevention of crime and disorder
- ensuring public safety
- prevention of public nuisance
- protection of children from harm

Details of representation

Bottaccio's stated aim is to make Camden Town Hall "London's premier event space" (<https://www.ftbchambers.co.uk/news/news-view/new-4am-licence-granted-to-the-bottaccio-group-in-camden>) and "one of Europe's largest private event venues" (<https://www.linkedin.com/feed/update/urn:li:activity:6773285785069203456/>). These

stated aims, the specific details of the licensing application, and the ambiguous and contradictory statements made by Bottacio and its representatives about their intentions, are inconsistent with the company's claims that it aims to develop a community co-working space. The clear intention to create a late-night entertainment, including drinking and live music into the early morning, would radically transform the character of a historic and residential neighbourhood. In particular, this would seriously and predictably escalate the levels of noise, disorder, anti-social behaviour and crime. It would also predictably attract drug dealing in an area historically afflicted by this. Welcome restrictions were recently introduced to Judd Street, on which the Camden town hall stands, in order to –in Camden's Council's words—create a safer and more pleasant environment for pedestrians and cyclists (<https://consultations.wearecamden.org/culture-environment/midland/>). A major event centre would lead to a huge increase in traffic from late-night and early-morning revellers in the surrounding area –and, during the day, from the supply vehicles needed to service a major event venue. As a result, Bottacio's licensing proposal would both cause intolerable decline in the quality of life of people living in nearby residential buildings, and severely erode the sense of safety and well-being – especially of women and young people – in the wider neighbourhood. This includes the Argyll Primary School that is located behind the town hall building.

Supporting documents (optional)

- BidboroughWorks-licensingobjections-09-24.docx

About this form**Issued by**

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

Data protection

No personal information you have given us will be passed on to third parties for commercial purposes. The Council's policy is that all information will be shared among officers and other agencies where the legal framework allows it, if this will help to improve the service you receive and to develop other services. If you do not wish certain information about you to be exchanged within the Council, you can request that this does not happen.

Bidborough Works License application 12977 - Objections

Bottaccio's stated aim is to make Camden Town Hall "London's premier event space" (<https://www.ftbchambers.co.uk/news/news-view/new-4am-licence-granted-to-the-bottaccio-group-in-camden>) and "one of Europe's largest private event venues" (<https://www.linkedin.com/feed/update/urn:li:activity:6773285785069203456/>).

These stated aims, the specific details of the licensing application, and the ambiguous and contradictory statements made by Bottaccio and its representatives about their intentions, are inconsistent with the company's claims that it aims to develop a community co-working space.

The clear intention to create a late-night entertainment, including drinking and live music into the early morning, would radically transform the character of a historic and residential neighbourhood. In particular, this would seriously and predictably escalate the levels of noise, disorder, anti-social behaviour and crime. It would also predictably attract drug dealing in an area historically afflicted by this.

Welcome restrictions were recently introduced to Judd Street, on which the Camden town hall stands, in order to –in Camden's Council's words—create a safer and more pleasant environment for pedestrians and cyclists (<https://consultations.wearecamden.org/culture-environment/midland/>). A major event centre would lead to a huge increase in traffic from late-night and early-morning revellers in the surrounding area –and, during the day, from the supply vehicles needed to service a major event venue.

As a result, Bottaccio's licensing proposal would both cause intolerable decline in the quality of life of people living in nearby residential buildings, and severely erode the sense of safety and well-being – especially of women and young people – in the wider neighbourhood. This includes the Argyll Primary School that is located behind the town hall building.

Representation	
Premises name	Bidborough Works
Application reference number	APP\PREMISES-NEW\122977
Last date for representation	12/09/2024

Making a representation as

As an individual

Your details**First name**

Rasheeda

Last name

Shamsi

Telephone number (optional)**Email address**

[REDACTED]

AddressFlat 148 Queen Alexandra Mansions
Bidborough Street
London
WC1H 9DL**Remain anonymous**

No

Grounds of representation

- prevention of crime and disorder
- ensuring public safety
- prevention of public nuisance
- protection of children from harm

Details of representation

As per attached document

Supporting documents (optional)

- Licencingobjection.docx

About this form

Issued by

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

Data protection

No personal information you have given us will be passed on to third parties for commercial purposes. The Council's policy is that all information will be shared among officers and other agencies where the legal framework allows it, if this will help to improve the service you receive and to develop other services. If you do not wish certain information about you to be exchanged within the Council, you can request that this does not happen.

Introduction

Mrs R A Shamsi

I own 148 Queen Alexandra Mansions, Judd Street, WC1H 9DL. My flat is on the second floor and a study/bedroom window overlooks Bidborough Street and the Town Hall.

In relation to the licensing objectives my objections are:

□□ **prevention of crime and disorder**

My objection is that the increased numbers in the area of people who have been drinking until very late will give enhanced opportunities to drug dealers, phone thieves and street violence.

There are already sufficient licensed premises (i.e. pubs and hotels) with normal hours in the area.

The access to the terraces will remove the privacy of many residents as they would overlook the windows of flats in Queen Alexandra Mansions.

□□ **ensuring public safety**

The increased traffic of delivery lorries, taxis, UBER etc. will turn that section of Bidborough St, Tonbridge St and Hasting St (all one-way streets) into an excessively busy gyratory, making the passage of pedestrians heading to and from St Pancras and Kings's Cross stations, wheeling their luggage much riskier.

The increased delivery and other traffic in Tonbridge Street will make it dangerous for the children of Argyle Primary School.

Moreover, lorries have already been seen reversing to exit that section of Bidborough Street.

□□ **prevention of public nuisance**

Alcohol related activity (spilling out onto the terraces and into the streets with loud conversation, slamming of car doors ,revving of engines etc.) until the proposed very late hours will disturb the quiet enjoyment of residents of Queen Alexandra Mansions (where silence is mandated in the block between 11pm and 8am) disrupting both work and sleep, including children's sleep, especially in Bidborough Street.

Similarly, the students in the UCL John Dodgson House in Bidborough Street that overlooks the Town Hall in Judd St will be disturbed.

The extra noise and late night activity are out of keeping with the development of this 'educational' area.

□□protection of children from harm

As noted above, the increased delivery and other traffic in Tonbridge Street will make it dangerous for the children of Argyle Primary School. The proposed very late hours will disturb children's sleep in Queen Alexandra Mansions.

In summary the application offends against all the licensing criteria.

Representation	
Premises name	Bidborough Works
Application reference number	APP\PREMISES-NEW\122977
Last date for representation	12/09/2024

Making a representation as

As an individual

Your details**First name**

Zoe

Last name

Waites

Telephone number (optional)**Email address****Address**

Flat 34 Queen Alexandra Mansions
Judd Street
London
WC1H 9DQ

Remain anonymous

No

Grounds of representation

- prevention of crime and disorder
- ensuring public safety
- prevention of public nuisance
- protection of children from harm

Details of representation

1 and 2. There will be an inevitable rise in crime and disorder as well as threats to public safety. There has been an increasing drug problem in the streets here, alongside bag/ phone theft - which will surely increase with lots of late night customers being vulnerable to theft and street aggression. There are many vulnerable and homeless

members of the local community who will be encouraged to come to right outside our block of flats to sell drugs / steal and beg throughout the night. 3. Public nuisance will massively increase due to late night and regular noise pollution, as well as light pollution, hugely increased traffic flow (of big delivery lorries and Ubers) and extra waste creation. Litter will be a big problem, and people standing waiting for Ubers talking, laughing, shouting, arguing will be extremely difficult to live with for the residents of QAM. We will be disturbed throughout the night by people leaving into Bidborough street. We already get woken by 2 or 3 passersby chatting or singing below our window during the night - this problem will be hugely magnified by the sheer volume of customers leaving the building (especially after alcohol consumption.) The terraces will allow visitors to Bidborough Works to cause a nuisance to the residents of adjacent flats in QAM as they will be able to see directly into residents' flats, including bedrooms, creating a visual intrusion - see Supreme Court case of Fearn v Tate Gallery 2023. This also poses an unacceptable risk of photographs being taken of residents and their homes without their knowledge or consent and being posted online." 4. There is a primary school literally next door to the proposed development. Traffic, air pollution and driving in a previously very quiet no through road will be alarming for children and parents. Waste disposal of alcohol / glass bottles will be a potential danger in the early mornings for young families. Finally, the young people and children who

live in QAM will struggle to sleep let alone study with the hugely increased noise that will inevitably come with the development.

About this form

Issued by

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

Data protection

No personal information you have given us will be passed on to third parties for commercial purposes. The Council's policy is that all information will be shared among officers and other agencies where the legal framework allows it, if this will help to improve the service you receive and to develop other services. If you do not wish certain information about you to be exchanged within the Council, you can request that this does not happen.