

Comment on a planning application

Application Details

Application: 24/3196/GPD26

Address: First And Second Floors 20 Church Street Twickenham

Proposal: Change of Use of first and second floors from Office (Use Class E) to 4 dwellings (Use Class C3)

Comments Made By

Name: Stonegate Pub Group Mr. Jonathan Phillips

Address: The Fox 39 Church Street Twickenham TW1 3NR

Comments

Type of comment: Object to the proposal

Comment: The late-night licensed venue known as the Fox PH is a very successful local community leisure and entertainment venue. The public house has been operational at this site since c1670 years and has always been a very popular local community facility. The Fox's lawful operating hours are 1000-2300hrs on Mondays to Thursdays and Sundays and 1000-0100 on Fridays and Saturdays. This is a late night bar on seven days per week that is licensed to provide live and recorded music and other entertainment until 30 minutes before closing time.

The Fox pub currently directly employs c15 individuals and provides income for a further c20 indirectly employed people (including cleaners, DJs, SIA door staff and local suppliers, etc). This is a total of c35 people who rely on the pub operation for their livelihood. If the licensed operations are forced to close or have their hours of trading cut back, c35 people could be directly affected to the severe detriment by this.

There have been no known complaints from neighbouring properties about noise and disturbance from lawful operations taking place at the public house in the past, including drinking outside the pub. This includes days when national sports are played locally and on external televisions to capacity crowds.

Since refusal of the previous scheme (LPA Ref: 24/3196/GPD26) the applicant has submitted a technical note in respect of proposed glazing construction, in an attempt to address previous concerns relating to potential noise disturbance to future residents of the application site from The Fox public house. However, this note erroneously states that the public house can only provide live and recorded music and other live entertainment until 2330hrs. Premises Licence PL032036 allows for live and recorded music and other live entertainment until 23:30hrs on Sundays to Thursdays and until 00:30hrs on Fridays and Saturdays. Consequently, the applicant's submission does not address previous concerns regarding noise.

The technical note concludes that the implementation of the proposed glazing scheme is entirely in line with the public house's recommendations. This is incorrect, in addition to a glazing scheme, the most noise sensitive rooms (i.e. bedrooms) should be located away from the principal existing noise source, which is outside the front elevation of the application site building. The public house's principal entrance lies 8 metres from the application site's front elevation windows.

Up to 195 customers could depart from the public house's front entrance at midnight on Sundays to Thursdays and at 0100hrs on Fridays and Saturdays. A significant number of these customers could remain in the vicinity for some time after 0100hrs, as at present, and will create peaks of noise from raised voices, laughter and taxi doors slamming (the street is not pedestrianised beyond midnight). These peaks of noise are more likely to disturb sleeping residents than any calculated average noise levels.

The applicant's Planning Statement erroneously implies that the public house only opens until 2200hrs (paragraph 5.10). The Statement also erroneously states that the public house does not use loud music or anything that causes noise nuisance. The public house does play live and recorded music, as well as televised sporting events and other live entertainment, up until 23:30hrs on Sundays to Thursdays and until 00:30hrs on Fridays and Saturdays. Whilst no noise nuisance has been recorded to date from the public house, there is a very real danger that the introduction of noise sensitive residential bedrooms located immediately opposite the public house entrance will subject future residents to noise nuisance.

There remains an issue of potential noise disturbance to future residents of the proposed development, therefore the

application cannot be supported.