

**From:** Paul Olliff  
**Sent:** Monday, March 25, 2024 10:56 AM  
**To:** Sarah Williams

**Subject:** Re: 119252; Hearing date - Humdingers Camden, 39 Brecknock Road, London, N7 0BT

**[EXTERNAL EMAIL]** Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Dear Sarah

Joint reply from Flats 1, 2 and 3 to Humdingers' letter you sent on Friday 22nd March is as follows, for your and Humdingers' attention and to be added to the Hearing notes, please.

**Dear Humdingers,**

Thank you for your letter which is really helpful in understanding Humdingers a bit better.

We are supportive of Humdingers as a cafe and bakery and think it's a good addition to the street, as it currently is, and we want to work with you. Your cooperation is very much hoped for, in which we are not unreasonably detrimentally affected by your new occupation.

You mentioned to us that you had an acrimonious dispute with residential neighbours at another site of yours and that you won that, and that you would again win here with us no matter what we say, but we do hope that we can resolve this amicably because we do like the cafe (not to mention that we share the same building, lightwell and walls!).

However, there have been issues with crates and Humdingers staff using and smoking in the alleyway, which we very much hope you can understand is not fair or acceptable; although it is noted that you say you've designated another smoking area - where is that please? We hope those issues don't return - you will potentially be here for a long time.

It's really great to hear about your missions for Charity; we too are great supporters of Charity and we have raised 10s of thousands of pounds for several Charities over the past few years, undertaking various activities and also donating monthly.

You have told us on a couple of occasions that you will be getting the premises licence no matter what we say and that you have met the licensing team already, so, understanding the Charitable side of your business is good but the expansion of your business by the sale of alcohol and live events should not be to the detrimental impact to our residential quality of life, living with noise coming into our flats through the shared walls, window, alleyway and light well. As we say, and as you'll be aware, your rear window opens into the shared lightwell (which conducts noise) and looks directly into a bedroom with absolutely no barrier in between. And that bedroom is of a 17month old baby. As supportive as we are of Humdingers as a bakery and cafe - and yes we agree with your comments that bustling noise during the day is agiven (we never asked for zero noise which is unattainable irrespective of whether it's commercial or residential neighbours!)- it's when that noise continues or increases past 7pm and with a shared wall, window, lightwell and alleyway (and given the noise issues we've already experienced in the evenings from when Humdingers were doing works when

we could hear everything right through the flats, plus the noise issues from past occupiers), it is hopefully understandable that we have very serious, well-founded not only concerns but also genuine fears for our quality of life after 7pm if you start selling all alcohol and / or live music.

The reality is that, Charitable adventures or not, you were presumably aware when you took your lease when doing your due diligence that your premises have a shared window, shared/adjoining rear wall and shared lightwell with residential occupiers and also an adjacent alleyway with residential occupiers whose front doors are meters away, and also pre-existing issues. A bakery and cafe is fine, very nice even (you do great pizza slices!), but music and alcohol is another matter entirely with people sharing a wall, a lightwell, window and an adjacent alleyway.

Please find attached a picture from the baby's bedroom window which demonstrates the close proximity and lack of any barrier from window to window and into the lightwell - the distance is less than a meter to the window! The rear wall of Humdingers (to the right of the photo) is shared with a second bedroom in Flat 1 and two bedroom windows for Flat 2 and Flat 3 are immediately above in the light well.

Thank you for initially considering to remove live music. Live music events would be awful and completely intolerable to live with! As we say, we could all hear your works into late evening when you were doing your fit-out.

When we had our meeting you said that you intended to only do infrequent fine wine and food evenings but your letter does not mention that - is that not the intention any more?

If that is still the intention then, as we said in our previous email, you will hopefully work with us and agree to conditions around those evenings, including the frequency of those events, the time with which they go on until, the noise level permitted, the alcohol being limited to fine wines and only only being served with food. Would you be happy to work with us and agreeing to those? Would you be able to install some sound proofing to the rear walls and agreeing to having the Humdingers' window which looks into the light well and a bedroom, closed past 7pm?

If that is not the intention then we'd like to understand what is please? Lager and spirits come with very real social issues and exacerbating the issues we mention above, which as we say we already experience and is not fair for residential occupiers who have lived here for 11 years.

A gate would be a good start but it will not help with the noise - it is an exposed alleyway, after all, and a gate would simply sit at the entrance.

Thank you for the invitation re the 29th we will try to be there.

We look forward to hearing from you and working together to achieve something that will not significantly detrimentally impact on our lives.

Flats 1, 2 and 3 39b Brecknock Road

