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Ward (1)

UID: 5013666

Desc: Kings Cross

Code: null

Label: Ward

Linkage: <http://democracy.camden.gov.uk/mgFindCouncillor.aspx?XXR=0&AC=WARD&WID=12897>

MetaData: <http://svr-app-maplic/catalogue/gis-catalogue.html#>

Electorate: 0

WardCode: E05013666

HistoricWardCode: null

WardName: Kings Cross

AreaInHectares: 107.438766

order: 18

BoroughMask (1)

Desc: Camden

AreaDescription: London Borough

AdminUnitID: 11244

CensusCode: 00AG

AreaInHectares: 2178.994

Linkage: <http://www.camden.gov.uk/ccm/portal/>

I want to apply for a

Premises licence

Are you an agent?

Yes - I am an agent

Agent Details

First name

Matthew

Last name

May

Name of business

TLT LLP - solicitors to applicant

Name and address

TLT PART FIRST FLOOR 1 REDCLIFF
STREET
BS1 6NP
BRISTOL

Email address

[REDACTED]

Telephone number

[REDACTED]

Does the premises have a name?

Yes

What is the name of the premises?

Bidborough Works (with an entrance on
Bidborough Street) - Ground; 2nd and 3rd
floors of the former Camden Town Hall

What is the address or location?

Town Hall
Judd Street
WC1H 9JE
London

What is the type of premises?

The primary purpose of the premises shall
be as a co-working space with ancillary
hospitality facilities with the sale of alcohol
being limited to members of the co-working
space and their guests and organisers of,
and those attending events.

Describe the area it is situated in

A mixture of commercial and residential

Describe the layout of the premises

property.
Ground, 2nd & 3rd floors of the former Camden Town Hall. The 3rd floor has outdoor terraced areas.

Copy of the premises plans

- Plan2ndfloor.pdf
- Plan3rdfloor.pdf
- PlanGroundFloor.pdf

Tell us about the premises business hours

Day	Start time	End time
Monday	07:00	02:00
Tuesday	07:00	02:00
Wednesday	07:00	02:00
Thursday	07:00	02:00
Friday	07:00	02:00
Saturday	07:00	02:00
Sunday	07:00	00:00

Are there any seasonal variations for the premises opening times?

No

Is the premises open to the public at times other than those listed?

No

Is the premises an open space?

No

Is the premises currently under construction?

Yes

How many people are expected to attend the premises at any one time?

Less than 5000 people

Will the premises be exclusively or primarily used to sell alcohol? No

How are you applying for a premises licence? As a limited company

Business details

What is the company registration number 11343360

Name of business Eventhia Limited

Name and address 38 CRAVEN STREET
WC2N 5NG
LONDON

Email address ewen.macgregor@TLT.com

Telephone number 03330061251

How long do you want your premises licence for? Permanently

When do you want your licence to start? As soon as possible

Activity you wish to licence

- b. Films
- e. Live music
- f. Recorded music
- h. Similar to e f or g - For example karaoke
- i. Late night refreshments - Hot food or hot drinks only between 11pm and 5am. Refreshments outside of these times do not need to be licenced
- j. Supply of alcohol

Films

Day	Start time	End time
Monday	10:00	23:30
Tuesday	10:00	23:30
Wednesday	10:00	23:30
Thursday	10:00	23:30
Friday	10:00	00:00
Saturday	10:00	00:00
Sunday	11:00	22:30

Where will exhibitions take place?

Indoors

Tell us about the specifics of the activity

Provision of films to support the primary purpose of the premises.

Are there any seasonal variations for the activity?

No

Will the activity take place at times other than those listed?

No

Live Music

Day	Start time	End time
Monday	10:00	23:30
Tuesday	10:00	23:30
Wednesday	10:00	23:30
Thursday	10:00	23:30
Friday	10:00	00:00
Saturday	10:00	00:00
Sunday	11:00	22:30

Where will performances take place?

Indoors

Tell us about the specifics of the activity

Occasional live music to support the primary purpose of the premises.

Are there any seasonal variations for the activity?

No

Will the activity take place at times other than those listed?

No

Recorded Music

Day	Start time	End time
Monday	10:00	23:30
Tuesday	10:00	23:30
Wednesday	10:00	23:30
Thursday	10:00	23:30
Friday	10:00	00:00
Saturday	10:00	00:00
Sunday	11:00	22:30

Where will performances take place?

Indoors

Tell us about the specifics of the activity

Occasional recorded music to support the primary purpose of the premises.

Are there any seasonal variations for the activity?

No

Will the activity take place at times other than those listed?

No

Similar to EFG

Day	Start time	End time
Monday	10:00	23:30
Tuesday	10:00	23:30
Wednesday	10:00	23:30
Thursday	10:00	23:30
Friday	10:00	00:00
Saturday	10:00	00:00
Sunday	11:00	22:30

Describe the type of activity to be held

Entertainment similar to live/recorded music and performance of dance.

Where will performances take place?

Indoors

Tell us about the specifics of the activity

Entertainment similar to live/recorded music and performance of dance.

Are there any seasonal variations for the activity?

No

Will the activity take place at times other than those listed?

No

Late refreshments

Day	Start time	End time
Monday	23:00	01:30
Tuesday	23:00	01:30
Wednesday	23:00	01:30
Thursday	23:00	01:30
Friday	23:00	01:30
Saturday	23:00	01:30
Sunday	23:00	23:30

Where will refreshments be provided?

Indoors

Tell us about the specifics of the activity

Provision of hot food/drink after 11pm.

Are there any seasonal variations for the activity?

No

Will the activity take place at times other than those listed?

No

Alcohol supply

Day	Start time	End time
Monday	10:00	23:30
Tuesday	10:00	23:30
Wednesday	10:00	23:30
Thursday	10:00	23:30
Friday	10:00	00:00
Saturday	10:00	00:00
Sunday	11:00	22:30

Where will the supplied alcohol be consumed? On the premises

Are there any seasonal variations for the activity? No

Will the activity take place at times other than those listed? No

DPS details

Does your designated premises supervisor (DPS) currently hold a personal licence? No

First name TBC

Last name TBC

Address TLT PART FIRST FLOOR 1 REDCLIFF STREET
BRISTOL
BS1 6NP

Email address [REDACTED]

Telephone number [REDACTED]

Signed Copy of the Designated Premises Supervisor (DPS) consent form • OS.pdf

Will there be any activities associated with the premises which may give rise to concern in respect of children? No

The prevention of crime and disorder 1.The primary purpose of the premises shall be as a co-working space with ancillary

hospitality facilities. 2. Sale for alcohol shall be limited to members of the co-working space and their guests and organisers of, and those attending, events. 3. There will be a receptionist/security or barriers stopping general members of the public from entering the premises. • 4. The maximum capacity of the premises shall not exceed the figures set out below: • 2nd floor 360 • 3rd floor 383 5. The maximum capacity on the premises, exclusive of staff, after 0030 will be no more than 150. 9.No business or membership sign-ups/contracts after 5pm that will allow those customer(s) to partake in consuming alcohol on the premises on that same day as joining. 10. A list of all guests shall be kept on the premises. 12.Each floor will have a minimum of one staff member engaged on the premises at all times while operating. Second floor 13. The provision of licensable activities in the area highlighted green on the 2nd floor plan shall be limited as follows: Sale of Alcohol and Regulated Entertainment Mon–Thu: 12.00 – 23.30 Fri-Sat: 12.00 – 00.00 Sun: 12.00 – 22.30 14. The provision of licensable activities in the area highlighted brown on 2nd floor plan shall be limited as follows: Sale of Alcohol Mon–Thu: 12.00 – 23.30 Fri-Sat: 12.00 – 00.00 Sun: 12.00 – 22.30 Late Night Refreshment Mon–Thu: 23.00 – 00.30 Fri-Sat: 23.00 – 01.00 Sun: 23.00 – 23.30 15. The provision of licensable activities in the area highlighted pink on the 2nd floor plan shall be limited as follows: Sale of Alcohol and Regulated entertainment Mon–Thu: 12.00 – 20.00 Fri-Sat: 12.00 – 20.00 Sun: 12.00 – 20.00 Third Floor 16. The provision

of licensable activities in the area highlighted green on the 3rd floor plan shall be limited as follows: Sale of Alcohol and Regulated Entertainment Mon–Thu: 12.00 – 23.30 Fri-Sat: 12.00 – 00.00 Sun: 12.00 – 22.30 Late Night Refreshment Mon–Thu: 23.00 – 01.30 Fri-Sat: 23.00 – 01:30 Sun: 23.00 – 23.30 17. The provision of licensable activities in the area highlighted purple on the 3rd floor plan shall be limited as follows: Sale of Alcohol and Regulated Entertainment Mon–Thu: 11.00 – 22.00 Fri-Sat: 11.00 – 23.00 Sun: 11.00 – 22.00 18. The provision of licensable activities in the area highlighted light blue on the 3rd floor plan shall be limited as follows: Sale of Alcohol Mon–Thu: 11.00 – 22.00 Fri-Sat: 11.00 – 23.00 Sun: 11.00 – 22.00 Terraces Bidborough Street The terraces will be open between the hours of • 16th Oct – 15th March: Mon–Sun: 09.00 – 19.00 • 16th March – 15th Oct: Mon–Sun: 09.00 – 21.00 Euston Road Save for members of staff carrying out their work duties and persons who wish to temporarily use the terraces for the purposes of smoking the terraces on Euston Road will be open between the hours of • Monday to Thursday 07.00 – 23.30 • Friday and Saturday 07.00 – 00.00 • Sunday 07.00 – 22.30 19. The premises shall maintain a live premises management plan (the Management Plan) that shall contain all the documents that are required and necessary to operate a safe premises. 20. The Management Plan shall be risk assessed led, reviewed and revised as is necessary, and shared with the licensing authority and authorised officers from the responsible authorities on request 21. This

shall include, but not be limited to, the following: -

- A copy of the premises licence
- The approved plan
- Membership and Guests Policy
- Fire Risk Assessment
- Electrical installation
- Emergency electrical installation
- Fire rated doors
- Renovation of building to be in line with current building regulations
- Challenge 25 policy
- Crowd control, capacity and queue control policy and procedure
- Refuse storage and collection arrangements.
- Drugs policy
- Adverse weather plan
- Emergency Evacuation policy
- Facility for disabled visitors to the premises
- Security arrangements – Inside and immediate vicinity of the premises
- CCTV Policy
- Arrangements for vulnerable people and underage visitors
- Counter-terrorism plan
- Public liability insurance
- Noise management plan
- Neighbourhood Communication Plan
- Terrace Policy
- First Aid Policy

22. The premises licence holder shall comply with the Management Plan

23. The premises licence holder shall at the request of the local residents or businesses host, a Community Meeting, at least every quarter.

11. There will be no consumption of alcohol on the premises outside of licensed hours save for the 30 minutes at the end of permitted hours for sale of alcohol

24. The Premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open and during all times when attendees

remain on the premises and will include the external area immediately outside the premises entrance. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of authorised Responsible Authority Officers throughout the entire 31-day period. 25. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises are open for Licensable Activities. This staff member must be able to provide authorised Responsible Authority Officers with copies of recent CCTV images or data with the absolute minimum of delay when requested. 26. Subject to Data Protection guidance and legislation, the management of the premises will ensure that key staff are fully trained in the operation of the CCTV and will be able to download selected footage onto a disk/USB Stick for the Police or authorised officers of the Local Authority or UK Border Agency without difficulty, delay or charge. 27. The licensee will ensure that the system is checked every two weeks to ensure that the system is working properly and that the date and time are correct. Any CCTV breakdown or system failure will be notified to the Police and Local Authority immediately & remedied as soon as practicable. Repair records / invoices shall be kept on site for at least 12 months and be readily available to be viewed by all authorised persons upon request. 28. There shall be no consumption of alcohol in areas not covered by CCTV. 29. An incident log

shall be kept at the premises and made available on request to an authorised officer of the Camden Council or the Police. It must be completed within 24 hours of the incident and will record the following: a) all crimes reported to the venue b) all ejections of patrons c) any complaints received concerning crime and disorder and public nuisance d) any incidents of disorder e) all seizures of drugs or offensive weapons f) any faults in the CCTV system, searching equipment or scanning equipment g) any refusal of the sale of alcohol including date, time and name of staff member h) any visit by a relevant authority or emergency service. 30. A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by the police or an authorised officer of Camden Council at all times whilst the premises is open 31. The police will be called to all incidents of violence and disorder. 32. If a serious assault or sexual offence is committed on the Premises (or appears to have been committed) the management will immediately ensure that: (a) The police (and, where appropriate, the London Ambulance Service) are called without delay; (b) All measures that are reasonably practicable are taken to apprehend any suspects where possible pending the arrival of the police; (c) The crime scene is preserved to enable a full forensic investigation to be carried out by the police; and (d) Such other measures are taken (as appropriate) to fully protect the

safety of all persons present on the premises. 33. The licensee shall ensure that staff are trained as appropriate, in respect of relevant licensing law, crime scene best practice and upon the sale of alcohol to those under the influence of alcohol and persons underage. 34. This training is to be clearly documented and signed and any training for future staff must also be organised at the appropriate time. 35. Refresher training shall be carried out every 6 months. Details of training are to be made available for inspection by Police or other Responsible Authorities, upon request. SIA 36. Save as otherwise provided in these conditions, the provision of door security shall be risk assessed 37. At all times that licensable activities are being provided on the premises there shall be at least one member of staff and one SIA registered member of door security on the ground floor 38. The minimum number of members of door security on the premises shall increase to 2 from 20:00 39. Where door supervisors are employed, a door supervisors register shall be updated on occasions when door supervisors are employed. The Register is to be made available for Inspection by the Police and/or Licensing Authority. Details to show: • Full Name. • Date of Birth. • SIA Registration Number. • Date and Hours Worked; and • Contact telephone number and email address A coloured photocopy of each door supervisors' SIA badge shall be taken by the DPS and retained at the premises. 40. Door supervisors will be easily identifiable whilst working at entry/exit points and around the exterior of the building.

Public safety

6. Any changes to the fire risk assessment affecting the capacity of the premises shall be notified to the licensing authority. 7. No person shall be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage. 47. The licensee /DPS will ensure that all staff that are customer facing/engaging at the venue are trained, as appropriate, in respect of Welfare and Vulnerability Engagement and that all new staff attend through this presentation. 48. Refresher training to be conducted every six months. A record will be kept of when the training took place and will be made available for inspection by Police or other responsible authority, upon request. 49. Health and safety risk assessments shall be undertaken, and all staff shall be trained therein. 50. The premises will adopt the Ask Angela (or similar) scheme. All staff will be trained in the process to be adopted when any customer "asks for Angela". Should the customer "ask for Angela" the matter will be recorded in the incident log. 51. At all times that the premises are open to the public for the provision of licensable activities there shall be at least one member of staff who is First Aid qualified on duty 52. There shall be an appropriate number of First Aid kits placed throughout the licensed premises with regular checks being conducted by the duty manager to ensure that the kits are in place and properly stocked 53. The use of first aid supplies will be recorded in the daily duty managers' report 54. Regular glass collection shall be undertaken by staff.

The prevention of public nuisance

8. A direct dial telephone number shall be

provided to residents that shall be manned during operating hours of the venue. Details of any calls received shall be logged and a note subsequently made of the action taken. Details to be made available upon request to responsible authorities. 41. A noise management policy must be prepared and implemented at the premises. The noise management policy to be agreed with Camden Council should be periodically reviewed and updated. A copy will always be available to officers on request. 42. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a public nuisance. All loudspeakers shall be sited and isolated from the structure to prevent noise and vibration public nuisance. 43. External doors and windows shall remain closed during regulated entertainment except for immediate access and egress. 44. Signage shall be displayed in a prominent position on the premises requesting that customers leave quietly. 45. In the event that a public noise nuisance is established from the provision of regulated entertainment the premises licence holder will, in consultation with the EHO, install a noise management device to prevent persons in the neighbourhood from being unreasonably disturbed by noise of music from the premises. 46. Staff will monitor external terraces while they are in use. 55. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification

The prevention of children from harm

cards, such as a driving licence, passport or proof of age card with the PASS Hologram. 56. Signage advertising the aforementioned proof of age scheme shall be prominently displayed throughout the premises with a particular emphasis on the alcohol display area and service area. 57. No person under the age of 18 shall be admitted to the premises unless accompanied by an adult. 58. When children under the age of 18 are in the premises they will be supervised by a parent or guardian 59. All Children under the age of 18 must vacate the premises by no later than 23:00 hours.

About this form

Issued by

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

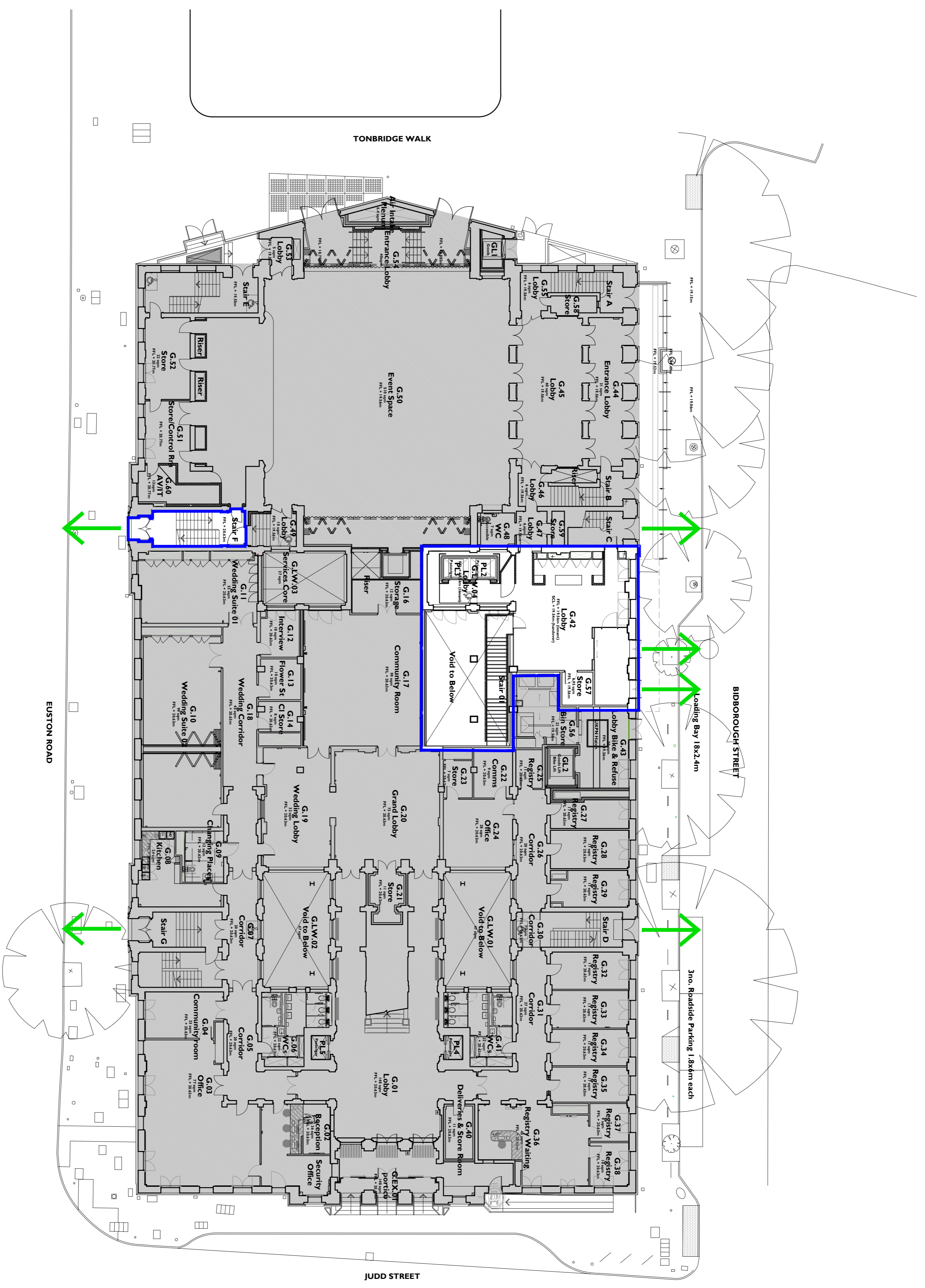
020 7974 4444

Form reference

Ref. no. 122977

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.

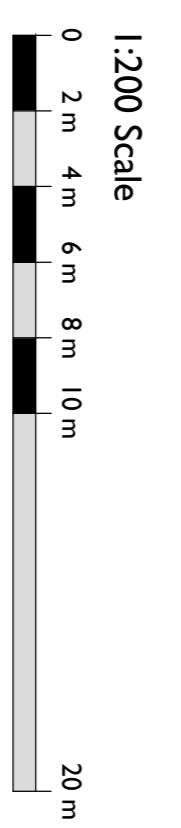


1 PROPOSED GROUND FLOOR PLAN
9201 1:200 @ A1

Notes:
 Drawings are based on survey data and may not accurately represent what is physically present.
 Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.
 All dimensions are in millimetres unless noted otherwise.
 Purcell shall be notified in writing of any discrepancies.

Key Plan
 not to scale

- Licensing Key**
- Premises Extent
 - Area for provision of licensable activities
 - Fire Exit / Evacuation Direction



REV	DATE	BY	CHK	DESCRIPTION

CLIENT
 Il Bottaccio

PROJECT
 Camden Town Hall Tenant Fitout

JOB NUMBER
 242931



TITLE
 BIDBOROUGH WORKS
 GROUND FLOOR LICENSING PLAN

SIZE SCALE
 A1L 1:200

SUITABILITY/REASON FOR ISSUE
 Work in Progress

DRAWING NUMBER
 242931-PUR-01-GF-DR-A-9501



Notes:

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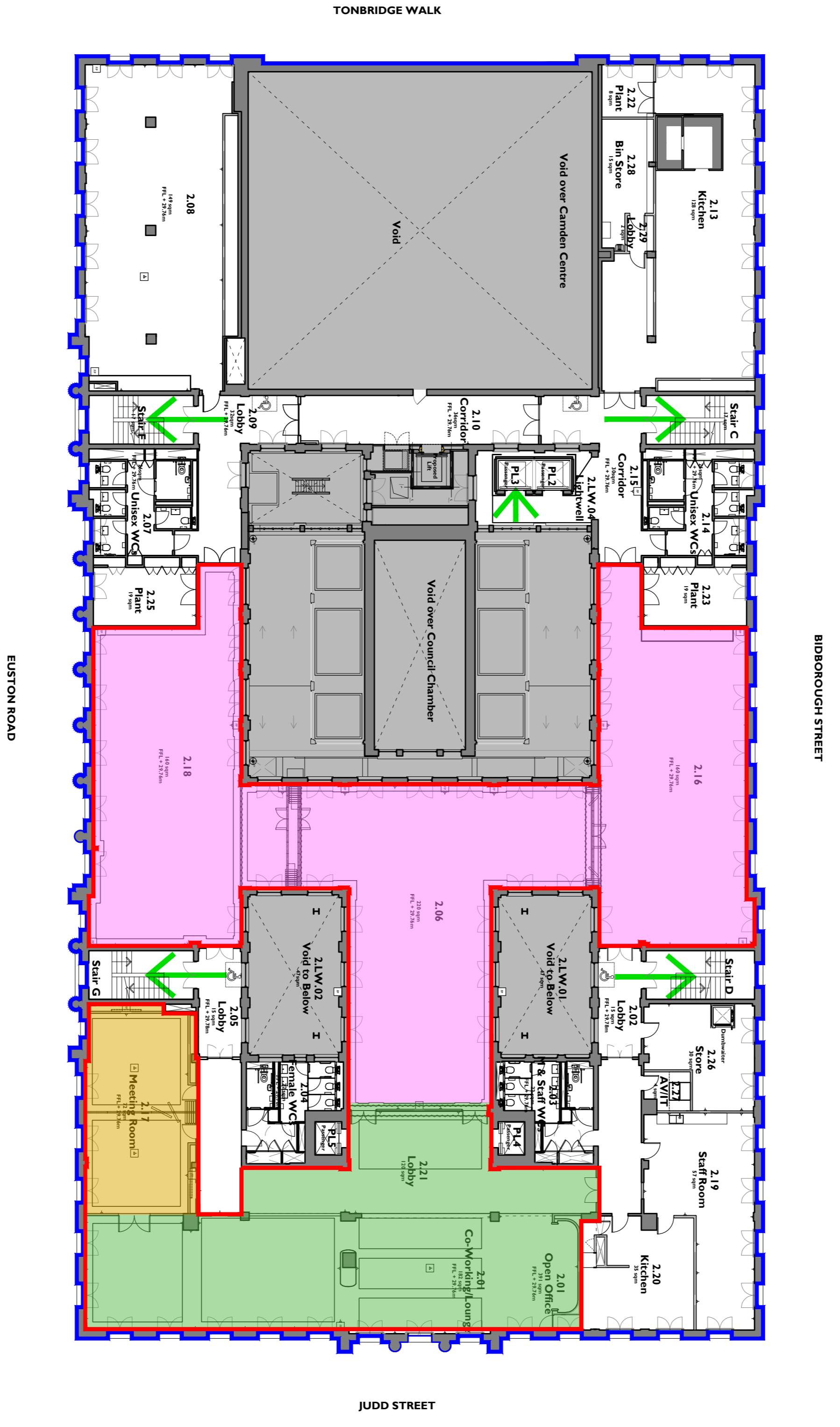
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Purcell shall be notified in writing of any discrepancies.

Key Plan
not to scale

- Licensing Key**
- Premises Extent
 - Area for provision of licensable activities
 - Fire Exit / Evacuation Direction



REV	DATE	BY	CHK	DESCRIPTION

CLIENT
II Botbaccio
PROJECT
Camden Town Hall Tenant Fitout

JOB NUMBER
242931

TITLE
PROPOSED SECOND FLOOR PLAN



1
9203
PROPOSED SECOND FLOOR PLAN
1:200 @ A1

DRAWING NUMBER
242931-PUR-01-02-DR-A-9503

SIZE SCALE
A1L 1:200

REV SUFFIX/REASON FOR ISSUE
Work in Progress

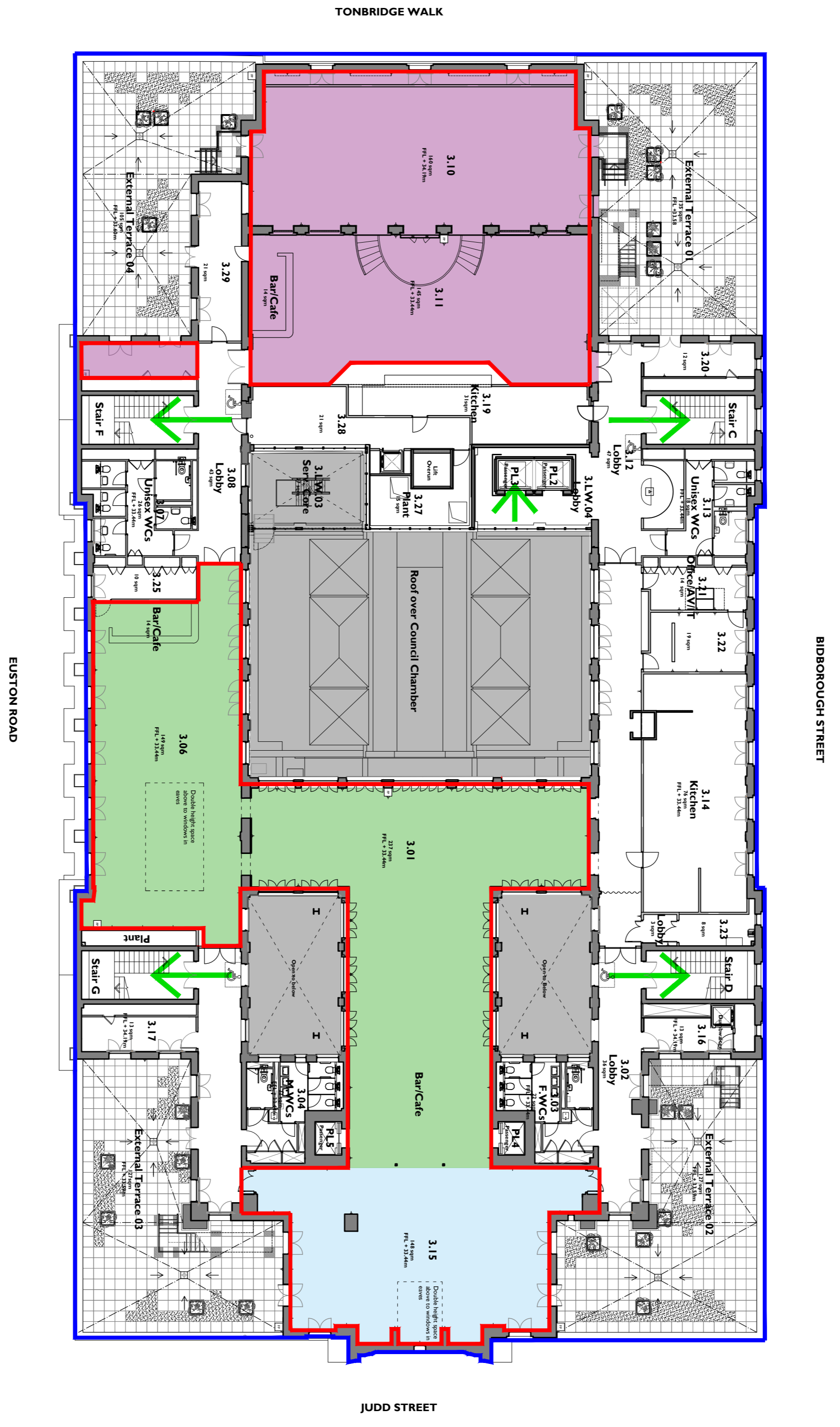
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Purcell shall be notified in writing of any discrepancies.

Key Plan
not to scale

- Licensing Key**
- Premises Extent
 - Area for provision of licensable activities
 - Fire Exit / Evacuation Direction



REV	DATE	BY	CHK	DESCRIPTION

CLIENT
II Botaccio
PROJECT
Camden Town Hall Tenant Fitout

JOB NUMBER
242931

TITLE
PROPOSED THIRD FLOOR PLAN



SIZE SCALE
A1L 1:200

REV SUSTAINABILITY/REASON FOR ISSUE
Work in Progress

DRAWING NUMBER
242931-PUR-01-03-DR-A-9504

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Proposed Conditions for Bidborough Works
with an entrance on Bidborough Street – ground, 2nd & 3rd floors of the former Camden Town
Hall,
Bidborough Street,
Camden,
London

Opening Hours

	Proposed
Monday	0700 to 0200
Tuesday	0700 to 0200
Wednesday	0700 to 0200
Thursday	0700 to 0200
Friday	0700 to 0200
Saturday	0700 to 0200
Sunday	0700 to 0000

Hours for the provision of licensable activities

Limited to no later than Core Hours

Sale of Alcohol (on the premises only)

	Proposed
Monday	1000 to 2330
Tuesday	1000 to 2330
Wednesday	1000 to 2330
Thursday	1000 to 2330
Friday	1000 to 0000
Saturday	1000 to 0000
Sunday	1100 to 2230

Regulated Entertainment**(indoors only – no regulated entertainment to be provided in the terraces)**

	Proposed
Monday	1000 to 2330
Tuesday	1000 to 2330
Wednesday	1000 to 2330
Thursday	1000 to 2330
Friday	1000 to 0000
Saturday	1000 to 0000
Sunday	1100 to 2230

Late Night Refreshment

	Proposed
Monday	2300 to 0130
Tuesday	2300 to 0130
Wednesday	2300 to 0130
Thursday	2300 to 0130
Friday	2300 to 0130
Saturday	2300 to 0130
Sunday	2300 to 2330

Conditions

Use of Premises

1. The primary purpose of the premises shall be as a co-working space with ancillary hospitality facilities.
 2. Sale for alcohol shall be limited to members of the co-working space and their guests and organisers of, and those attending, events.
 3. There will be a receptionist/security or barriers stopping general members of the public from entering the premises.
 4. The maximum capacity of the premises shall not exceed the figures set out below:
 - 2nd floor **360**
 - 3rd floor **383**
 5. The maximum capacity on the premises, exclusive of staff, after 0030 will be no more than 150.
 6. Any changes to the fire risk assessment affecting the capacity of the premises shall be notified to the licensing authority.
 7. No person shall be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage.
 8. A direct dial telephone number shall be provided to residents that shall be manned during operating hours of the venue. Details of any calls received shall be logged and a note subsequently made of the action taken. Details to be made available upon request to responsible authorities.
 - ~~9. No business or membership sign-ups/contracts after 5pm that will allow those customer(s) to partake in consuming alcohol on the premises on that same day as joining.~~
- That there must be a period of at least 14 days between the time when a person applies for membership and membership rights being taken up.
10. A list of all guests shall be kept on the premises
 11. There will be no consumption of alcohol on the premises outside of licensed hours save for the 30 minutes at the end of permitted hours for sale of alcohol

12. Each floor will have a minimum of one staff member engaged on the premises at all times while operating.

Second Floor

13. The provision of licensable activities in the area highlighted green on the 2nd floor plan shall be limited as follows:

Sale of Alcohol and Regulated Entertainment

Mon–Thu: 12.00 – 23.30

Fri–Sat: 12.00 – 00.00

Sun: 12.00 – 22.30

14. The provision of licensable activities in the area highlighted brown on 2nd floor plan shall be limited as follows:

Sale of Alcohol

Mon–Thu: 12.00 – 23.30

Fri–Sat: 12.00 – 00.00

Sun: 12.00 – 22.30

Late Night Refreshment

Mon–Thu: 23.00 – 00.30

Fri–Sat: 23.00 – 01.00

Sun: 23.00 – 23.30

15. The provision of licensable activities in the area highlighted pink on the 2nd floor plan shall be limited as follows:

Sale of Alcohol and Regulated entertainment

Mon–Thu: 12.00 – 20.00

Fri–Sat: 12.00 – 20.00

Sun: 12.00 – 20.00

Third Floor

- 16.** The provision of licensable activities in the area highlighted green on the 3rd floor plan shall be limited as follows:

Sale of Alcohol and Regulated Entertainment

Mon–Thu: 12.00 – 23.30

Fri-Sat: 12.00 – 00.00

Sun: 12.00 – 22.30

Late Night Refreshment

Mon–Thu: 23.00 – 01.30

Fri-Sat: 23.00 – 01:30

Sun: 23.00 – 23.30

- 17.** The provision of licensable activities in the area highlighted purple on the 3rd floor plan shall be limited as follows:

Sale of Alcohol and Regulated Entertainment

Mon–Thu: 11.00 – 22.00

Fri-Sat: 11.00 – 23.00

Sun: 11.00 – 22.00

- 18.** The provision of licensable activities in the area highlighted light blue on the 3rd floor plan shall be limited as follows:

Sale of Alcohol

Mon–Thu: 11.00 – 22.00

Fri-Sat: 11.00 – 23.00

Sun: 11.00 – 22.00

Terraces

- Bidborough Street

The terraces will be open between the hours of

- 16th Oct – 15th March: Mon–Sun: 09.00 – 19.00
- 16th March – 15th Oct: Mon–Sun: 09.00 – 21.00

- Euston Road

Save for members of staff carrying out their work duties and persons who wish to temporarily use the terraces for the purposes of smoking the terraces on Euston Road will be open between the hours of

- Monday to Thursday 07.00 – 23.30
- Friday and Saturday 07.00 – 00.00
- Sunday 07.00 – 22.30

General

19. The premises shall maintain a live premises management plan (**the Management Plan**) that shall contain all the documents that are required and necessary to operate a safe premises.

20. The Management Plan shall be risk assessed led, reviewed and revised as is necessary, and shared with the licensing authority and authorised officers from the responsible authorities on request.

21. This shall include, but not be limited to, the following: -

- A copy of the premises licence
- The approved plan
- Membership and Guests Policy
- Fire Risk Assessment
- Electrical installation
- Emergency electrical installation
- Fire rated doors

- Renovation of building to be in line with current building regulations
- Challenge 25 policy
- Crowd control, capacity and queue control policy and procedure
- Refuse storage and collection arrangements.
- Drugs policy
- Adverse weather plan
- Emergency Evacuation policy
- Facility for disabled visitors to the premises
- Security arrangements – Inside and immediate vicinity of the premises
- CCTV Policy
- Arrangements for vulnerable people and underage visitors
- Counter-terrorism plan
- Public liability insurance
- Noise management plan
- Neighbourhood Communication Plan
- Terrace Policy
- First Aid Policy

22. The premises licence holder shall comply with the Management Plan

23. The premises licence holder shall at the request of the local residents or businesses host, a Community Meeting, at least every quarter.

Prevention of crime and disorder

CCTV

24. The Premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open and during all times when attendees remain on the premises and will include the external area immediately outside the premises entrance. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of authorised Responsible Authority Officers throughout the entire 31-day period.

- 25.** A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises are open for Licensable Activities. This staff member must be able to provide authorised Responsible Authority Officers with copies of recent CCTV images or data with the absolute minimum of delay when requested.
- 26.** Subject to Data Protection guidance and legislation, the management of the premises will ensure that key staff are fully trained in the operation of the CCTV and will be able to download selected footage onto a disk/USB Stick for the Police or authorised officers of the Local Authority or UK Border Agency without difficulty, delay or charge.
- 27.** The licensee will ensure that the system is checked every two weeks to ensure that the system is working properly and that the date and time are correct. Any CCTV breakdown or system failure will be notified to the Police and Local Authority immediately & remedied as soon as practicable. Repair records / invoices shall be kept on site for at least 12 months and be readily available to be viewed by all authorised persons upon request.
- 28.** There shall be no consumption of alcohol in areas not covered by CCTV.

Incident Log

- 29.** An incident log shall be kept at the premises and made available on request to an authorised officer of the Camden Council or the Police. It must be completed within 24 hours of the incident and will record the following:
 - a) all crimes reported to the venue
 - b) all ejections of patrons
 - c) any complaints received concerning crime and disorder and public nuisance
 - d) any incidents of disorder
 - e) all seizures of drugs or offensive weapons
 - f) any faults in the CCTV system, searching equipment or scanning equipment
 - g) any refusal of the sale of alcohol including date, time and name of staff member
 - h) any visit by a relevant authority or emergency service.
- 30.** A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by the police or an authorised officer of Camden Council at all times whilst the premises is open

Incident Reporting

31. The police will be called to all incidents of violence and disorder.
32. If a serious assault or sexual offence is committed on the Premises (or appears to have been committed) the management will immediately ensure that:
 - (a) The police (and, where appropriate, the London Ambulance Service) are called without delay;
 - (b) All measures that are reasonably practicable are taken to apprehend any suspects where possible pending the arrival of the police;
 - (c) The crime scene is preserved to enable a full forensic investigation to be carried out by the police; and
 - (d) Such other measures are taken (as appropriate) to fully protect the safety of all persons present on the premises.

Training

33. The licensee shall ensure that staff are trained as appropriate, in respect of relevant licensing law, crime scene best practice and upon the sale of alcohol to those under the influence of alcohol and persons underage.
34. This training is to be clearly documented and signed and any training for future staff must also be organised at the appropriate time.
35. Refresher training shall be carried out every 6 months. Details of training are to be made available for inspection by Police or other Responsible Authorities, upon request.

SIA

36. Save as otherwise provided in these conditions, the provision of door security shall be risk assessed
37. At all times that licensable activities are being provided on the premises there shall be at least one member of staff and one SIA registered member of door security on the ground floor
38. The minimum number of members of door security on the premises shall increase to 2 from 20:00

39. Where door supervisors are employed, a door supervisors register shall be updated on occasions when door supervisors are employed. The Register is to be made available for Inspection by the Police and/or Licensing Authority. Details to show:

- Full Name.
- Date of Birth.
- SIA Registration Number.
- Date and Hours Worked; and
- Contact telephone number and email address.
- A coloured photocopy of each door supervisors' SIA badge shall be taken by the DPS and retained at the premises

40. Door supervisors will be easily identifiable whilst working at entry/exit points and around the exterior of the building.

Prevention of Public Nuisance

41. A noise management policy must be prepared and implemented at the premises. The noise management policy to be agreed with Camden Council should be periodically reviewed and updated. A copy will always be available to officers on request.

42. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a public nuisance. All loudspeakers shall be sited and isolated from the structure to prevent noise and vibration public nuisance.

43. External doors and windows on the Bidborough Street side of the premises shall remain closed at all times save for immediate access and egress

44. External doors and windows on the Euston Road side of the premises shall remain closed during regulated entertainment except for immediate access and egress.

45. Save in the case of disabled access/egress and in the case of an emergency there shall be no access or egress to the Premises from the Bidborough Street entrance after the following times:

- Monday to Thursday – 00:00
- Friday and Saturday – 00:30
- Sunday 23:00

46. Signage shall be displayed in a prominent position on the premises requesting that customers leave quietly.
47. In the event that a public noise nuisance is established from the provision of regulated entertainment the premises licence holder will, in consultation with the EHO, instal a noise management device to prevent persons in the neighbourhood from being unreasonably disturbed by noise of music from the premises.
48. Staff will monitor external terraces while they are in use.
49. That screens/planters to a height of no less than 2.1m be installed in the terraces facing on to Bidborough Street.

Public safety

Vulnerable Persons

50. The licensee /DPS will ensure that all staff that are customer facing/engaging at the venue are trained, as appropriate, in respect of Welfare and Vulnerability Engagement and that all new staff attend through this presentation.
51. Refresher training to be conducted every six months. A record will be kept of when the training took place and will be made available for inspection by Police or other responsible authority, upon request.
52. Health and safety risk assessments shall be undertaken, and all staff shall be trained therein.
53. The premises will adopt the Ask Angela (or similar) scheme. All staff will be trained in the process to be adopted when any customer “asks for Angela”. Should the customer “ask for Angela” the matter will be recorded in the incident log.
54. At all times that the premises are open to the public for the provision of licensable activities there shall be at least one member of staff who is First Aid qualified on duty
55. There shall be an appropriate number of First Aid kits placed throughout the licensed premises with regular checks being conducted by the duty manager to ensure that the kits are in place and properly stocked

56. The use of first aid supplies will be recorded in the daily duty managers' report

57. Regular glass collection shall be undertaken by staff.

Protection of children from harm

58. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.

59. Signage advertising the aforementioned proof of age scheme shall be prominently displayed throughout the premises with a particular emphasis on the alcohol display area and service area.

60. No person under the age of 18 shall be admitted to the premises unless accompanied by an adult

61. When children under the age of 18 are in the premises they will be supervised by a parent or guardian

62. All Children under the age of 18 must vacate the premises by no later than 23:00 hours.

INDEX TO MANAGEMENT PLAN

CONTENTS

CONTENTS

ABOUT THIS BW SPACE MANAGEMENT PLAN	6
Aim and Objective	7
THE MANAGEMENT COMPANY	9
The Management Team.	10
THE PREMISES	12
Ground Floor	12
Second Floor	12
Third Floor	12
Capacity	13
Floor Plans	14
Premises Licence	14
Licensable Activity	14
MEMBERS	16
Who are we targeting?	16
Membership Tiers	16
What do our members stand for?	18
Curating Our Community	18
STEAM	19
Digital	19
Members & Guest Policy	20
COMMITMENT TO COMMUNITY & RESIDENTIAL AMENITY SPACE	25
Community Memberships	26
Community and affordable workspace policy	26
Our offer to the Community	27
Approach to giving back	29
Community access & Bookings	29
Community Use Policy	30
Code of Conduct	32
LOCATION & ADDRESS	33
TRAVEL PLAN & TRANSPORT	34
Public Transport	34
Train	34
London Underground (TfL)	35
Bus (TfL)	35

1	
Cycling	36
Walking.	36
Taxi & Private Hire Vehicles	37
Parking & On-street Parking Control	38
NCP Car Parks	38
ACCESSIBILITY & DISABLED PERSONS	39
DELIVERY AND SERVICING PLAN	40
Goals and Objectives	41
Loading Bay Location	41
Full Policy & Standard Operating Procedure (SOP's) Guidelines.	41
Management of Deliveries – Process	49
Nature of goods to be delivered	49
Size of delivery vehicles	50
Health and safety	50
Noise Management for deliveries and collections	50
Access and Maintenance Plan	50
Waste Management	51
Sanitary waste	52
Pest Control	52
MAINTENANCE & VENUE SERVICING	52
SUPPLIERS & THIRD PARTIES MANAGEMENT	53
Food Subcontractors selection and Safety Protocols	54
CROWD MANAGEMENT	56
Ingress & Egress	57
Dispersal Policy	57
NOISE MANAGEMENT	58
Noise Levels & Monitoring System	59
Internal noise management	60
External Noise Management	60
Noise Complaints Procedure	62
POLICIES AND PROCEDURES	64
Terrace Use Policy	64
Flagpole	69
Children and Vulnerable Persons	69
Lost Children Policy.	70

Alcohol Management Policy - training, challenge 25, refusal log	70
Drugs and Prescribed Drug Policy.	71
2	
Smoking Policy & Area Management	72
Search Policy	73
Prohibited Items	74
Complaints Policy and Procedure - anti social behaviour	74
Incident and Crime Scene Management	75
Incident Recording and Reporting	76
SECURITY PROCEDURES	77
PREVENTION OF CRIME	79
CCTV	79
CLEANING	80
MEDICAL & FIRST AID	81
PRAYER AND MULTI FAITH CONTEMPLATION ROOM 8	82
HEALTH AND SAFETY	82
Risk Assessment	82
Risk Policy Statement	84
Emergency Evacuation Plan	84
Emergency Access and RV Point.	85
Fire Risk Assessment	86
Fire Evacuation Procedure	86
Designated Fire Wardens	87
COUNTER TERRORISM PLAN	87
Suspect Package Procedure	88
Bomb Threat Procedure	90
Firearms and Weapon Attack Procedure	91
Dynamic Lockdown Procedure	91
COMMUNICATION PLAN 92	
Crisis Communications Plan	93
Council, Police & Local Authorities	94
Residents & Community	94
Local Stakeholders & Businesses Communication Plan	95
ADVERSE WEATHER PLAN	95

EMPLOYMENT AND TRAINING PLAN	96
SUSTAINABILITY PLAN	100
ENERGY EFFICIENCY AND RENEWABLE ENERGY PLAN	101
APPENDICES	102
APPENDIX 1 – Floor Plans / approved GA plans	102
APPENDIX 2 - Fire exits	104
APPENDIX 3 - Fire meeting point	106
APPENDIX 4 - Ingress / Egress routes	107
APPENDIX 5 - Dispersal & Security & Uber Map	108
APPENDIX 6 – Parking	108
APPENDIX 7 - Loading Bays	109
APPENDIX 8 - Delivery and Servicing Flow Chart	110
APPENDIX 9 - Supplier Form.	111
APPENDIX 10 - Premises Licence	112
APPENDIX 11 - Electrical installation inspection certificate	112
APPENDIX 12 - Emergency electrical installation inspection certificate	112
APPENDIX 13 - Acoustics Report	112
APPENDIX 14 - Sustainability Plan	112
APPENDIX 15 - Energy Efficiency and Renewable Energy Plan	112
APPENDIX 16 - Firefighting equipment inspection certificates.	112
APPENDIX 17 - Fire Risk Assessment.	112
APPENDIX 18 - Fire rated doors	112
APPENDIX 19 - Fire Alarm Commissioning Certificate	112
APPENDIX 20 - Copy of Planning Application	112
APPENDIX 21 - Emergency Lighting Commissioning and Inspection Certificate.	112
APPENDIX 22 - Certificate of chlorination for water supply	112
APPENDIX 23 - Gas safety certification	112
APPENDIX 24 - Sprinkler plans and certification	112
APPENDIX 25 - Fire suppression certificate.	112
APPENDIX 26 - Certification of LTHW & CHW quality	112
APPENDIX 27 – Building Control Certificate	112
APPENDIX 28 – Public Liability Insurance	112

From: [Ewen Macgregor](#)
To: [Neil Vokes](#)
Cc: [Lotis Bautista \(Cllr\)](#); [Liam Martin-Lane \(Cllr\)](#); [Jonathan Simpson \(Councillor\)](#); [Esther Jones](#); [emilie](#)
Subject: Eventhia Limited Premises Licence Application Ground, 2nd and 3rd Floors of the Former Camden Town Hall, Bidborough Street
Attachments: [Eventhia Limited BBSt Revised OS.pdf](#)
[DRAFT INDEX TO MANAGEMENT PLAN.pdf](#)

Good evening Neil

Briefing Note to Ward Councillors

This note is produced to assist the Ward Councillors in understanding the steps that Eventhia Limited will take to promote the licensing objectives at their proposed premises on the 2nd and 3rd Floor at the former Town Hall.

Attached to this note is the proposed operating schedule.

In light of the comments received to the application further revisions to the operating schedule are proposed. These relate to:

- membership rights,
- access to and from the premises via Bidborough Street and
- visibility on to the terraces.

As to hours:

- The proposed hours of use have been curtailed from that which was originally proposed
- The provision of licensable activities in each part of the premises is further restricted by condition (see *conditions 13 - 18*)
- Save for late night refreshment (i.e. the sale of hot food and drink after 2300), licensable activities will be restricted in line with the Council's Framework Hours policy.

The operating schedule has been the subject of significant scrutiny by the responsible authorities, in particular the Police and EHO. None of the responsible authorities has made a representation to the application. Nevertheless, the applicant has proposed still further restrictions as set out above.

This note sets out how the operator intends to promote the licensing objectives at the Premises

The Management Plan

The premises will be operated according to a Management Plan. The contents of the Plan will be in accordance with *conditions 19 - 21* while *condition 22* requires that the premises be managed in accordance with the Plan.

The Management Plan will be a living document, updated and amended as required. It includes:

- Membership and Guest Policy
- Noise Management Plan
- Dispersal Policy
- Counter Terrorism
- Terrace Policy
- Fire Risk Assessment
- Neighbourhood Communications Pan

A copy of the current draft index to the Management Plan is attached.

The Management Plan is subject to ongoing scrutiny by the Council, Police, EHO and members of the other responsible authorities.

As a condition of the licence Eventhia has committed to host a Community Meeting at least every

quarter, at the request of the local residents or businesses.

Over and above the inclusion of the Management Plan within the operating schedule, a number of conditions are included within the operating schedule that are designed to address and promote the 4 licensing objectives

Crime and Disorder

A number of specific conditions are included in the operating schedule in relation to the promotion of the crime and disorder licensing objective.

These conditions have all been developed and agreed with the Police

- CCTV *conditions 24 to 28*

An extensive CCTV system will be installed both inside and outside the premises

The provision and use of CCTV in the premises is subject to conditions agreed with the Police, requiring not only the installation of CCTV in the premises subject to the minimum requirements of the Police, but also that the system is maintained and checked with any breakdown being notified to the police.

- Incident Log *conditions 29 and 30*
- Incident Reporting *condition 31 and 32*
- Training
- SIA Door security

There will be AT LEAST one member of SIA registered door security on the premises at all times, with this number increasing to AT LEAST 2 from 20:00

At all times the provision of door security will be risk assessed and where the risk assessment identifies that more than the minimum number of door security is required, then these will be employed as appropriate.

Prevention of Public Nuisance

The conditions in relation to the prevention of public nuisance have been drafted and agreed in consultation with the EHO.

- Noise Management Plan *condition 41*

In addition to being part of the Management Plan (see above) the operating schedule includes a specific condition that "A noise management policy must be prepared and implemented at the premises. The noise management policy to be agreed with Camden Council should be periodically reviewed and updated. A copy will always be available to officers on request."

- Public Nuisance – *condition 42*

A specific condition has been added to the licence that no noise generated on the premises shall give rise to a public nuisance, with all speakers located on the premises being isolated from the main structure of the building

- External doors and windows – *condition 43*

The condition in relation to external doors and windows, on the Bidborough Street side of the Premises has been strengthened so that, save for immediate access and egress, these are shut at all times.

It should be noted that all windows on the premises are triple glazed.

- The use of the terraces – *condition 48*

In addition to the terraces being monitored by staff when they are in use, the terraces will be covered by CCTV.

There is to be NO sale of alcohol from the terraces and there will be no regulated entertainment provided in the terraces.

The use of the terraces is further restricted as follows (see *condition 18*)

- o Bidborough Street Terraces

The terraces will be open between the hours of

16th Oct – 15th March: Mon–Sun: 09.00 – 19.00

16th March – 15th Oct: Mon–Sun: 09.00 – 21.00

- o Euston Road

Save for members of staff carrying out their work duties and persons who wish to temporarily use the terraces for the purposes of smoking the terraces on Euston Road will be open between the hours of

Monday to Thursday 07.00 – 23.30

Friday and Saturday 07.00 – 00.00

Sunday 07.00 – 22.30

Public Safety

The Management Plan (see above) has specific sections that attend to issues of public safety which include, but are not limited to

- Fire Risk Assessment
- Emergency Evacuation
- Counter Terrorism
- Drugs Policy
- Arrangements for Vulnerable Persons and underage sales

Further specific conditions in relation to public safety are included

- WAVE Training – *condition 50*

The process of having staff trained on Welfare and Vulnerability Engagement has already started with key members of staff having attended the Council-promoted training.

This will continue up to, and beyond, the opening of the premises.

- Health and Safety risk assessments and training – *condition 52*
- Ask Angela – *condition 53*
- First Aid – *conditions 54 to 56*

Protection of Children from Harm

Conditions relating to protection of children from harm can be found at *conditions 58 to 62*, and in particular the following are highlighted:

57. No person under the age of 18 shall be admitted to the premises unless accompanied by an adult

58. When children under the age of 18 are in the premises they will be supervised by a parent or guardian

59. All Children under the age of 18 must vacate the premises by no later than 23:00 hours.

A number of the representations that have been received suggest that the premises may become a draw for paedophiles, given the proximity of the nearby primary school.

Eventhia do not accept this. There has been no representation to the application from the local child safeguarding board. Eventhia has also engaged with, and met, the head mistress of the local primary school. These concerns have not been expressed to Eventhia by the school which has not made a representation to the application.

Additional Conditions

Following a review of the representations Eventhia is happy for the following additional conditions to be added to the licence:

1. Membership

Following a specific request made by Cllr J Simpson the following is agreed

That there must be a period of at least 14 days between the time when a person applies for membership and membership rights being taken up

In light of this old condition 9 has been removed (see strike through on the attached).

2. Access/Egress from Bidborough Street

The applicant has listened to the concerns raised by the local residents and is happy to restrict access and agrees to the premises via the Bidborough Street entrance as set out below, being half an hour after the terminal hour for the sale of alcohol (such hours being in line with the Council's Framework Hours Policy)

Save in the case of disabled access/egress and in the case of an emergency there shall be no access or egress to the Premises from the Bidborough Street entrance after the following times:

- Monday to Thursday – 00:00
- Friday and Saturday – 00:30
- Sunday 23:00

3. The use of the Terraces

The use of the terraces on Bidborough Street is already subject to a number of conditions as set out above (both in terms of activities that can be provided and hours of operation)

The use of the terraces also forms part of the noise management plan, which is included in the Management Plan as well as being a specific condition on the licence at 41. Further the noise management plan has to be agreed with Camden Council. This will be the subject of ongoing review.

In light of specific concerns raised about visibility into the terraces Eventhia is happy to offer the following additional condition

That screens/planters to a height of no less than 2.1m be installed in the terraces facing onto Bidborough Street

Summary

Eventhia hopes that this note is helpful in assisting the ward councillors in understanding the steps that Eventhia Limited are proposing to take to promote the licensing objectives and, having received the representations, the further conditions they are happy to be included on the operating schedule.

With best wishes

Ewen Macgregor
Partner
For TLT LLP



[LinkedIn](#) [Twitter](#)
www.tlt.com

The Government has introduced legislation to be known as “Martyn’s Law”, which will have wide ranging impact on many public places (including hospitality and leisure venues)

A link to the Government announcement can be found [here](#) and a link to the Terrorism (Protection of Premises) Bill, and background documents, can be found [here](#)

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**

Jonathan

Last name

Simpson

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 19 Julian Court
150 Camden Road
London
NW1 9HU

Remain anonymous

No

Grounds of representation

- prevention of public nuisance
- protection of children from harm

Details of representation

As a long standing Councillor for King's Cross I wish to make a representation on this application. I am grateful that the applicant has curtailed the hours for the site. I would like to see membership of the venue to have at least a two week gap for references to be checked. The venue should not allow people to walk up and gain immediate entry if it is operation as a work space venue. I would like all entry and exit to be from the Euston Road after 6.00 pm to

prevent nuisance to residents. I would like it to be agreed that the roof terrace is not used at all on the Bidborough Street side of the building. If this is not agreed I'd like for no alcohol to be taken out of the building on the roof terrace on Bidborough Street due the proximity with Queen Alexandra Mansions, a set of flats with many families. I would like to speak at the licensing panel.

About this form

Issued by

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

Data protection

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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**

Liam

Last name

MartinLane

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 10 Sinclair House
Sandwich Street
London
WC1H 9PT

Remain anonymous

No

Grounds of representation

- prevention of crime and disorder
- prevention of public nuisance

Details of representation

I would like to make a representation as a Councillor for King's Cross. I believe that public nuisance can be further prevented by specific non-emergency exits outside of daytime business hours (8am - 6pm), and roof terrace use to be exclusive to the Euston Road side of the building. Outside of daytime business hours, occupants should only exit onto Euston Road, preventing nuisance to residents in Queen Alexandra Mansions, and avoiding a cumulatively

large crowd on a smaller street (Bidborough St) when events in the Camden Centre finish at the same time. Only the roof terrace overlooking Euston Road should be in operation; if this cannot be so, then I would like to see a specific condition preventing alcohol being consumed on the terrace. This is due to the close proximity of the roof terrace on the Bidborough Street side to Queen Alexandra Mansions, where many families live. Finally, I would like to see thorough vetting of establishment members, and a secure access process for guests, given that this is meant to be a work venue.

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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 organisation

Your details**Organisation name**Bloomsbury Kings Cross Branch Labour
Party**First name**

Giles

Last name

Wright

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address35 Ridgmount Gardens
London
WC1E 7AS**Remain anonymous**

No

Grounds of representation

- prevention of public nuisance

Details of representation

adverse impact that this will have on residents, the local community, Argyle Primary School, local businesses and on other stakeholders in terms of public nuisance from drugs, noise and impaired air quality

Supporting documents (optional)

- Eventhialicensingapplication-motion.docx

About this form

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Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

Data protection

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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 organisation

Your details**Organisation name**

Bloomsbury Residents Action Group

First name

Debbie

Last name

Radcliffe

Telephone number (optional)**Email address**

[REDACTED]

AddressFlat 1st 2nd And 3rd Floor
91 Judd Street
London
WC1H 9NE**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

ATTACHED SUBMISSION (PDF) relates to Prevention of Public Nuisance; Prevention of crime and disorder & Ensuring public safety and Protection of children from harm.

Supporting documents (optional)

- BIDBOROUGHWORKS_BRAGsubmission_12.9.24.pdf

About this form

Issued by

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

Data protection

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BIDBOROUGH WORKS**Application reference APP\PREMISES-NEW\122977**

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

REPRESENTATION FROM BLOOMSBURY RESIDENTS' ACTION GROUP (BRAG)**Submitted by Debbie Radcliffe, co-chair****Background**

The Bloomsbury Residents Action Group (BRAG) was formed in 2016 with the specific aim of reminding the local authority and other decision makers that "Residents Matter". The Committee is made up of a group of residents who live in several different streets in WC1. They are also key members of other voluntary groups. We offer support to residents who live in the three wards of South Camden (Kings Cross, Bloomsbury, Holborn and Covent Garden) many of whom have specifically "joined" BRAG, but we are run as a completely voluntary group, with no membership fee.

Local character

The regeneration of the former railway lands to the north of Kings Cross Station, and to the NORTH of the Euston Road has created the perception that the streets to the SOUTH of the Euston Road have the same character. They do not. These remain predominantly residential, with pubs and eating & drinking establishments that have licensing hours which respect the residential community.

BRAG objects to the application for a premises licence for Bidborough Works**LICENSING OBJECTIVES****PREVENTION OF PUBLIC NUISANCE**

Permitting 'Bidborough Works' to operate until 2am on six nights a week would be detrimental to the quality of life of the many residents who live in nearby streets, where there are large mansion blocks of flats such as Tonbridge House, Hastings House and Queen Alexandra Mansions. The latter is located immediately opposite the Bidborough Works' top two floors, which provides the space being considered for this premises licence.

However much a management company may insist they can deter or discourage incidents of noise nuisance and anti-social behaviour, the official licensing of a venue to include alcohol until midnight on Friday and Saturday, and 11.30pm Monday to Thursday (with half an hour's drinking up time) has the potential to cause public nuisance.

There is no Management Plan attached to the license application. There is no information available to assess any proposed dispersal policy, or any details to be able to assess the viability of the 'crowd control, capacity and queue control policy and procedure' mentioned in Section 21 of the application.

This same lack of detail also relates to potential public nuisance in reference to **refuse collection arrangements and other large vehicles servicing the application venue.**

Bidborough Street is a narrow residential street, and there is inadequate parking for vehicles to service what is intended to be a space to hold “events.”

The so-called “ancillary” hospitality to be offered to as many as **743 people** will require considerable servicing. **There is a one-way system going past the entrance to a primary school.** The additional traffic [as well as taxis and Ubers will cause a severe nuisance to all those people living in the mansion block around which ALL TRAFFIC will have to go. (Judd Street to Bidborough Street – Tonbridge Street – Hastings Street – Judd Street)

There is no information provided as to what precise times of the day vehicles will need to deliver goods to Bidborough Works, and how these will be managed. The fact that lorries will be negotiating this narrow street is completely inconsistent with Camden’s Safer School Streets policy.



Photo of large lorry delivering goods to the Town Hall at the only parking space identified for deliveries in Bidborough Street. The photo is taken at the corner of Tonbridge Street. The entrance to Argyle Primary School is a few metres away. School children as well as families living in Queen Alexandra Mansions walk along this street to access Tonbridge Walk, to the right of the photo, which leads to Euston Road.

If there are interactions with the public due to **traffic** from service vehicles or vehicles bringing people to the premises, or taking them away – this causes public nuisance, and can be dangerous.

There is no information about how **security personnel**, employed by the venue, will manage the public space inside and outside the premises at all times of the day and night, especially in the early hours of the morning when the venue is in operation; including the even later hours when catering staff (for example) will be required to work once the public have left the building. The licensing for Late Night Refreshment ends at 1.30am, but catering staff are likely to need more than 30 minutes to clear up after 150 people, the number permitted in the building after midnight.

As only 150 people are to be allowed to remain in the building after midnight, and 743 is the total capacity, there is a possibility of **593 people** exiting at one time (say, after a specific event) on to Bidborough Street at midnight, six nights a week. How will management prevent groups of people talking loudly while exiting after midnight, when by this time there are away from the building and in the public domain?

There are many people living in Bidborough Street, immediately opposite, and the proximity of two large buildings only 14 metres apart creates an **echo chamber, exacerbating the potential for noise nuisance.**

In the early hours of the morning, visitors must be persuaded to use the Euston Road as a destination for forward travel and not Bidborough Street, Judd Street or Tonbridge Street. **The only solution is for visitors to Bidborough Works to leave by the two available doors leading from the Town Hall premises on to Euston Road.**

There are no details relating to the “events” mentioned in Condition 2. As these are unknown and unidentified (and could be anything), it is impossible to know how much noise will be generated by the regulated – and unregulated - entertainment to be provided.

We note the “ancillary hospitality” where catering can be provided until 1.30am six nights a week. **The windows to the kitchens overlook Bidborough Street and can be opened;** people inside can be seen. It is unacceptable to have these spaces in use unless they have windows closed at all times, and blinds down during hours of darkness.

There are no details regarding catering provision, but kitchens can be noisy places. These are also likely to be in use before the premises operating hours (7am) and after the close of business (2am). Staff leaving can be noisy too. **The hours of operation are far too long with a residential community in such close proximity.**

PREVENTION OF CRIME AND DISORDER & ENSURING PUBLIC SAFETY

If drunken visitors leave the premises to go to their own homes at 2am, after a lengthy drinking session (and the licence application for sales of alcohol starts at 10am) they could provoke **incidents of crime and antisocial behaviour in the street** – out of sight of any management personnel employed by Eventhia Limited (Il Bottaccio), the company who have made the application.

Bike theft is a particular concern, likewise incidents of aggressive begging and drug-induced harassment.

Lime Bikes, which already litter local pavements, could increase as they provide a useful means of active travel, but can be left anywhere, at all times of the day and night. This makes it difficult for people with prams or wheelchairs or with visual disability to use the pavement. Increasing the numbers to the Town Hall in this way will add to the public nuisance.

It is well known that there is a **high level of drug use and drug abuse** in neighbouring streets, which could be exacerbated by the extremely unwise opening hours of 'Bidborough Works'.

There are more than 1200 students who live in the Garden Halls student accommodation, in Cartwright Gardens. I know (from being a member of the Cartwright Garden Community Liaison Group) that Wardens at the Halls are currently in discussion with the Metropolitan Police over the increase in drugs and drug dealing in the area.

Condition 1 says that the primary purpose of the premises shall be a co-working space with ancillary hospitality facilities. Yet condition 2 states that the sale of alcohol refers to *"guests and organisers of, and those attending, events."* **The nature of these "events" is not identified**, and as they could be "parties" and attended by those who take recreational drugs, this could encourage the venue to become a honeypot for drug dealers. According to Condition 4 (maximum capacity of the premises), **the customer base could be as many as 743 people.**

Several years ago, I personally witnessed a man using a syringe to inject a comatose and semi-conscious drug user on the steps of the Camden Centre. I reported this incident to the authorities, but personally found it truly shocking. With drug use increasing in the area, how many more incidents like this could be witnessed by people passing by? **Is this good for tourism?** There are many visitors who use Tonbridge Walk, adjacent to the Town Hall and the Standard Hotel, as a cut through to Judd Street and hotels in Cartwright Gardens and close by.

The Camden New Journal has been running articles on the **current drug crisis in Kings Cross**. I quote from the article on page 14, in the edition of 12.9.24. *"Another Met officer, PC Mick O'Grady, told the meeting [at Derby Lodge, Wicklow Street] 'Kings Cross is a big area. There is a small team. I appreciate the issues you are going through, having been a police officer for quite a while. But there is no magic tree. I wish there was. I would like to give you back your quality of life.'"*

Residents of Bidborough Street and the surrounding neighbourhood do not want to lose their quality of life. It is utterly irresponsible to permit a venue operating on the scale of the proposed Bidborough Works, adjacent to the Camden Centre, to have a licence which could potentially encourage the drug-taking crisis in Wicklow Street to spread to Bidborough Street, a short walk away.

Condition 12 states that each floor, when in operating, will have a minimum of one staff member engaged on the premises at all times. The premises is wanting to cater for a maximum of 743 people who will be able to access two floors of the building, as well as four outside terraces. Having only one staff member per floor to cater for all eventualities is far too few.

Condition 25 states that a staff member who is conversant with the operation of the CCTV shall be on the premises at all times when they are open for licensable activities. This one person is expected to be checking CCTV and keeping an eye on what is taking place on one of the floors too. Ridiculous.

PROTECTION OF CHILDREN FROM HARM

Tonbridge Street (very close to the Town Hall) is the location for Argyle Primary School. It is likely that parents with primary age children live in the surrounding streets. The potential of alcohol-induced antisocial behaviour by visitors to 'Bidborough Works' could indeed impact on children in the vicinity.

The issue of danger by vehicles is referred to in the section relating to Public Nuisance.

The terraces on the Bidborough Street side of the Town Hall are intended to be open from October to March – 9am to 7pm; March to October – 9am to 9pm. School children will be in their playground during this time and visible to anyone who chooses to view them from the terrace. Likewise, residents' windows are visible from the terraces overlooking Bidborough Street. Children (as well as adults) will be visible in their homes.

In the interest of privacy, these two terraces should NOT be open at any time.

The possibility to buy alcohol all day, every day, can induce and exacerbate poor behaviour, and the scale of attendance at "events" (up to 743) opens the door for crime and disorder; children who live nearby could be harmed by the sight or experience of unwelcome behaviour by 'high' or inebriated customers.

Conclusion

It is not acceptable for local residents to be disturbed by a business which intends to entertain and cater for **743 additional visitors**, plus staff, in a building that we note was given **planning permission for office use**. To prevent the possibility of any public nuisance taking place in this quiet residential neighbourhood south of the Euston Road, BRAG urges the Licensing Committee to refuse Eventhia's application in its entirety, so that the local residential community can maintain their quality of life.

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**

[REDACTED]

Last name

[REDACTED]

Telephone number (optional)**Email address**

[REDACTED]

Address

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Remain anonymous

Yes

Detail the exceptional circumstances

[REDACTED]

Grounds of representation

- ensuring public safety
- prevention of public nuisance

Details of representation

It will be very noisy and subject to violence because of alcohol

About this form**Issued by**Camden Town Hall
Judd Street
London

Representation	
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Last date for representation	12/09/2024

Making a representation as

As an individual

Your details**First name**

[REDACTED]

Last name

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Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

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[REDACTED]

[REDACTED]

[REDACTED]

Remain anonymous

[REDACTED]

Detail the exceptional circumstances

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Grounds of representation

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

Details of representation

#1 The streets around the town hall will be a magnet for drug use and dealing - which is already a significant problem in the area.

#2 It will be unsafe for residents to walk

along Bidborough street and surrounding streets late at night and in the early hours of the morning. #3 Noise and disorder will be a very significant issue for residents in surrounding streets. I have experience of the impact of late licences elsewhere and the noise created by revellers as they leave and wander through the surrounding streets. #4 The proximity to Argyle Primary School makes the granting of a licence inappropriate due to the disturbance and pollution resulting from increased traffic servicing the venue during the day.

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Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

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Last date for representation	12/09/2024

Making a representation as

As an individual

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[REDACTED]

Last name

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Telephone number (optional)**Email address**

[REDACTED]

Address

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[REDACTED]

[REDACTED]

[REDACTED]

Remain anonymous

[REDACTED]

Detail the exceptional circumstances

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Grounds of representation

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

Details of representation

Please see the attached PDF document for my full comment in OBJECTION to the application.

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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**

[REDACTED]

Last name

[REDACTED]

Telephone number (optional)**Email address**

[REDACTED]

Address

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Remain anonymous

Yes

Detail the exceptional circumstances

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Grounds of representation

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

Details of representation

(Apologies for submitting again as I fear my previous submission did not include the attachment which contains all of my comments. The following is the exact same

content except for formatting.) Our flat has a direct line of sight to the space covered by the 'Bidborough Works' application (Application reference APP\PREMISES-NEW\122977, Licence reference PREM-LIC\122976). I am writing to OBJECT to the application. It is in conflict with licensing objectives which I will explain as follows. I. Conflicts with Licensing Objectives: A. Prevention of crime and disorder: With the offering of recorded and live music, films, performances, sale of alcohol, floors which can be used for dancing from 10am to midnight, this has all the hallmarks for a venue to become a nightclub. While the space covered has a capacity of more than 700 people, the ground floor entrance also connects to the large event space to the east end of the building for which the applicant has also obtained an event licence. This could create a nightclub for more than 2000 people to consume alcohol, dance to live or recorded music and performances. With this huge capacity and the building's proximity to major transport hubs including St Pancras International, this will be a strong pull for drug use and dealing from both within the UK and abroad. Given the venue has narrow entrances and spaces spanning three floors, it would be a very challenging environment for the police to intervene in any illicit drug use. The application states 'sale of alcohol being limited to members of the co-working space and their guests and organisers of, and those attending events'. The 'those attending events' is so broad and vaguely defined that it could practically mean anyone from the public. B. Public Safety:

From the floor plan, the main entrance to the venue will be open onto Bidborough Street, directly opposite the entrance to our flat. The venue has a large capacity to host 2000 people, many of those will be under the influence of alcohol and some of those may have used drugs (as explained above). As a woman, I would be concerned for my safety as I walk back to my flat in the evening.

C. Public nuisance:

1. Noise from within the building: The Camden Town Hall is only about 13-14 metres away from Queen Alexandra Mansions. The space covered by the application has historically only been used for administration and it only has planning permission for office use. There is no evidence that any acoustic insulation (if exists) in those rooms would be sufficient to isolate the sound coming from the live music and performances proposed by the licensing application.
2. Noise from the use of Bidborough entrance: The space only has two entrances on the ground floor, with the one on Bidborough Street being the largest. This means we would likely see many hundreds of people, again under the influence of alcohol, leaving the building after 2AM, close to residents' bedrooms. Many will linger on the street to chat. This will create a lot of noise for residents trying to sleep.
3. Noise and light from vehicle traffic on Bidborough Street: The only delivery dropoff location for any late night catering services to the venue is on Bidborough Street. Likewise people leaving the venue will also be tempted to get taxis from the same street. Any anti-social behaviour or incidents caused by a few overly drunk individuals may also lead

to emergency vehicles having to use Bidborough Street. I am gravely concerned all of this will create constant noise and light pollution for the residents on Bidborough Street until late at night. D. Protection of children: The Camden Town Hall is adjacent to Argyle Primary School on the same street. The increased traffic from delivery lorries and taxis will pose safety issues to children crossing the street while getting to or leaving the school. The increased risk in drug crime and threat to public safety described in the sections above are of particular relevance as children are more vulnerable. II. Questionable trustworthiness of the applicant: The applicant had applied for and obtained planning permission to use the building as offices. Yet they now apply for a licence to carry out regulated activities akin to the operation of a nightclub. This is suggestive that the applicant's initial application to use the space for offices is a guise. No offices I knew have had the need to offer live music/dance performances and films at all, let alone from 10AM till late. The claim that the premise is primarily being used as offices is highly questionable. I would therefore urge the licensing committee to take into account the lack of trustworthiness of the applicant while evaluating this application and insist that any claims made by the applicant be enforceable and verifiable, or otherwise be dismissed. Suggested alterations: While I reiterate my objection to this application in its entirety, I would also like to propose a number of suggested alterations to the application in order to address the concerns

above: 1. Banning the use of entrances facing Bidborough Street and Tonbridge Street from 10PM- 7AM: These entrances should be locked at night except for emergencies. There are other entrances facing Euston Street (G 53 Lobby, Staircase F and Staircase G) that can be used in late hours. This will mitigate the impact of noise to the residents on Bidborough Street and Tonbridge Street. 2. Banning the use of the loading bay between 10PM - 7AM: This would mitigate noise coming from catering delivery vehicles. 3. Licensable activities from 5PM to 9PM only: This would be more in alignment with the claim that the building is primarily used as co-working offices, not one primarily used for entertainment. This reduced hour is outside of school hours, mitigating increased risk to children's safety. The reduced hours will also help prevent the venue from becoming a draw to illicit drug use and dealing. 4. Enforcing a gradual reduction of building capacity by closing sections of rooms early: The document states the capacity after 0030 should be no more than 150. However, this is not an enforceable claim as it is difficult to monitor the number of occupants while all the spaces are operational. I would therefore propose closing sections of rooms early and in stages. This will mitigate having a vast number of people leaving the building all at once and creating noise on the street. Rooms 2.06, 2.16, 2.18 (capacity: 250) to close at 9 PM. Rooms 3.06, 3.01, 3.15 (capacity: 180) to close at 10 PM. Rooms 3.10, 3.11 (capacity: 140) to close at 11 PM. Following this plan, the capacity for the space provisioned would be

around 173 people at 11PM.

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From: [REDACTED]
To: [Samina Khan](#)
Subject: Re: URGENT - Objection to Bidborough Works
Date: 09 September 2024 12:12:26
Importance: High

[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.

This is the objection - PLEASE NOTE MY PERSONAL DETAILS ARE NOT FOR SHARING [REDACTED]
[REDACTED]
[REDACTED]

The proposed plans pose a significant risk of harm to the residents of Queen Alexandra Mansions. The public disorder, noise pollution will be exaggerated as a direct consequence of this license. We live in harmony, your plans will contribute to the deterioration of that community. These proposals DO NOT SERVE the community. It will be detrimental to the wellbeing and health of all of us, physical and mental health will deteriorate as a cause of these proposals. We already grapple with the late license from the Standard. The new proposals will erode any good night's sleep. The late license will encourage drunken disorderly behaviour and fear. Fear of returning late from work. Fear of leaving the house for on calls. Children live in this block as do vulnerable members of the community - it is the Council's duty to protect ALL from harm.

We have expressed our significant concerns repeatedly about this venture but it seems to have been railroaded through. We already are experiencing an increase in drug paraphernalia on our streets and significant crime - rape case and phone snatchings. This late license will only fracture our community further, instil significant health problems and be a daily nuisance. Please can the council take our concerns into account and halt the approval of this license.

[REDACTED]

:

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**

[REDACTED]

Last name

[REDACTED]

Telephone number (optional)**Email address**

[REDACTED]

Address

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Remain anonymous

[REDACTED]

Detail the exceptional circumstances

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Grounds of representation

- ensuring public safety
- prevention of public nuisance

Details of representation

I am a young person studying and living here at Queen Alexandra Mansions. I believe in the points below made already by my neighbour. Having lived in London for many years I have seen that a night-club

simply attracts the sort of people that do not care about the neighbourhood or the people who live there. It is highly likely that Customers of the proposed venue will leer and jeer at residents in a drunken state. The probability that this leads to violence and drunken incidents outside the venue is high. These events will intimidate me and cause me mental distress as I will be able to hear and see these incidents walking to the flat, or inside the flat from the window. It is likely that there could be such incidents every day and night the venue is open. • Very loud noise from live events up until 12midnight, as the building is not sound-insulated. • All-night lighting, noise and smells until up 1.30am from two new restaurants that face onto Bidborough Street. • Increased crime and a threat to local people at night on Bidborough Street, with revellers leaving, and a throng of people – including people dealing drugs, milling around the Bidborough Street exit. • Huge delivery trucks and taxis in Bidborough Street, creating unbearable levels of noise and pollution 24/7, and the Argyle Primary School just yards away. • Excessive amount of waste obstructing pavements and attracting vermin. We should use the Town Hall to improve the life of the residents, not make it worse and negatively impact their life and mental well-being. Thank you.

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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**

█

Last name

████

Telephone number (optional)**Email address**

██

Address

██

████████████████

██████████

████████████████

Remain anonymous

Yes

Detail the exceptional circumstances

██

██

██

██

████████████████████

Grounds of representation

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

Details of representation

Please see attached document.

Supporting documents (optional)

- BidbroughWorksObjection.docx

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Prevention of crime and disorder

- The large number of people attending the building would create a focal point for perpetrators of crime. Streets in the immediate vicinity get busy with foot and vehicle traffic already which would likely be extended and exacerbated creating an environment for crimes such as pick pocketing.
- Adjacent local pubs are used by football fans, especially when significant matches take place at Wembley (easy access to station) or the Emirates stadium. Excess alcohol consumption could lead to tensions between fans and guests from Bidborough Works resulting in antisocial behaviour and potential violence.
- Drug use, dealing and antisocial behaviour are already a serious issue in the Kings Cross neighbourhood and on adjacent streets. The extra people that Bidborough Works attracts during late hours at a 'Party Venue' so close to where known drug dealers operate would likely escalate the problem.

Public safety

- Residents returning to homes in blocks and terraces along, and around the vicinity of, Judd Street such as Queen Alexandra Mansions, Clare Court, Medway Court, etc. at night could attract the attention of those drawn to the late night events of 'Bidborough Works' where people will be entering and exiting at any time before midnight. This potential for unwelcome attention in the late hours is intimidating, especially to women.
- Tonbridge Walk (between the Standard Hotel and the eastern end of the Camden Centre) is a narrow passageway. It provides a direct route for people wishing to use the Night Bus or other late night public transport. Large numbers of people could be exiting Bidborough Works at the same time (eg after a an event). This will lead to overcrowding in Tonbridge Walk and a consequent lack of safety. Theft from the person is often rife in such crowded conditions.
- Alcohol will be available for sale from 10am to midnight on Friday and Saturday and to 11.30 the other nights. With refreshments available to 1.30 in the morning, it will be possible for Club Members to remain in Bidborough Works all day and all evening. Excessive consumption of alcohol can be dangerous to the drinkers, especially should they choose to access the open terraces, three floors above the pavement. Accidents can occur.
- There is an inherent risk of suicide (intentionally or unintentionally) from the open terraces. There's already been a suicide jump onto Tonbridge Walk from the hotel next door.

Public Nuisance

- The issues referred to above apply equally to the licensing objective relating to public nuisance, both in and outside of the building.
- The proposal for late night licensing and regulated entertainment, including music, will inevitably result in the potential for nuisance to any nearby residents.
- The number of people permitted to use each floor at any one time (over 300) will inevitably cause noise nuisance outside the building, especially as all the windows in areas of the building where there is no licensable activity (ie the kitchens overlooking Bidborough Street) can be opened.
- Given the scale of the operation and the implied change from office use (where most workers go home at a reasonable hour) to event use (where entertainment activities and music can be played until 11.30pm) there is likely to be considerable nuisance from unpredictable and high levels of activity.
- This noise could come from talking and shouting (especially when alcohol has been consumed). It will also emanate from other spaces in the building where even more events could take place.
- Amplified music could cause considerable public nuisance.
- Sadly, it is common for small streets and alleys near clubs/event spaces in central London to see party leavers urinate in the street. The small streets and alleys around the building would be at risk of this degrading the locality for residents, businesses and the nearby school.
- The only possible delivery location for the building is Bidborough Street. Delivery vehicles already frequently block the street. Further traffic would mean access will be restricted when additional deliveries take place.
- There is a one way system in operation and if large vehicles cannot get round the corner into Tonbridge Street, they will attempt to reverse into Judd Street, (this happens already) and is dangerous to pedestrians and cyclists.
- The scale of the operation will require servicing and parking provision that is currently inadequate.
- Public nuisance will stem from the additional traffic that will, by necessity drive through the nearby streets along which many people now walk or cycle.
- This traffic (lorries for servicing Eventhia's businesses or ferrying people to and from the venue) will increase pollution levels, causing harm to those members of the public and the immediate community who suffer from asthma and other lung-related health issues.
- Judd Street is designated a Super Highway (C6) and is extremely well used by cyclists commuting from Kentish Town to Elephant and Castle. Cyclists will be vulnerable to

injury if the lorries servicing Bidborough Works are not especially careful. And the erratic nature of drop-off and picking-up manouvres.

Protection of children from harm

- The issues referred to above apply equally to the licensing objective focusing on the protection of children from harm.
- This is a residential neighbourhood which includes an adjacent Primary School, a Church, well-used Community facilities, many large mansion blocks as well as terraces of housing. School children pass the building daily. Many children live in or visit flats within Queen Alexandra Mansions and likely will be exposed to danger
- Noise levels at night, as well as light shining from windows on the second and third floor of Bidborough Works, will cause children who live in flats directly opposite to suffer from sleep deprivation. This in turn will affect their concentration at school and their general health and wellbeing.
- Children can be harmed psychologically by seeing drug dealers in action and people leaving the building who are drunk and disorderly.

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Last date for representation	12/09/2024

Making a representation as

As an individual

Your details**First name**

[REDACTED]

Last name

[REDACTED]

Telephone number (optional)**Email address**

[REDACTED]

Address

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Remain anonymous

[REDACTED]

Detail the exceptional circumstances

[REDACTED]

Grounds of representation

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

Details of representation

neighbour

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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**

█

Last name

█

Telephone number (optional)**Email address**

██

Address

██

████████████████████

████████████████

██

Remain anonymous

Yes

Detail the exceptional circumstances

██

██

██

██

██.

Grounds of representation

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

Details of representation

1. Very loud noise from live events up until midnight, as neither town hall building or QAM building is sound insulated. 2. All night

lighting, noise and smells until up 1.30am from two new restaurants that face onto Bidborough Street, which will also be the main entrance/exit from Bidborough Works - even late at night. 3. Increased crime and a threat to local people at night on Bidborough Street, with revellers leaving, and a throng of people - including people dealing drugs, milling around the Bidborough Street exit. 4. Huge delivery trucks and taxis in Bidborough Street, creating unbearable levels of noise and pollution 24/7. 5. Children arriving to, leaving from, and playing outside Argyle Priary School will suffer from additional noise and pollution from deliveries, waste collection and hundreds of taxi pick-up/drop-offs every day. 6. Excessive amount of waste obstructing pavements and attracting vermin.

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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**

[REDACTED]

Last name

[REDACTED]

Telephone number (optional)**Email address**

[REDACTED]

Address

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Remain anonymous

Yes

Detail the exceptional circumstances

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Grounds of representation

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

Details of representation

Our concern is that Bidborough Works will be: - #1 a magnet for thieves and drug dealers who will target the clientele, thereby

increasing crime in the neighbourhood; - #2 a potential safety hazard to neighbourhood passersby as there is a risk of drunken clientele falling from the terraces (not to mention the risk of fatalities to the clientele themselves!); - #3 a source of noise, light and traffic pollution affecting the neighbourhood's rights to peace and quiet at night, in addition to as clean air as possible during the day and the night; - #4 a location from which the playground of Argyle School can be seen and the children watched without detection, which would attract paedophiles.

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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

[REDACTED]

Last name

[REDACTED]

Telephone number (optional)
Email address

[REDACTED]

Address

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Remain anonymous

Yes

Detail the exceptional circumstances

I wish to remain anonymous because I am concerned about the risk to me and my home of being inappropriately intimidated or threatened by adverse parties after I have submitted representation. I understand that the applicant has been making direct contact with other respondents, and this can appear quite intimidating, and do not wish them to do so, as it represents a misuse of data and an abuse of process.

Grounds of representation

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

Details of representation

Firstly as a general point to be read in conjunction with my responses on the three grounds that I would strongly contend that the applicants' submission that "The primary purpose of the premises shall be as a co-working space with ancillary hospitality facilities" is not justified by the substance of the application, with co-working areas limited to a small proportion of the area, with the lion's share of the floor area, and the substance of this application describing an events space with associated licensing requirements. I contend that the application should be considered on this basis, and request that officers consider the application on this basis, or at least impose conditions that ensure that the licensed activities remain at all times ancillary to the co-working space. //Prevention of crime and disorder - This area is immediately adjacent to King's Cross station, which receives large crowds of football and rugby fans on match weekends, as well as attracting regular protests and demonstrations. Adding a large events venue has the potential to clash with these crowds, and draw crowds and disorder into the primarily residential streets on the Southern side of the Euston Road. - Such a large venue will attract drug dealers (often in cars), homeless, unlicensed mini-cabs and criminals to the area as it will be such a substantial venue open so late when all other venues in this residential area South of Euston Road are closed. - A recent planning and licensing application (2023 /4956/P) for extended hours at 1 Euston Road (a 5 minute walk from the Town Hall) was refused. A police constable witness

statement relating to the same application states, "From experience in working night shifts, areas which have no business premises open at night tend to be quieter and to not attract ASB and criminality, whereas venues which operate 24/7 such as some shops for example tend to have people gathering outside, especially during weekends." From the same report: "The two males who were actively dealing drugs in and around Reel Time Amusement have been arrested and are currently in prison. They were arrested on two separate occasions with approximately 100 wraps of Crack Cocaine and Heroin each." //Public safety - The issues referred to above, refer equally to the licensing objective relating to public safety, both in and outside of the building. - The mass exodus late at night will make Judd Street and many of the side streets, especially Bidborough Street and the junction of Judd Street and Euston Road a no-go zone for local residents and night with worry for their personal safety from drunk revellers exiting late at night, at a time when public transport options are limited, limiting their ability to disperse. In addition as highlighted above the Anti-Social elements attracted by the late night crowd will exacerbate the risk, and this is not acceptable in a primarily residential area such as Judd Street (which consists primarily of mansion blocks and terraced housing south of the Town Hall) //Public Nuisance - The issues referred to above apply equally to the licensing objective relating to public nuisance, both in and outside of the building. - Noise from revellers talking and shouting in Judd Street

(especially when alcohol has been consumed) will cause sleep disruption to residents on the street. This is be particular to this application as it is open substantially later than other licensed venues in the area, none of which are events venues kicking out large crowds in one go. This creates a disproportionate noise burden on local residents in Queen Alexander Mansions and all along Judd Street. - The large events will attract a substantial number of private licensed vehicles (Ubers) coming up and down Judd Street, a designated low traffic zone will substantially increase the public nuisance. - There are a substantial number of Lime and other private dockless bikes deposited in this area. With drunk revellers spilling out onto the street there are likely to be increase issues of drunk cycling, bikes being pushed out into street and knocked over, blocking pavements. 105 Judd Street was the former site of the RBIB and Guide Dogs for the Blind and is still frequently visited by visually impaired pedestrians who are disproportionately affected by the intrusion of these bikes by disorder. - The only possible delivery location for the building is Bidborough Street. Delivery vehicles ahead and frequently block the street. Further traffic would mean access will be restricted when additional deliveries take place. - There is a one way system in operation and if large vehicles cannot get round the corner into Tonbridge Street, they will attempt to reverse into Judd Street, (this happens already) and is dangerous to pedestrians and cyclists. - The scale of the operation will require servicing and parking provision

that is currently inadequate. - This traffic (lorries for servicing Eventhia's businesses or ferrying people to and from the venue) will increase pollution levels, causing harm to those members of the public and the immediate community who suffer from asthma and other lung-related health issues. Judd Street is designated a Super Highway (C6) and is extremely well used by cyclists commuting from Kentish Town to Elephant and Castle. Cyclists will be vulnerable to injury if the lorries servicing Bidborough Works are not especially careful. And the erratic nature of drop-off and picking-up manouvres. I summary I strongly believe that this application should be rejected, at least in its current form, and the applicants should be encouraged to properly engage with local residents, which they have been reluctant to do so. Much of the objections would be reduced if the hours were brought in line with other licensed premises in the area to protect the late night disturbance to local residents in this primarily residential area.

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Judd Street
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WC1H 9JE

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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**

[REDACTED]

Last name

[REDACTED]

Telephone number (optional)**Email address**

[REDACTED]

Address

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Remain anonymous

Yes

Detail the exceptional circumstances

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED].

Grounds of representation

- prevention of public nuisance
- protection of children from harm

Details of representation

Yes!

Supporting documents (optional)

- Camdencouncil.pdf

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Dear Camden Council,

I am a resident of [REDACTED] and I am very concerned about the proposals for the Camden Centre and how this will affect us.

In terms of public nuisance please the points of concern below:

- The proposal for late night licensing and regulated entertainment, including music, will inevitably result in the potential for nuisance to any resident of flats on the Bidborough Street side of Queen Alexandra Mansions.
- The number of people permitted to use each floor at any one time (over 300) will inevitably cause noise nuisance outside the building, especially as all the windows in areas of the building where there is no licensable activity (ie the kitchens overlooking Bidborough Street) can be opened.
- All the windows will cause severe and direct light intrusion/nuisance to the residential properties opposite.
- Given the scale of the operation and the implied change from office use (where most workers go home at a reasonable hour) to event use (where entertainment activities and music can be played until 11.30pm) there is likely to be considerable nuisance from unpredictable and high levels of activity.
- This noise could come from talking and shouting (especially when alcohol has been consumed). It will also emanate from other spaces in the building where the as yet even more events could take place.
- Amplified music could cause considerable public nuisance.
- The only possible delivery location for the building is Bidborough Street. Delivery vehicles already and frequently block the street. Further traffic would mean access will be restricted when additional deliveries take place.
- There is a one way system in operation and if large vehicles cannot get round the corner into Tonbridge Street, they will attempt to reverse into Judd Street, (this happens already) and is dangerous to pedestrians and cyclists.
- The scale of the operation will require servicing and parking provision that is currently inadequate.
- Public nuisance will stem from the additional traffic that will by necessity drive through the nearby streets along which many people now walk or cycle.
- This traffic (lorries for servicing Eventhia's businesses or ferrying people to and from the venue) will increase pollution levels, causing harm to those members of the public and the immediate community who suffer from asthma and other lung-related health issues.
- Judd Street is designated a Super Highway (C6) and is extremely well used by cyclists commuting from Kentish Town to Elephant and Castle. Cyclists will be vulnerable to injury if the lorries servicing Bidborough Works are not especially careful. And the erratic nature of drop-off and picking-up manoeuvres.

I am also concerned about children in the area, please see the points below:

- The issues referred to above apply equally to the licensing objective focusing on the protection of children from harm.
- This is a residential neighbourhood which includes an adjacent Primary School, a Church, well-used Community facilities, many large mansion blocks as well as terraces of housing. School children pass the building daily. Many children live in or visit flats within Queen Alexandra Mansions and likely will be exposed to danger
- Noise levels at night, as well as light shining from windows on the second and third floor of Bidborough Works, will cause children who live in flats directly opposite to suffer from sleep deprivation. This in turn will affect their concentration at school and their general health and wellbeing.
- Children can be harmed psychologically by seeing drug dealers in action and people leaving the building who are drunk and disorderly.
- People on the outside terraces of Bidborough Works could watch children in the playground of Argyle School, and also within the windows of flats directly opposite. This possible surveillance of young people by strangers could cause children extreme harm and psychological trauma.
- The extra pollution from vehicles attending the premises to service the operations in Bidborough Works and to ferry people elsewhere will impact most seriously on children's health.



From: [Kylie Tsang](#)
To: [Samina Khan](#)
Subject: Re: FW: Bidborough - 122977
Date: 12 September 2024 17:37:26
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)

[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.

Hi Samina,

Sorry about the delayed response. I am happy to let you pass on my details to the applicant's solicitor who is handling the case but was just wondering if I would ever need to get involved in person? This is because I may not be available for this.

Kind regards,
Kylie

On Thu, 12 Sept 2024 at 17:33, Samina Khan [REDACTED] > wrote:

Hi Kylie,

The last day of consultation is midnight tonight, if I do not hear back from you I will take that you do not want your representation added to this case, as I either require a reason for the anonymity or the permission to pass on your details to the applicant's solicitor who is handling the case.

Regards,

Samina Khan
Licensing Officer

From: Samina Khan
Sent: Friday, September 6, 2024 8:33 AM
To: [REDACTED]
Subject: Bidborough - 122977

Good morning Kylie,

I write to you in relation your representation (attached), the Licensing Act 2003 (The Act) requires that the Licensing Authority must on receiving representations forward them as received to the Licence Holder. Under The Act the Licence Holder has a right to know who is making a representation and the location of the person making the representation. This also allows them to be able to mediate with the representatives.

The Licensing Authority may only withhold personal information from the Licence Holder and only in exceptional circumstances where it can be evidenced that there is a genuine risk to the person making a representation. You have stated that you would like to remain anonymous but not supplied a valid reason. Please advise of a reason if you still wish to remain anonymous.

Please advise if you would like for us to proceed ahead with your representation and serve it on the Licence Holder. If you decide that the representation should not be forwarded to the Licence Holder it will not be considered as a valid representation.

Kind Regards,

Samina Khan

Licensing Officer

Public Safety
Supporting Communities
London Borough of Camden

5 Pancras Square
London N1C 4AG



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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**

Linda

Last name

Sullivan

Telephone number (optional)**Email address**

[REDACTED]

Address199 HAMMERSMITH GROVE
LONDON
W6 0NP**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

The proposed development clearly breaches many elements relating to the prevention of crime and disorder in an area where there are residential properties and children living nearby. Public safety should be a serious concern when there have been incidents in the surrounding area. I have had experience in advising some of the owners of high quality co-working

establishments in London and elsewhere and this application seems to be a wolf in sheep clothing. Excellent co working establishments are about working- not drinking and carousing until after midnight. There are serious concerns about protection of local children from harm which should be paramount. Public buildings should not be allowed to fall into the wrong hands. The Council has a duty to protect them for public use.

About this form

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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 Elizabeth

Last name Paul

Telephone number (optional) [REDACTED]

Email address [REDACTED]

Address Flat 53 Sandwich House
Sandwich Street
London
WC1H 9PP

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

Why does an office space require a liquor licence, particularly one that runs until 4am? A licence at these premises will turn them from an office work space to an entertainment venue.(#1,#2,#3,#4) It will create noise throughout the night immediately opposite a residential building (#2,#3}. it will attract local drug dealers. It is

also ideally placed to act as a hub for distribution of drugs coming in from Europe, given its proximity to three major train stations. Shops and rental flats in this area have suffered from dealers moving in. {#1, #2,#3,#4}. The venue is next to a school and once local dealers start operating in that street they are likely to have a presence there both day and night, presenting a danger to children at the school and local residents.(#1,#2,#3,#4)

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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**

Quresh

Last name

Yamani

Telephone number (optional)**Email address**

[REDACTED]

Address

Flat 152 Queen Alexandra Mansions
Bidborough Street
London
WC1H 9DL

Remain anonymous

No

Grounds of representation

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

Details of representation

I would like to object to the proposed planning application by Eventhia for the use of the Camden Town Hall, specifically the extended daily licensing hours, and daily live music and associated events. This is traditionally a residential street with occasional use of the Town Hall as an entertainment venue. On these nights, the public disturbance resulting from the events are evident into the early hours of the

morning and many residents suffer from disturbed sleep. The new lease for regular use of the venue virtually every day of the week with music/events/alcohol will undoubtedly result in unsociable behaviour by the attendees late at night and the early hours of the morning. There will be increased traffic picking people up after the regular hours of public transport. Further increase in traffic from deliveries Probable ingress of undesirable individuals involved in the drug trade. Argyll primary school is in close vicinity and the prospect of drug trading nearby is a risk to the safety of the children. The remnants of drug use may be left around buns and pavements and gangs may even target the children once they have moved into the area. In summary my objections are: Public nuisance from late night alcohol consumption and live entertainment Public nuisance from increased traffic Risk to the public and local children from the likely ingress of illegal drug trade.

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WC1H 9JE

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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 Raja

Last name Pagadala

Telephone number (optional)

Email address [REDACTED]

Address Flat 168 Queen Alexandra Mansions
Bidborough Street
London
WC1H 9DJ

Remain anonymous No

Grounds of representation

- prevention of public nuisance

Details of representation Increased noise and pollution for local residents, especially in Queen Alexandra Mansions.

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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**

ANTHONY

Last name

HARRISON

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address11 Thanet Street
London
WC1H 9QL**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

In my near 50 years experience as an Architect/Planner, I am astonished that the Council is considering this change of building and land use, and its accompanying licence application, injecting it into close proximity with existing residential and primary education development. I foresee it as an exacerbation of perennial management

difficulties of inner city social problems, and a racing certainty to fail all four of the Council's licensing objectives. It also signals a sacrifice of residents' quality of life for plain commercial greed, and a first step towards an uninhabitable zone?

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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**

Tom

Last name

Flannaghan

Telephone number (optional)**Email address**

[REDACTED]

Address

Flat 154 Queen Alexandra Mansions
Bidborough Street
London
WC1H 9DL

Remain anonymous

No

Grounds of representation

- ensuring public safety
- prevention of public nuisance

Details of representation

My name is Tom Flannaghan, and own the leasehold for 154 Queen Alexandra Mansions with my wife. Our flat is on the 4th floor, directly opposite the Bidborough Street entrance to the proposed co-working space. I am writing to express my objections to the licensing application. First and foremost, the application for drinks and music late into the night is totally inconsistent with the stated use on the planning permission, which is a co-working

space. Co-working spaces are offices, they are used by people to work, and potentially socialise immediately after work, but not for entertainment and late night drinks. The licensing application is therefore at odds with the proposed use of the space, and suggests that the owners wish to effectively open a club/event space under the guise of a co-working space. The extremely late hours on the licensing application and very large capacity of the venue are totally inappropriate in a residential street, with hundreds of flats directly opposite due to the public nuisance caused by music within the building and the noise of people leaving the building late at night. The provision for music in the licence is also very concerning. The building has been fitted out as an office, and therefore won't have adequate sound proofing. Loud music late at night is incredibly disruptive to sleep and to the health and wellbeing of the residents. There also isn't a suitable location for deliveries to the building, and it has no loading bay. An office shouldn't require frequent deliveries, but the licensing application including food, drink and live music will entail frequent deliveries on an extremely regular basis presenting a public safety issue on a narrow street unsuitable for large lorries, with many pedestrians using the street. I would propose that the licenced hours should be restricted to be in keeping with use as a legitimate co-working space. I see no need for any licenced activities after 8 or 9pm if the building is genuinely going to be used as a co-working space, and so I believe that that is what should be required. Shorter hours will mitigate the public nuisance

greatly, as I believe that the late night hours are the primary concern with this application.

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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**

francesca

Last name

minucci

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

Flat 179 Queen Alexandra Mansions
Bidborough Street
London
WC1H 9DJ

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

the creation of a "house of fun" in our neighborhood would bring a high number of people in the area some of which could have criminal intent especially after consumption of alcohol. As a woman i wouldn't feel safe having to walk among these people on my way home, a home i picked also because it was in a quiet and

residential area. Noise will certainly increase due to music and chatting of people; and Queen Alexandra Mansions being the old building it is certainly isn't well equipped for protecting us from this. The area sees a lot of children living nearby also thanks to the presence of Argyle primary school; I wouldn't want my children to have to walk in such an area.

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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**

Elena

Last name

Samoylenko

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

Flat 133 Queen Alexandra Mansions
Bidborough Street
London
WC1H 9DL

Remain anonymous

No

Grounds of representation

- prevention of public nuisance

Details of representation

I am concerned about the very long hours when the building is going to be open or otherwise in operation. The main entrance into the building is in Bidborough street, where the smokers would also go for. I have concerns that the combination of the operating hours and nature of events held on the premises would encourage the illegal drug dealing and crime, which are a problem in this area.

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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**

Fearghas

Last name

MacGregor

Telephone number (optional)**Email address**

[REDACTED]

Address

Flat 100 Queen Alexandra Mansions
Hastings Street
London
WC1H 9DP

Remain anonymous

No

Grounds of representation

- prevention of public nuisance

Details of representation

* The proposal for late night licensing and regulated entertainment, including music, will inevitably result in the potential for nuisance to any resident of flats on the Bidborough Street side of Queen Alexandra Mansions * If the venue is popular, it risks disrupting local residents with crowds, shouting etc. this is already the case with the Dolphin pub and the Standard roof terraces. Unpredictable groups and loud noise make local residents feel unsafe. * Delivery vehicles and increased traffic will be detrimental to the local residents and to

school children. This increases the risks from pollution to children playing outside, and increases the risks to pedestrians and cyclists. * There is inadequate parking and delivery space, and so the road risks being blocked, which would be detrimental to the local residents * Judd street is a busy cycleway, and the traffic required by Bidborough works will risk injury and disruption to cyclists

About this form

Issued by

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

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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**

Sandy

Last name

Solomon

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 131 Thanet House
Thanet Street
London
WC1H 9QE

Remain anonymous

No

Grounds of representation

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

Details of representation

This venue received planning permission based on the understanding that the 2nd and 3rd floors would be used as office or co-working space—not a late-night AND late-closing party space with multiple restaurants /bars and an entrance opening onto quiet residential streets. I live within a block of this proposed venue. Here are reasons for my objections: *Prevention of crime and disorder The scale of the building and the

large number of affluent people attending the building will make the place a magnet for petty criminals and casual drug use. Close to 3 mainline stations, this site as proposed will burden residents with late-night antisocial behaviour that will fundamentally challenge the safety of the community. Drug use, dealing and antisocial behaviour are already a serious issue in the Kings Cross neighbourhood and on adjacent streets. Patrons of Bidborough Works in would simply add to the problem. When a recent planning and licensing application (2023/4956/P) for extended hours at 1 Euston Road (a 5 minute walk from the Town Hall) was refused, a police constable witness statement relating to the same application observed, "From experience in working night shifts, areas which have no business premises open at night tend to be quieter and to not attract ASB and criminality, whereas venues which operate 24/7 such as some shops for example tend to have people gathering outside, especially during weekends."The same report also found that: "The two males who were actively dealing drugs in and around Reel Time Amusement have been arrested and are currently in prison. They were arrested on two separate occasions with approximately 100 wraps of Crack Cocaine and Heroin each." This Amusement Arcade is a 5 minute walk from the Town Hall. Approval of late hours—effective creation of a 'Party Venue'—so close to where known drug dealers operate will only spread the existing problem to an area in which Camden residents quietly live but also to streets

increasingly full of tourists staying in newly renovated hotels. The 'Bidborough Works' licence asks for operating hours from 7am to 2am. It is likely that staff will be needed on the premises for at least an hour after 2pm and before 7am. This means it will be a business open 20 hours at a stretch – further escalating all the disturbances mentioned above * Public safety For the same reasons, these proposed uses are also a threat to public safety, both in and outside of the building. Residents of Thanet House, Sandwich House, and Queen Alexandra Mansions would almost certainly attract the attention of drug dealers, beggars and others drawn to the late night events of 'Bidborough Works' where people will be entering and exiting at any time before midnight. The 'friendly' Dolphin pub will have closed by then, making the street deserted and residents—especially women residents like me—more vulnerable. I regularly walk by myself along this street. I would be justifiably afraid. Tonbridge Walk (between the Standard Hotel and the eastern end of the Camden Centre) is a narrow passageway that I frequently use. It will become much more unsafe. If alcohol is available for sale from 10am to midnight on Friday and Saturday and to 11.30 the other nights, if refreshments are available until 1.30 in the morning, club members will be able to remain in Bidborough Works all day and all evening. The open terraces, three floors above the pavement will attract activities dangerous to both passers by and residents. I deserve to have access to safe streets near my own home. The proposed use threatens my safety and the safety of

others—visitors and residents alike—on many levels. *Public Nuisance The issues referred to above apply equally to the licensing objective relating to public nuisance, both in and outside of the building. The proposal for late night licensing and regulated entertainment, including music, will inevitably create a nuisance to any resident of flats on the Bidborough Street side of Queen Alexandra Mansions. The number of people permitted to use each floor at any one time (over 300) will inevitably cause noise nuisance outside the building, especially as all the windows in areas of the building where there is no licensable activity (ie the kitchens overlooking Bidborough Street) can be opened. The noise disturbance will radiate out to nearby streets including Thanet and Sandwich Streets. Groups of party goers on their way home at 2 am will disturb anyone with an open bedroom window. I implore Camden to protect its residents by rejecting these proposed uses!

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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**

Meta

Last name

Zimmeck

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressFlat 33 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

Licensing application Planning application
APP/PREMISES-NEW/122977 Bidborough
Centre Gound, Second & 3rd Floors META
ZIMMECK 12/9/2024 INTRODUCTION I
have lived at 33 Queen Alexandra
Mansions, Judd Street, London WC1H 9DQ
since 1985. My flat is on the fourth floor at
the corner of Hastings Street and Judd

Street. I am a social policy researcher, with a long career of research on issues such as housing and voluntary action (having been chair of a tenants association also chair of a housing association) for universities, local government, central government and private sector employers. I work at home. I oppose this application for the reasons set out below. First, I will set out contextual reasons and secondly specific reasons in relation to prevention of crime and disorder.

CONTEXTUAL ISSUES 1. Lack of coherence in LB Camden's plans for the building. There have been separate leases for the Bidborough Centre and for these parts of the Town Hall (now pretentiously renamed in the lessees' PR as 'Vision Hall' and 'Bidborough Works' with the second floor described as 'The Network', a 'conference hall with hospitality', 'melt lamps and plush fat chairs' and the third floor described as 'Inner Space', 'event hall with bar and dining', 'a blank canvas space crafted to accommodate the most versatile of events'. This PR also refers to '4am alcohol and entertainment licence', which presumably refers to the Bidborough Centre as currently licensed, although no information is available as to how these separate premises will be connected and used. So in the long march of the Council's most peculiar and botched attempts to do something with the white elephant that is a listed town hall renovated with massive cost overruns, its ideas for how the premises will be used have jumped from office space with incubators for start-ups in the basement (original) to a co-working space with a suggestion that it could be used for some

sort of educational purposes (presumably by the dodgy European School of Economics with which the lessees have a family connection) to a private members club to 'a co-working space with ancillary hospitality'. 'Ancillary hospitality' seems to have turned into two large event halls with bars and restaurants and use of the terraces for smoking, drinking and gazing at the sights (including Queen Alexandra Mansions' windows). These two event halls are in addition to the Bidborough Centre, which has received planning and licensing hearing as a conference venue. It is heart-warming to know that Tom Dixon will be doing the decoration and, on past PR on Bottaccio's website, Prince William and Michael Palin will be cutting the ribbon. This constant and illogical re-formulation of the uses of the Town Hall do not seem to have followed logical steps. For example, it seems that works are taking place on the second and third floors to re-do what has just been done before licensing permission has been granted. As the Council is marking its own homework, this will probably not cause any hiccups. 2. Lack of proper consultation with local people about the radical changes in use of the Town Hall building. Basically since the consultation at the beginning of the renovation in 2017 or 2018 the Council has not consulted properly with local residents and businesses, who will be very much affected – negatively – by its proposals. It should have carried out a full consultation with stakeholders – not only with Queen Alexandra Mansions but also with the wider neighbourhood bounded by the Euston Road, Woburn Place, Tavistock

Place/Regent Square/Sidmouth Street and Gray's Inn Road. This area contains a web of small narrow densely residential streets with complicated traffic patterns, and residents will surely feel the pressure of a large crowd of punters and their cars, taxis and pedestrian access. It did carry out a patchy and desultory consultation about the 'school street' for Argyle School, which now is meaningless. In the case of this licensing application (the third 'go') it did not bother to inform those who had already been involved either in commenting on the applications or attending the licensing hearing in the autumn. It tried to label ad hoc meetings with small numbers of concerned local residents as a 'consultation'. It has not even put up notices on the building or on trees and light poles in the neighbourhood as a visual prompt. The only conclusion is that it is trying to be 'economical... with the actualité! 3. Bona fides and track record of Eventhia and its directors When asked about the procurement process which led to the selection of Eventhia Ltd officers of the Council stated that the Council had undertaken a thorough search for appropriate lessees; it had received around a hundred tenders; and had chosen the best. It also stated that it had carried out due diligence through visiting a similar venue of the company/associated companies (never named). It is likely that the premises in question were 8-9 Grosvenor, which closed at some point after 2013 and underwent a four-year restoration. The venue reopened in 2021, and its new owner stated in correspondence that he had not had any contact with these previous

owners. The companies involved with these premises had a checkered history: RestaurArt International Ltd T/A Il Bottaccio at 8-9 Grosvenor Place: business = restaurants, catering; incorporated 2000; dissolved by liquidators 2013; licensee from 2006-13 was the European School of Economics; and a further application by Belgravia 9 was rejected by Westminster Council. Tramezzino UK Ltd: business = bars; incorporated 2010; dissolved by compulsory strike-off 2012. Belgravia 9 Limited: business = 'dormant company'; incorporated 2011 and dissolved by Official Receiver as compulsory liquidation 2016; one of its directors is a director of Eventhia. Grosvenor 9 Ltd: business = other amusement and recreation activities not elsewhere classified; incorporated 2011; dissolved by voluntary strike-off in 2022; one of its directors is a director of Eventhia Ltd. BG9 Ltd: business = bars; incorporated 2012 and dissolved by voluntary strike-off in 2021. Not a very prepossessing entrepreneurial history. It is therefore unlikely that the Council's officers were able to visit these premises at the time of the procurement exercise. It is also unlikely that they were treated to a trip to the family's luxury hotel in Tuscany. I and my neighbours have asked for information about this procurement exercise but it has not been supplied. Also of concern are the financial resources of Eventhia Ltd, which does not appear to be the sort of normal company specialising in venue management. In both financial years 2021 and 2022 the company had substantial net assets - £14,861,986 and £15,000,068,

respectively. However, the most recent accounts for 2023 'restated' the net assets for 2022 and added those for 2023 - £808,799 in 2022 and £774,211 in 2023. There does not seem to be any indication in the accounts of what happened to the £15,000,000. The companies have directors but no staff and this leads to the assumption that they will not be actively involved in providing management services themselves but subbing them out to others. Again this does not inspire confidence about the stability, accountability and quality of the proposed management. ISSUES FOR CONSIDERATION IN LICENSING

These proposals have the effect of destroying local residents' quiet enjoyment of their homes. 4. Preventing of crime and disorder This is an inner city neighbourhood with all the benefits and disbenefits of its location. Crime, particularly drug-dealing has been increasing. We have now had a number of incursions of people making an unauthorised entry to the building and using the roof for partying. We now have drunks lounging on the doorway stairs and harassing people who go buy (not to mention leaving behind needles, bits of food and other junk. Bringing a large additional number of party-types (unlike the proposed business people) simply rolls out the welcome mat for badly-behaved people, especially the drug dealers who are cruising the stretch of pavement on the south side of the street by the Town Hall. This proposal - at such a scale and in night-time hours - presents a real threat to those who live here. I have lived here for forty years and for the first time I am now avoiding going

out at night. These proposals simply provide the opportunity for the quality of life in our neighbourhood to decline. We cannot rely on complaining after bad things have happened (as seems to be the thrust of the Centre's management proposals - CCTV, taking down complaints, hope). We simply do not want bad things to happen - particularly in order to enable the Council to act like 'entrepreneurs'. I have read the safeguarding conditions in the licensing paperwork and it all sounds fine. But the bouncers provided will be too few and reactive not proactive, the number of people involved very large, and the police (see Wicklow Street drug dealing) unlikely to turn out for mere 'nuisance'. The only way to prevent crime and disorder emanating from the Town Hall is to reject the plans for large-scale late-night entertainment with the provision of alcohol for people who do not live here but come here for their 'fun' and act as a magnet for drug-dealing, violence, etc. It is entirely possible to find some other more constructive use, but if the Council is desperate for money, then it will just go ahead. Why not offer to store depleted nuclear fuel or run a knocking shop (which is the logical conclusion to all of this)! 5. Ensuring public safety I am an older woman and I have recently stopped going out at night. Again the only way to ensure public safety is to create an environment which is safe. 6. Preventing public nuisance Bidborough Street and the grid that runs from Bidborough Street via Tonbridge Street to Cromer Street and via Hastings Street back into Judd Street are full of dense hard-surfaced housing plus a primary

school (which the Council has gone to some expense to turn into a low traffic school street). At present the area is very quiet at night with few pedestrians and little car traffic. The proposed party use of the Town Hall will without doubt increase noise levels and echoes at street level from the potentially large number (and, if this application is agreed, an even larger number) of pedestrians 24/7 plus noise escaping from the Centre (we have had assurances about noise containment but no evidence; and there seems to be a problem about additional sound-proofing for the changed use of the second and third floors). It will also increase traffic around the grid, as we know from previous experience of the Council-run Centre when there were lots of motorcycles and cars circuiting the building, revving and blowing their horns. I am particularly angry at the arrangements to designate a Uber pick up point south of the Euston Road. It would be far easier for those exiting into the Town Hall Passive or indeed from the doors in the Euston Road just to cross the street via the pedestrian crossing and use the black taxi rank between the stations (I only use black taxis and would never use Ubers – for safety reasons). Also I would imagine that Uber drivers would ignore the no-entry signs at the top of the road. Students in John Dodgson House will also suffer unnecessarily. news for students which local residents have been rigorously obeying. I assume that there is some compelling reason for this. Will the Council be paid a fee? These proposals exacerbate the nuisance of high-level noise (plus the

loss of privacy of those living in Queen Alexandra Mansions) via use of the terraces, which are, it appears, a major attraction to Eventhia Ltd, and are likely to be involved in the entertainments set out in the licensing application. This is really outrageous and irresponsible and, I believe, it was removed from earlier proposals due to vociferous opposition. We have for years fought to reduce outside noise levels that interfere with work, sleep and even watching television - from football crowds at the local pubs and from (initially) parties on the Standard Hotel's terraces. 7. Protecting children from harm Increasing the traffic in Boxborough Street, Tonbridge Street, Hastings Street and Cromer Street will make it more dangerous for children attending the Argyle School. The streets are narrow and unsuitable for anything bigger than a small van. I have seen large trucks barely squeezing through and indeed going the wrong way. What was the point of going to all the trouble to establish a school street to safeguard these schoolchildren? In conclusion The proposals for the use of the Town Hall are not fit for purpose. They should be rejected, a proper evidence-based consultation should take place, and then the proposals should be resubmitted with a view to achieving something better than the sum of two poor-quality and incompatible parts.

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Judd Street

London

WC1H 9JE

Contact phone

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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 Alexander

Last name Mann

Telephone number (optional)

Email address [REDACTED]

Address Flat 71 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 #1, #2, #3, #4

Supporting documents (optional)

- #1.docx

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Concerns re: proposed license application for Camden Town Hall

My family have owned our flat number 71, in Queen Alexandra Mansions since 1985.

#1. #2. Street crime is increasing everywhere and should the proposal to allow an extended license up to 12.30am at the proposed club on top of the Camden Centre's extension to 04.00am, will mean QAM is exposed to noise, drunkenness, drug dealing and antisocial behaviour at both its main entrances. The thoroughfare between the back of the Town Hall and The Standard Hotel is particularly dark and narrow and a perfect place for opportunistic crime such as bag and phone snatching with an easy escape route in Euston Road. This is often used by folk including international tourists making their way to St. Pancras International Station or Eurostar. So much time, design, effort and money have been invested over the last number of years to enhance the appearance and safety of this area that stands to be diminished if this proposal goes ahead. This would also apply to an entrance on Judd Street where many pass to cross to Kings Cross and St Pancras Stations.

#3. This area of Judd and Bidborough Streets has always been residential, QAM is over 100 years old and the area is well provided with university student residences. To encourage the presence of increased licensed premises by converting the Town Hall to such will destroy the nature of the community and expose the families, hospital and office workers as well as both UK and International students to increased noise from the comings and going's to the licensed premises outside normal hours. Light and traffic pollution which has recently been reduced making the area safer will increase again. The number of hire bikes and e-scooters left strewn across the pavements will go up increasing the risk of harm to disabled and elderly pedestrians in particular. Not allowing this proposal will increase the safety of all.

#4 The increase in delivery vans and waste collections of general waste and in particular bottles to the Town Hall will increase noise and toxic emissions right beside Argyle Primary School putting the lives of children attending the school at an increase risk from these emissions as well as potentially road traffic accidents given the age of the children attending the school and their younger siblings who might be waiting with a parent and potentially disturb the school's lessons and learning. Children resident in this area will also be exposed to more noise and light when they should be able to sleep or study as well as the hazards of increased traffic.

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 Trevor

Last name Shonfeld

Telephone number (optional) [REDACTED]

Email address [REDACTED]

Address Flat 1st 2nd And 3rd Floor
91 Judd Street
London
WC1H 9NE

Remain anonymous No

Grounds of representation

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

Details of representation

I am submitting a formal representation to the licensing committee in response to the current premises license application. Prevention of Public Nuisance: The south side of the premises faces Bidborough Street, where a block of flats houses families and working students who value the peace and safety of their neighborhood. This area is not a hub for late-night entertainment but a residential community

where consideration for neighbours is paramount. Local pubs operate within normal licensing hours, maintaining a balance between leisure and residential life. Introducing a licensed venue in this location would drastically alter the character of the neighbourhood. Hundreds of patrons exiting onto Bidborough Street would bring noise, disruption, and increased traffic congestion to the area, negatively impacting the quality of life for local residents. This is the wrong location for a new licensed premises, and I strongly recommend that this application be rejected.

3: Prevention of Crime and Disorder: Crime statistics from the Met Police reveal that Camden already faces high levels of crime, second only to one other London borough. Met Police figures from 2023 show, Camden's total. - Number of Crimes: 28,423; Crime Rate per 1,000 People: 112.51. That's the second highest level London Borough. Approving this license will exacerbate the situation, transforming Bidborough and its surrounding streets into hotspots for drug activity, theft, and violence. The proximity to King's Cross, an area with recorded notoriety for such crimes, makes this a highly probable outcome. Neither the applicant nor the police have the resources to adequately manage the risks this license would introduce. I therefore urge the committee to reject the application to protect our community from increased crime and disorder.

4: Prevention of Harm to Children: Children in the neighbourhood, including those attending Argyle School, adjacent to Bidborough Works, would be directly exposed to the potential negative

effects of this premises. Increased noise, light pollution, and the presence of individuals associated with the nightlife could cause both physical and mental harm to young residents. These children deserve a safe and peaceful environment, free from exposure to the risks posed by such an establishment. For these reasons, the application must be refused unless strict access and egress restrictions on the Euston Road aspect are imposed.

Conclusion: In sum, the proposed premises license would introduce a wide array of negative impacts on the community. From public nuisance and increased crime to the risk of harm to children, the application is completely at odds with the values and needs of the local residents. I strongly urge the licensing committee to reject this application in full. This is the only way to preserve the character and safety of the neighbourhood and whose future would otherwise be seriously deprecated

Respectfully yours Trevor Shonfeld

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Judd Street
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WC1H 9JE

Contact phone

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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**

Iva

Last name

Organdjieva

Telephone number (optional)**Email address**

[REDACTED]

Address

Flat 159 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

1. Increased number of people on Bidborough Street and surrounding area which consume alcohol and possibly narcotics, which is linked to increased crime rate and disorder. 2. Increase load of vehicles, which is unsafe for the children, especially those studying in Argyle Primary School. At night, people consuming alcohol

/narcotics will make the street unsafe for walking home alone, especially as a woman. 3. Weekly late night events and all-day movement on Bidborough Street will disturb the residents of Queen Alexandra Mansions, especially those living in flats facing the Camden Town Hall, and those that study and work from home. 4. The children living in the building and the ones going to Argyle Primary School will be subject to noise and pollution from the daily events and vehicles on the street.

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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**

Katie

Last name

Man

Telephone number (optional)**Email address**

[REDACTED]

AddressFlat 66 Jessel House
Judd Street
London
WC1H 9NU**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

These are residential blocks, with children and elderly. To open a nightclub would be increase the risk to all of the above.

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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**

Nina

Last name

Tolevska

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 159 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

Details of representation

1. Presence of more people that will consume alcohol (and possibly other narcotics). Kings Cross is already an area where there are a lot of homeless people and drug dealers around the station. 2. Increased load of vehicles and people around the area that will be consuming alcohol/narcotics, leading to less safe area for people walking home, especially women and especially at night 3. Increased noise

due to more people in and out of the town hall. Some might be smoking/ drinking just outside the venue entrance, facing a residential building. Also, potential loud music coming from the venue.

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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**

David

Last name

Simpson

Telephone number (optional)**Email address**

[REDACTED]

AddressFlat 95 Thanet House
Thanet Street
London
WC1H 9QG**Remain anonymous**

No

Grounds of representation

- prevention of crime and disorder
- prevention of public nuisance

Details of representation

The proposed Bidborough Street venue seems almost certain to generate unwanted noise, drug dealing and other antisocial activities in this area, as such operations always do

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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**

Aratrika

Last name

Kar

Telephone number (optional)**Email address**

[REDACTED]

AddressFlat 2 Jessel House
Judd Street
London
WC1H 9NX**Remain anonymous**

No

Grounds of representation

- prevention of crime and disorder
- prevention of public nuisance

Details of representation

There is a risk of drunk and disorderly behaviour from patrons of the club, affecting local residents. Additionally, rowdy behaviour can cause excessive noise pollution. Residents may also face harassment when returning home at night.

About this form**Issued by**

Camden Town Hall

Judd Street

London

WC1H 9JE

Contact phone

020 7974 4444

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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**

Rebecca

Last name

Spark

Telephone number (optional)**Email address**

[REDACTED]

AddressFlat 144 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

The Premises Licence application (APP\PREMISES-NEW\122977) for Bidborough Works states the primary purpose of the premises shall be as a co-working space with ancillary hospitality facilities. The floorplans attached to the application and review of Eventhia websites would strongly indicate the primary

purposes of Bidborough Works is an event space. I acknowledge the need for Camden Council to utilise the Town Hall Building, but it's utilisation must not be to the detriment of council rate paying residents. Especially those in Queen Alexandra Mansions (QAM). I live in QAM, my bedroom and living room overlook Bidborough Street, immediately opposite the Bidborough Works front door entrance in Bidborough Street. Prevention of Public Nuisance The proposal for late night licensing and regulated entertainment, including live & recorded music, and films & dance, will inevitably result in the potential for nuisance to resident of flats on the Bidborough Street side of Queen Alexandra Mansions (QAM). Given the scale of the operation and the implied change from office use (where most workers go home at a reasonable hour) to event use, where entertainment activities and music can be played until midnight (Fri-Sat), 11.30pm (Mon-Thu) & 10.30pm (Sun) there is likely to be considerable public nuisance from unpredictable and high levels of activity, especially in Bidborough Street (a residential street). The Bidborough Works licence identifies for opening hours from 7am to 2am (19 hours). It is likely that staff will be needed on the premises for an hour after 2am and before 7am. This means it will be a business operating for 21 hours at a stretch (6am to 3pm), with little rest bite for the local resident of the potential of public nuisance. All the Bidborough Works windows will cause severe and direct light intrusion/nuisance to the residential properties opposite. At least half of the QAM flats in Bidborough Street

are overlooked by windows in the Bidborough Works facility. The entrance and exit to Bidborough Works are via three doors in Bidborough Street. The opening hours will mean an uncontrolled influx of people in Bidborough Street until 2.00am in the morning six days per week (Mon-Sat) and mid-night on Sunday. The Dolphin public house in Bidborough Street shuts at 11pm (Mon -Sat) and 10pm (Sun), and before the pub shuts, they bring everyone inside at 10pm. Noise in Bidborough Street after 10pm is negligible, and Bidborough Street is often quiet most of the evening. To ensure no detrimental effect and nuisance to the local residents the opening hours of Bidborough Works should not exceed the current closing times of the public houses in the vicinity. Any noise generated in Bidborough Street in the evenings, and especially after 10pm will be immediately noticeable causing public nuisance to the QAM residents. To ensure no detrimental effect to QAM residents, after 10pm the Bidborough Street entrance/exit should to Bidborough Works will be shut to all except mobility impaired patrons. After 10pm all (able bodied) Bidborough Works patrons and guests exiting the building do so via the Euston Road doors. Only mobility impaired patrons and guests who need to use the lift shall be allowed to exit the building via the Bidborough Street after 10pm. After 10pm Bidborough Works patrons are not allowed entry to Bidborough Works via the Bidborough Street entrance and must enter via the Euston Road entrance. The Late Night Refreshment licence between 11.30 pm to 1.30am, six days per week (Mon-

Sat), must be rejected on the grounds of public nuisance and public safety. All the Bidborough Works kitchens are on the Bidborough Street side of the building (directly opposite my flat in QAM). Kitchens are inherently noisy and smelly places. If food is served to 1.30am, then it will likely be 2.00am before work in the kitchens will be complete, causing late night noise nuisance and interrupted sleep. Even in non-regulated hours the noise, light and smells that emanate from the kitchens will cause public nuisance. To mitigate noise and smells emanating from the kitchens, the Premises license must specify that all external kitchen windows shall always remain closed when the kitchens are in use. The late night and early morning light spill from the kitchens and other BOH (back of house) into the neighbouring flats must also be mitigated and specified in the Premises licence. The Late Night Refreshment licence between 11.30pm to 1.30am, six days per week (Mon-Sat) will also encourage patrons and guests to come to Bidborough Works after other venues are closed. If allowed this could mean an influx of late night revellers, coming and going from the building via the Bidborough Street entrance late into the night. Noise nuisance could come from talking and shouting (especially when alcohol has been consumed), as well as patrons and guests being dropped off in cars, taxis and/or pedicabs at the Bidborough Works entrance. The noise will also emanate from other spaces in the building where events will take place. The Town Hall building has no sound insulation. It is important that in

the event that a public noise nuisance is established from the provision of regulated entertainment or any other use of the building, the premises licence holder will, in consultation with the EHO, install a noise management device to prevent persons in the neighbourhood from being unreasonably disturbed by noise from the premises. The Premises licence application make no mention of a dispersal policy, which is key to understanding the affect that Bidborough Works will have on the community. The Premises licence should specify full 360-degree CCTV coverage of all the Bidborough Works external environs. CCTV that is live monitored by a security guard in the evenings, whenever Bidborough Works has an event on and up until 15 minutes after closing when everyone from the building has dispersed. The Premises licence application is unclear on the Bidborough Works smoking/vaping policy, which is important to understanding the affect that Bidborough Works will have on the local residents. Smokers must never be allowed to congregate outside the building on Bidborough Street, especially after the Euston Road Terraces are closed, or at maximum capacity. Prevention of Crime and Disorder and Public Safety The scale of the building and the large number of people attending the building will create a focal point for perpetrators of crime. Residents returning to homes in Queen Alexandra Mansions at night could attract the attention of drug dealers, beggars and others drawn to the late night events of Bidborough Works where people will be entering and exiting at any time before

midnight, and beyond. The 'friendly' Dolphin pub will have closed by this time, making the street more vulnerable. This potential for unwelcome attention in the hours of darkness is intimidating, especially to women. Protection of children from harm This is a residential neighbourhood which includes an adjacent Primary School, a Church, well-used Community facilities, many large mansion blocks as well as terraces of housing. School children pass the building daily. Many children live in or visit flats within Queen Alexandra Mansions and likely will be exposed to danger. People on the outside terraces of Bidborough Works could watch children in the playground of Argyle School, and also within the windows of flats directly opposite. This possible surveillance of young people by strangers could cause children extreme harm and psychological trauma.

Supporting documents (optional)

- BidboroughWorksPremisesLicenseobjection.docx

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London
WC1H 9JE

Contact phone

020 7974 4444

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Objection to Bidborough Works Premises Licence Application [APP\PREMISES-NEW\122977]

Rebecca Spark
 Flat 144 Queen Alexandra Mansions
 Bidborough Street
 London WC1H9DL

The Premises Licence application (APP\PREMISES-NEW\122977) for Bidborough Works states the primary purpose of the premises shall be as a co-working space with ancillary hospitality facilities. The floorplans attached to the application and review of Eventhia websites would strongly indicate the primary purposes of Bidborough Works is an event space.

I acknowledge the need for Camden Council to utilise the Town Hall Building, but it's utilisation must not be to the detriment of council rate paying residents. Especially those in Queen Alexandra Mansions (QAM). I live in QAM, my bedroom and living room overlook Bidborough Street, immediately opposite the Bidborough Works front door entrance in Bidborough Street.

Prevention of Public Nuisance

The proposal for late night licensing and regulated entertainment, including live & recorded music, and films & dance, will inevitably result in the potential for nuisance to resident of flats on the Bidborough Street side of Queen Alexandra Mansions (QAM).

Given the scale of the operation and the implied change from office use (where most workers go home at a reasonable hour) to event use, where entertainment activities and music can be played until midnight (Fri-Sat), 11.30pm (Mon-Thu) & 10.30pm (Sun) there is likely to be considerable public nuisance from unpredictable and high levels of activity, especially in Bidborough Street (a residential street).

The Bidborough Works licence identifies for opening hours from 7am to 2am (19 hours). It is likely that staff will be needed on the premises for an hour after 2am and before 7am. This means it will be a business operating for 21 hours at a stretch (6am to 3pm), with little rest bite for the local resident of the potential of public nuisance.

All the Bidborough Works windows will cause severe and direct light intrusion/nuisance to the residential properties opposite. At least half of the QAM flats in Bidborough Street are overlooked by windows in the Bidborough Works facility.

The entrance and exit to Bidborough Works are via three doors in Bidborough Street. The opening hours will mean an uncontrolled influx of people in Bidborough Street until 2.00am in the morning six days per week (Mon-Sat) and mid-night on Sunday.

The Dolphin public house in Bidborough Street shuts at 11pm (Mon -Sat) and 10pm (Sun), and before the pub shuts, they bring everyone inside at 10pm. Noise in Bidborough Street after 10pm is negligible, and Bidborough Street is often quiet most of the evening.

To ensure no detrimental effect and nuisance to the local residents the opening hours of Bidborough Works should not exceed the current closing times of the public houses in the vicinity.

Any noise generated in Bidborough Street in the evenings, and especially after 10pm will be immediately noticeable causing public nuisance to the QAM residents. To ensure no detrimental effect to QAM residents, after 10pm the Bidborough Street entrance/exit should to Bidborough Works will be shut to all except mobility impaired patrons.

After 10pm all (able bodied) Bidborough Works patrons and guests exiting the building do so via the Euston Road doors. Only mobility impaired patrons and guests who need to use the lift shall be allowed to exit the building via the Bidborough Street after 10pm. After 10pm Bidborough Works patrons are not allowed entry to Bidborough Works via the Bidborough Street entrance and must enter via the Euston Road entrance.

The Late Night Refreshment licence between 11.30pm to 1.30am, six days per week (Mon-Sat), must be rejected on the grounds of public nuisance and public safety.

All the Bidborough Works kitchens are on the Bidborough Street side of the building (directly opposite my flat in QAM). Kitchens are inherently noisy and smelly places. If food is served to 1.30am, then it will likely be 2.00am before work in the kitchens will be complete, causing late night noise nuisance and interrupted sleep.

Even in non-regulated hours the noise, light and smells that emanate from the kitchens will cause public nuisance. To mitigate noise and smells emanating from the kitchens, the Premises licence must specify that all external kitchen windows shall always remain closed when the kitchens are in use.

The late night and early morning light spill from the kitchens and other BOH (back of house) into the neighbouring flats must also be mitigated and specified in the Premises licence.

The Late Night Refreshment licence between 11.30pm to 1.30am, six days per week (Mon-Sat) will also encourage patrons and guests to come to Bidborough Works after other venues are closed. If allowed this could mean an influx of late night revellers, coming and going from the building via the Bidborough Street entrance late into the night. Noise nuisance could come from talking and shouting (especially when alcohol has been consumed), as well as patrons and guests being dropped off in cars, taxis and/or pedicabs at the Bidborough Works entrance.

The noise will also emanate from other spaces in the building where events will take place. The Town Hall building has no sound insulation.

It is important that in the event that a public noise nuisance is established from the provision of regulated entertainment or any other use of the building, the premises licence holder will, in consultation with the EHO, install a noise management device to prevent persons in the neighbourhood from being unreasonably disturbed by noise from the premises.

The Premises licence application make no mention of a dispersal policy, which is key to understanding the affect that Bidborough Works will have on the community.

The Premises licence should specify full 360-degree CCTV coverage of all the Bidborough Works external environs. CCTV that is live monitored by a security guard in the evenings, whenever Bidborough Works has an event on and up until 15 minutes after closing when everyone from the building has dispersed.

The Premises licence application is unclear on the Bidborough Works smoking/vaping policy, which is important to understanding the affect that Bidborough Works will have on the local residents. Smokers must never be allowed to congregate outside the building on Bidborough Street, especially after the Euston Road Terraces are closed, or at maximum capacity.

Prevention of Crime and Disorder and Public Safety

The scale of the building and the large number of people attending the building will create a focal point for perpetrators of crime.

Residents returning to homes in Queen Alexandra Mansions at night could attract the attention of drug dealers, beggars and others drawn to the late night events of Bidborough Works where people will be entering and exiting at any time before midnight, and beyond. The 'friendly' Dolphin pub will have closed by this time, making the street more vulnerable. This potential for unwelcome attention in the hours of darkness is intimidating, especially to women.

Protection of children from harm

This is a residential neighbourhood which includes an adjacent Primary School, a Church, well-used Community facilities, many large mansion blocks as well as terraces of housing. School children pass the building daily. Many children live in or visit flats within Queen Alexandra Mansions and likely will be exposed to danger.

People on the outside terraces of Bidborough Works could watch children in the playground of Argyle School, and also within the windows of flats directly opposite. This possible surveillance of young people by strangers could cause children extreme harm and psychological trauma.

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**

Ita

Last name

Reynolds

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressFlat 75 Jessel House
Judd Street
London
WC1H 9NU**Remain anonymous**

No

Grounds of representation

- prevention of public nuisance

Details of representation

Local Resident recently moved

About this form**Issued by**Camden Town Hall
Judd Street
London
WC1H 9JE**Contact phone**

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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**

David

Last name

Reynolds

Telephone number (optional)**Email address**

[REDACTED]

AddressFlat 75 Jessel House
Judd Street
London
WC1H 9NU**Remain anonymous**

No

Grounds of representation

- prevention of crime and disorder
- prevention of public nuisance

Details of representation

Local resident

About this form**Issued by**Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

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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**

amanda

Last name

roberts

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 36 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

reason #1If granted The license for alcohol in the Town hall...is going to increase. the crime and disorder around a predominantly residential area, where residents will be intimidated and disturbed by large number of drinkers coming and going so late. It will also encourage more of the already numerous street drug dealers, making the

area around the school and residential streets more dangerous. A coworking space does not require a late alcohol license reason #2 Public safety will be severely impacted by the license proposed. Late night drinkers/revellers exiting the venue encourages pickpockets/ mobile phone thieves and their gangs. This is unacceptable in a quiet residential area with many elderly and vulnerable residents reason #3. Nuisance from the large increase in delivery vehicles day and night. Taxi services circling the QAM building. Late night revellers only 30 metres from residential flats where windows need to be open on warm nights. The use of roof terraces will severely disrupt the residents only 30 metres away, day or night but any alcohol license would augment this nuisance considerably reason 4. pollution and disruption from delivery lorries, rubbish collection, and numerous taxis will increase right next to the school and harm children in an already polluted area.

Supporting documents (optional)

- EXPLOITATIONofCamdenTownHallrenovatio.docx

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Judd Street
London
WC1H 9JE

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EXPLOITATION of Camden Town Hall renovation

Camden TownHall was renovated beautifully at Camden residents expense.
It is a listed building

That it is now being leased to and exploited by a company with very dubious business history is totally unacceptable. Who is profiting from this?

The license applied for bears no relation to the original proposals put forward by the company... a space for co-workers, conferences and library

It is now being advertised as the largest events venue in the uK if not Europe1
It is being proposed as a light night venue for music and alcohol

In the middle of a residential area and with main activity only 30metres from residents windows and apartments... and proposed to continue very late into the night, with late alcohol license and large numbers of people coming and going during the evening and night, it is unbelievable that the license they have applied for will be considered.

The noise and light pollution will severely affect residents.
The increase in criminal activity will endanger residents particularly elderly residents

The primary school will be overwhelmed by pollution from the large lorry day time deliveries and waste collections and young children will be more vulnerable due to the visual access from the terraces.

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**

Annmarie

Last name

Gifford

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressFlat 28 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

I cannot think that the co working environment needs to 'network' until the early hours of the morning. I already hear shouts late at night for drug deals and phones being stolen and this late night groups will attract those who wish to profit off of late night drinkers who are less unaware of property or want to increase

their 'enjoyment' by the procurement of drugs on offer. I alongside other residents of the adjacent building to this application work in the health and charity sectors and often have to return in the small hours of the night. So far this has been relatively safe; I will not feel safe with this many people in around who do not care about the community that they are only visiting. There has been no work done on the walkway through from euston road around sound and yet one of the smoking areas will be there. This corridor will amplify the sound of anyone that is there. The Renaissance hotel let off bangs as part of a film crew and the sound was felt because of the amplification on Bidborough Street,. The streets are too narrow for this not to happen; and also due to the age of our building double glazing is not possible. Also them being able to use the roof terraces that means that our privacy will be invaded when we want to relax on our roofs. Furthermore, I have until recently been a car driver and seen over the 11 years I have lived in this area a reductions of the ability of any vehicles to get in and out of the area and an increase of the smaller roads. The impact of the volume of people trying to get taxi's will again be at least a sound disturbance from noise from the people and the engines of those taxi's having only two routes to the uber pick up point where they may have to dawdle and wait around Queen Alexandra Mansion to get to pick up. Also there is a quieter streets restriction for the school; but we have seen delivery vehicles during this time and so there is a greater risk with the comings and

goings of a child being knocked down

About this form

Issued by

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

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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**

Thuy Duong

Last name

Dang

Telephone number (optional)**Email address**

[REDACTED]

AddressFlat 70 Jessel House
Judd Street
London
WC1H 9NX**Remain anonymous**

No

Grounds of representation

- prevention of public nuisance

Details of representation

Excessive noise in residential area

About this form**Issued by**Camden Town Hall
Judd Street
London
WC1H 9JE**Contact phone**

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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**

Regan

Last name

Leahy

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 100 Queen Alexandra Mansions
Hastings Street
London
WC1H 9DP

Remain anonymous

No

Grounds of representation

- prevention of public nuisance

Details of representation

I am a resident in Queen Alexandra Mansions, next door to the Camden Town Hall and proposed venue. I believe that the noise, people, and associated activity on a purely residential street will cause a severe public nuisance. The opening hours for the venue go late into the evening and the associated noise from the venue itself and people coming and going will disrupt the local area. It is purely residential at the moment with a school next door and one small pub which adheres to standard hours. There is no significant evening noise or

large scale activity at present. The enabling of this license would serverly disrupt the neighbourhood and create a public nuisance.

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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**

PAULINE

Last name

PREECE

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressFlat 1 And 2
103 Judd Street
London
WC1H 9NE**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

I strongly object to this licensing application on the grounds that this is a residential area and there is a primary school very close by. We already have many problems concerning drugs and crime and homelessness in our area. This use of Camden Town Hall will exacerbate these problems by attracting more criminals to

prey on both the fortunate and also the unfortunate. It will also create a lot of traffic close to the cycle superhighway (which passes along Judd Street). The extra traffic pollution will be detrimental to the health of the schoolchildren as well as that of the area residents. The residents of Bloomsbury are appalled that this application has even been submitted.

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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**

Rhiannon

Last name

Evans

Telephone number (optional)**Email address**

[REDACTED]

AddressFlat 12 Jessel House
Judd Street
London
WC1H 9NX**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

The scale of the building and the large number of people attending the building will create a focal point for perpetrators of crime. There's an accumulative effect. Adjacent Local pubs are used by football fans, especially when important matches take place at Wembley (easy access to station). Excess alcohol consumption can

lead to tensions and if drunken guests from Bidborough Works are encouraged to join the fray, this could lead to antisocial behaviour and potential violence. Drug use, dealing and antisocial behaviour are already a serious issue in the Kings Cross neighbourhood and on adjacent streets. Now patrons of Bidborough Works in relaxation mode could simply add to the problem. The late hours and creation of a 'Party Venue' so close to where known drug dealers operate can only escalate the problem, and shows an ignorance of the local area and the harm this will bring to our streets. Residents returning to homes in Queen Alexandra Mansions at night could attract the attention of drug dealers, beggars and others drawn to the late night events of 'Bidborough Works' where people will be entering and exiting at any time before midnight. The 'friendly' Dolphin pub will have closed by this time, making the street more vulnerable. This potential for unwelcome attention in the hours of darkness is intimidating, especially to women. The licence application's condition 12 states that each floor will have a minimum of one staff member on the premises at all times during hours of operation. This is insufficient. If there is a crisis (say on a terrace, or a fight breaks out) this might require assistance from another staff member. This will leave the 'club' without any staff at all. The proposal for late night licensing and regulated entertainment, including music, will inevitably result in the potential for nuisance to any resident of flats on the Bidborough Street side of Queen Alexandra Mansions.

This noise could come from talking and shouting (especially when alcohol has been consumed). It will also emanate from other spaces in the building where the as yet even more events could take place. Amplified music could cause considerable public nuisance. The only possible delivery location for the building is Bidborough Street. Delivery vehicles ahead and frequently block the street. Further traffic would mean access will be restricted when additional deliveries take place. Noise levels at night, as well as light shining from windows on the second and third floor of Bidborough Works, will cause children who live in flats directly opposite to suffer from sleep deprivation. This in turn will affect their concentration at school and their general health and wellbeing. Children can be harmed psychologically by seeing drug dealers in action and people leaving the building who are drunk and disorderly. The extra pollution from vehicles attending the premises to service the operations in Bidborough Works and to ferry people elsewhere will impact most seriously on children's health.

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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**

Deborah

Last name

Radcliffe

Telephone number (optional)**Email address**

[REDACTED]

AddressFlat 1st 2nd And 3rd Floor
91 Judd Street
London
WC1H 9NE**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

REPRESENTATION ATTACHED

Supporting documents (optional)

- DObjectiontoBidboroughWorks.pdf

About this form

Issued by Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone 020 7974 4444

Data protection

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COMMENTS ON PREMISES LICENCE APPLICATION: BIDBOROUGH WORKS APP\PREMISES-NEW\122977

From Deborah J A Radcliffe, 91 Judd Street, London WC1H 9NE

Introduction

I am currently co-chair and founder member of Bloomsbury Residents Action Group (BRAG) but this representation is being submitted in a personal capacity, as an individual and a long time permanent resident of Judd Street (since 1981). I am also a member of Bloomsbury CAAC (since 2011) and it is important to me that the heritage and character of the neighbourhood is preserved and protected, particularly as local streets lie within the Bloomsbury Conservation Area.

I object to the licensing application for **Bidborough Works** as the uses for which the license is required **breach the licensing objectives** devised by the local authority who own the freehold of the building. They will inevitably change the character of the Town Hall and the surrounding area and impact negatively on the quality of life of residents and their families.

The Town Hall was constructed in the 1930s as a municipal building which was intended to serve the population of Camden borough by providing a civic centre, with offices and a Council chamber. Part of the building was designated for events and entertainment (the former Camden Centre). The top two floors of the main Town Hall were not designed to provide a multi-purpose venue including bars, cafes and restaurants which require a capacity of more than 700 people to make the space viable economically.

LICENSING OBJECTIVES

- **Prevention of public nuisance**

It is difficult to see how the capacity of each floor will be monitored when numbers are so large: maximum 360 people (2nd floor) and 383 people (3rd floor) as there is nothing from stopping people wandering from one floor to the other. Condition 12 allows for only one member of staff on each floor during hours of operation. Keeping an eye on specific number per floor will be impossible.

How will public nuisance be restrained when there are windows overlooking residential homes a few metres away in Bidborough Street. These windows can be opened, are not designed with blinds in mind, and although the rooms involved may not be licensable (as identified as kitchens) there will be considerable noise and light nuisance emanating from these spaces on to the street. They will cause nuisance to the residents of Queen Alexandra Mansions, whose bedrooms lie on the other side of the road.

The licence asks for permission to have late night refreshments until 1.30am. The numbers permitted in the space and the hours of operation are far too late in the context of a residential neighbourhood.

The licence requests alcohol to be for sale all day and all evening. It is the hours of operation, where alcohol is available, and events permitted, that will change the nature of the building and impact on residential amenity of people whose homes are so close to the town hall.

Triple glazed windows (if closed) may help noise emission, but it is the number of people exiting in the early hours that will contribute to the public nuisance, talking, shouting, banging car doors, using pedicabs or taxis to take them to their next destination. People can be extremely noisy and disorderly when tipsy, aggressive when drunk. With the drinking hours requested, they could have been consuming alcohol since 10 o'clock in the morning.

As Condition 1 states clearly: **“the primary purpose of the premises shall be as a co-working space with ancillary hospitality facilities.”** There is no need for the consumption of alcohol from 10am to midnight on Friday and Saturday and to 11.30pm Monday to Thursday, and Sunday from 11am to 10.30pm. This is clearly to provide hospitality for events which may cater for up to 743 people. This is NOT co-working.

Local pubs must close their premises to the public by reasonable hours. Customers are forbidden from using tables and chairs outside their premises after a reasonable hour (usually 10pm). The number of people who can frequent the pubs in the vicinity are, by virtue of the space within, limited. **It is the scale of the Bidborough Works operation that will, in particular, cause the public nuisance.**

Bidborough Works may not be open 24/7 but with staff needing to work after 2pm and before 7am (the proposed operational hours) the building is likely to be in darkness for only three hours. **That is almost 24 hour use.**

- **Ensuring public safety**

We are told that 150 is the maximum number of people who can remain in the building after midnight. That is a lot of people. How will this number be monitored? Will a member of staff go round with a clicker? What if people don't want to leave at midnight? 150 is a far greater number than those requested to exit local pubs at closing time.

As for the remainder who must be out of the building at midnight. What is to stop 500+ people leaving at the same time, after some event which is scheduled to finish by that time.

The late night operation will encourage drug-taking and dealing in the streets around the Town Hall, which is likely to become a new mecca for such antisocial activities. This makes

the streets extremely unsafe for women walking home alone at night and other people who currently avoid Kings Cross, precisely for that reason.

I note that a recent planning and licensing application (2023/4956/P) for extended hours at 1 Euston Road (an amusement arcade) was refused because of issues of public safety, specifically relating to drug use. This premises is a 5 minute walk from Camden Town Hall. Drug gangs already operate in the neighbourhood. The new Vision Hall Events venue with spaces in the Bidborough Works section of the Town Hall [see pre-marketing publicity [<https://visionhall.co.uk/>]] could easily become a honeypot for undesirable people loitering nearby, selling drugs, causing public nuisance.

Those who live a little further from the Town Hall building will also suffer from the noise and possible danger of increased traffic, both day and night - but especially during the evening due to the increase in people leaving the 643 capacity venue by car.

Pollution levels will rise, having been reduced in recent years by Camden's decision to close the junction of Judd Street / Euston Road.

This will particularly impact on the safety of cyclists who use Judd Street as part of the C8 cycle route.

- **Protection of children from harm**

How will dispersal be managed so that the residential population nearby can sleep and enjoy their right to 'quiet enjoyment' at home? This includes children, wither living with families in the QAM flats or as regular visitors to their grandparents.

Families do live in neighbouring flats, with children especially vulnerable to noise which interrupts their sleep patterns, causing poor concentration at school next day and a host of other psychological problems.

With the closure of Judd Street to traffic from the Euston Road, the road has become popular for very young cyclists. I see small children on their scooters too. The Bidborough Works hospitality and catering provision will require services, ie lorries. These may choose not to go round the one way system of Tonbridge Street - which passes in front of Argyle Primary School. They may back out into Judd Street and hit a child cyclist who could be less aware of the danger from large vehicles. This is unacceptable. Why make the street suitable for cycling and then change it into a hub for uber taxis?

Conclusion

I request that the license is refused outright, due to the excessive scale of the operation and the extent of hours during which alcohol can be consumed and entertainment provided.

If there has to be compromise, then to ensure public safety, avoid public nuisance, and harm to children, it is essential that **the hours of operation are considerably reduced**; that the **number of people able to make use of the space is reduced**, and that all members, visitors and staff **exit the building after 8pm by means of the two stairwells leading from the 2nd & 3rd floors to Euston Road**. People with protected characteristics (ie wheelchair users) must be able to use the main entrance / exit on Bidborough Street, but able-bodied people should exit the building using the Euston Road doors.

As the premises under consideration is meant to be primarily a co-working space, the restaurants, cafes and bars are less “ancillary” hospitality but intended to take on a much more significant role. See <http://www.visionhall.co.uk/>, where the 3rd floor event space can be hired separately or “paired with the Vision Hall”, ie the former Camden Centre.

In my view, the licensing application shows a complete disregard of the local population by asking for extended hours in which to sell alcohol, and by creating uses for the top two floors which go against the spirit of a civic building whose original remit was to serve the community, not the demands of a private company.

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**

Katie

Last name

Taylor

Telephone number (optional)**Email address**

[REDACTED]

AddressFlat 31 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

Crime and Disorder: Excess alcohol consumption can lead to antisocial behaviour as well as tenuous relations between members. Moreover, if people are removed from the building due to their behaviour, the community around the building will then be subject to their behaviour which may heighten following

their removal. The scale of the building and the large number of people attending the building will create a focal point for perpetrators of crime. If events are marketed to attract people with glamour and wealth, this will make the place a magnet for criminals, including potential illegal drug activity both among the guests and criminals outside the venue. Drug use, dealing and antisocial behaviour are already a serious issue in the Kings Cross neighbourhood and on adjacent streets. Now patrons of Bidborough Works in relaxation mode could simply add to the problem. A recent planning and licensing application (2023/4956/P) for extended hours at 1 Euston Road (a 5 minute walk from the Town Hall) was refused. A police constable witness statement relating to the same application states, "From experience in working night shifts, areas which have no business premises open at night tend to be quieter and to not attract ASB and criminality, whereas venues which operate 24/7 such as some shops for example tend to have people gathering outside, especially during weekends." From the same report: "The two males who were actively dealing drugs in and around Reel Time Amusement have been arrested and are currently in prison. They were arrested on two separate occasions with approximately 100 wraps of Crack Cocaine and Heroin each." This Amusement Arcade is a 5 minute walk from the Town Hall and the late hours and creation of a 'Party Venue' so close to where known drug dealers operate can only escalate the problem, and shows an ignorance of the local area and the harm

this will bring to our streets. Public Safety: This application does not ensure the well-being and protection of everyone in the community and contradicts two articles in the Human Rights Act: The Right to peaceful enjoyment of your property and the Right to Respect for your private and family life, home and correspondence. The external terraces look directly into flats in Queen Alexandra Mansions and specifically into my bedroom, an extremely personal area in which my privacy should not be threatened (photograph attached). This visual invasion of privacy will allow those on the terraces to look in and watch residents in their flats, with heightened risks of photographs being unknowingly taken of residents. Public Nuisance: Residents in sight of the building and terraces will be forced to close their blinds so as not to be disturbed by onlookers, removing their Right to peaceful enjoyment of their property. Furthermore, the noise created by those on the terraces will affect the well-being of residents who will not be able to live comfortably within their own homes. As a student who spends a lot of time working in my bedroom, I will be distracted by both the noise and the visual invasion of privacy. Protection of Children from harm: One considerably worrying factor in this application is the terraces which overlook the primary school on Tonbridge Street. The children's safeguarding is at risk from the increased number of visitors to the area who will be see them from the venue and potentially watch and photograph them.

Supporting documents (optional)

- IMG_28472.jpeg

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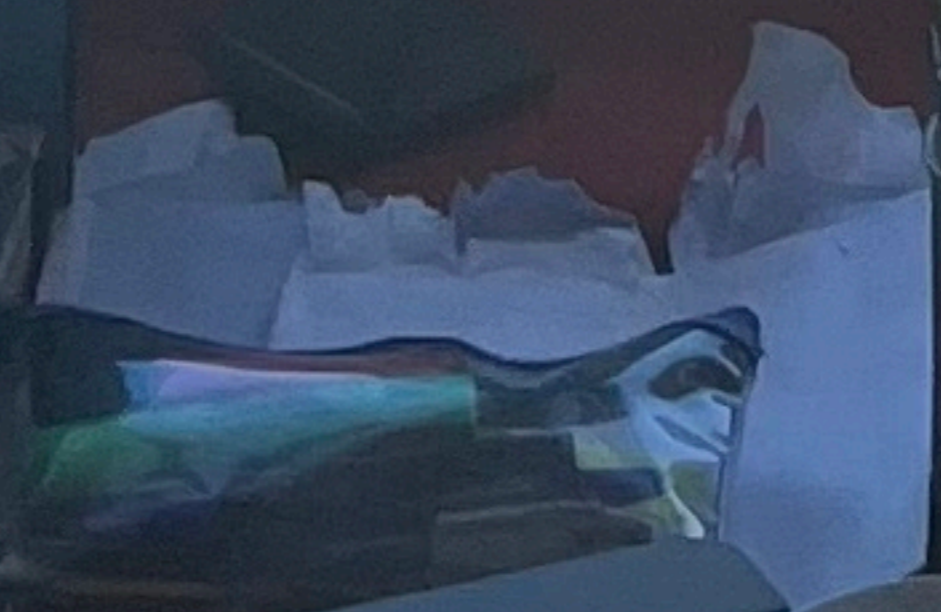
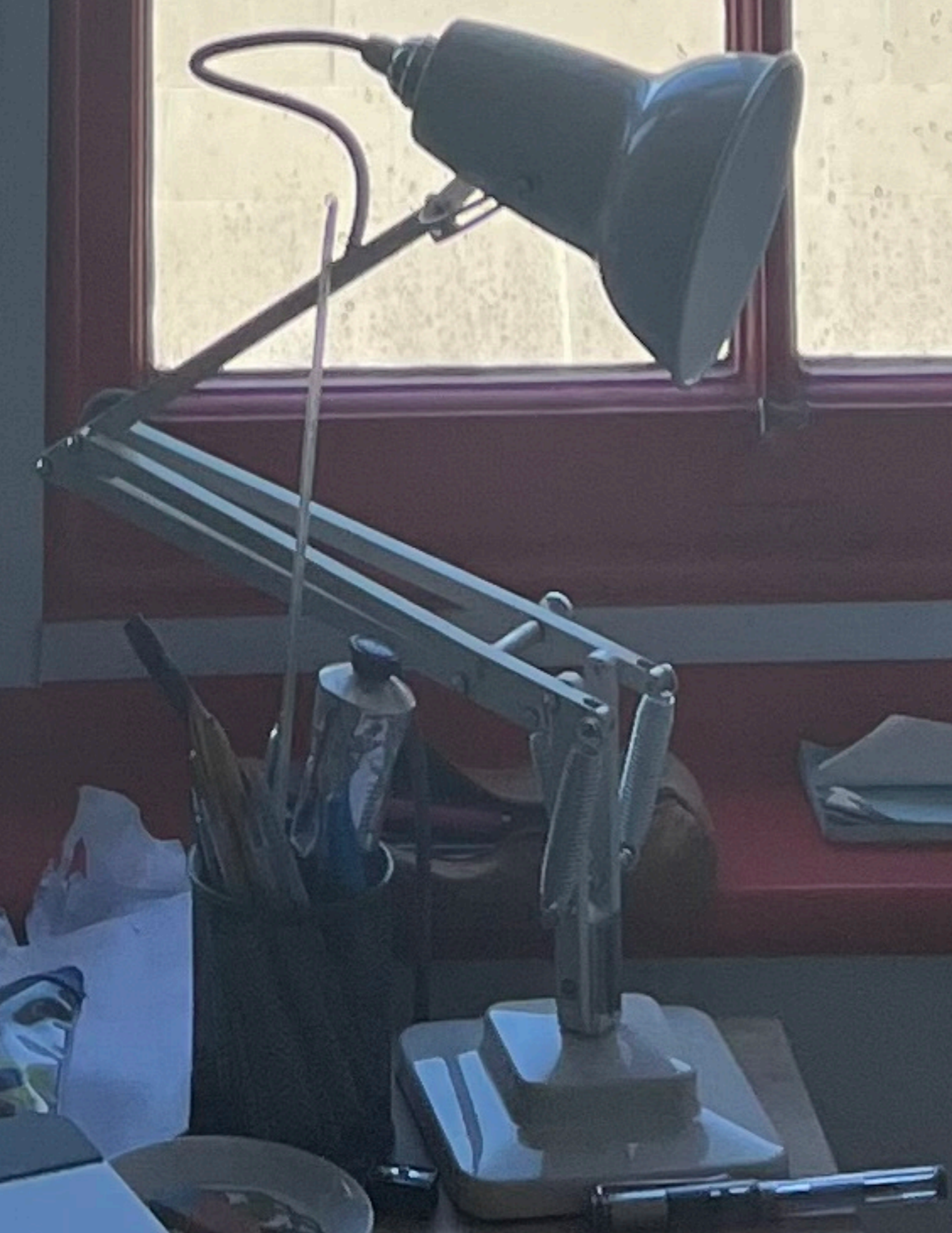
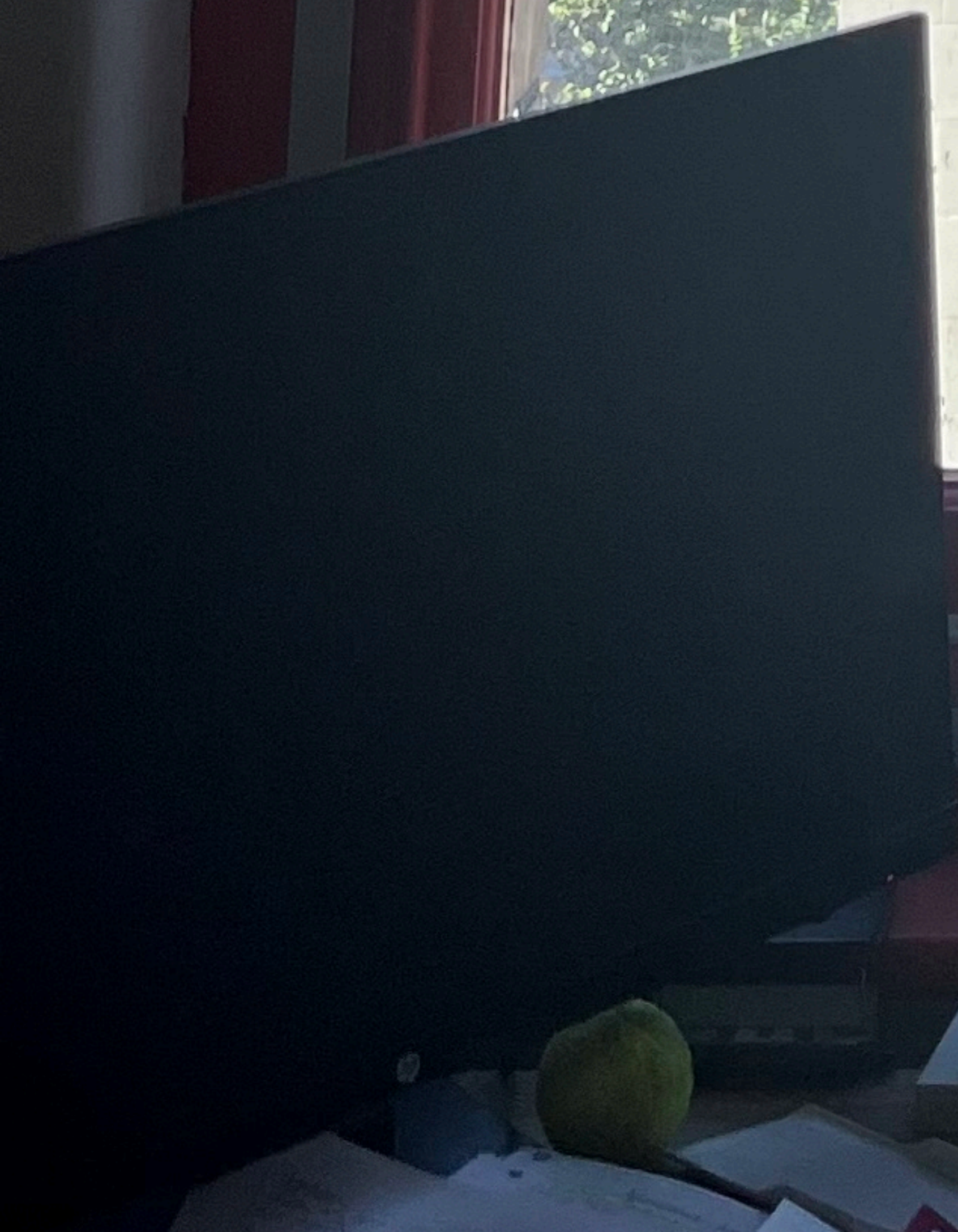
Camden Town Hall
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WC1H 9JE

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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**

Madeline

Last name

Thomas

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 31 Queen Alexandra Mansions
Judd Street
London
WC1H 9DQ

Remain anonymous

No

Grounds of representation

- prevention of public nuisance

Details of representation

Due to the location of my flat, two rooms are located on Bidborough Steet opposite the planned works as well as being on the fourth floor putting us level with the town hall roof terrace. The window that overlooks this road and the Camden Town Hall building will be overlooking the planned works not only whilst in construction but also, if opened, events are occurring. The noise and movement from a loud entertainments venue being constructed and enforced at the hours planned will be incredibly disruptive to not only my flats

occupies but those of the entire building facing Bidborough Street and flats in the nearby radius due to 'spill out' on the streets at the ends of any planned events.

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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**

Guy

Last name

Vellacott

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Offices And Premises At Ground Floor
Derbyshire House
St Chad's Street
London
WC1H 8AG

Remain anonymous

No

Grounds of representation

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

Details of representation

The area has benefitted tremendously from the introduction of more businesses that not only provide valuable services but also contribute to public safety by offering late-night activity and security measures. The proposed development by Eventhia, with its blend of co-working and hospitality facilities, sounds like an exciting and much-needed addition to the neighbourhood. The fact that

it will also include CCTV and security measures means it will actively contribute to making King's Cross a safer place to live and work. The Council should embrace projects like Bidborough Works, which will support ongoing efforts to reduce crime while bringing new services to the area.

Supporting documents (optional)

- BidboroughWorks.docx

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RE: Support for licence application reference APP\PREMISES-NEW\122977

Please register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

Dear Members of the Licensing Authority,

I am the Chief Executive Officer of Pixl Evolution working in and around the King's Cross area, and I would like to offer my full support for the Premises Licence application for Bidborough Works. The area has benefitted tremendously from the introduction of more businesses that not only provide valuable services but also contribute to public safety by offering late-night activity and security measures.

The proposed development by Eventhia, with its blend of co-working and hospitality facilities, sounds like an exciting and much-needed addition to the neighbourhood. The fact that it will also include CCTV and security measures means it will actively contribute to making King's Cross a safer place to live and work.

The Council should embrace projects like Bidborough Works, which will support ongoing efforts to reduce crime while bringing new services to the area.

Sincerely,

Guy Vellacott

CEO Pixl

[REDACTED]

[REDACTED]

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**

Rosamund

Last name

Oudart

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 3
14 West Central Street
London
WC1A 1JH

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

Dear Licensing Committee, I am writing to object to the licensing application for Bidborough Works at Camden Town Hall. As a local resident, I have serious concerns about how this application, if granted, would negatively impact our community. My objections relate to all four licensing objectives: Prevention of crime and

disorder: The scale and late operating hours of the venue risk creating a focal point for crime in our residential area. The proximity to King's Cross station increases the risk of attracting individuals who may engage in criminal activity. Existing issues with drug use and dealing in the area could be exacerbated by the influx of late-night patrons. Public safety: The narrow Tonbridge Walk passageway could become dangerously overcrowded when large numbers of patrons exit events. Extended alcohol service hours increase the risk of alcohol-related accidents, especially given the proposed rooftop terraces. The provision for only one staff member per floor seems inadequate to ensure patron safety. Prevention of public nuisance: Late-night noise from music, patrons leaving, and increased traffic will severely disrupt the sleep and quality of life of nearby residents. Light pollution from the venue will impact surrounding homes. Increased traffic and deliveries on Bidborough Street will cause congestion and inconvenience for residents. Protection of children from harm: The venue's proximity to Argyle Primary School raises concerns about children's exposure to intoxicated patrons and potential anti-social behavior.

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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**

Wayne

Last name

Morris

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressFlat 176 Queen Alexandra Mansions
Bidborough Street
London
WC1H 9DJ**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

If approved, the licence will compromise all four of the grounds for representation

Supporting documents (optional)

- TownHallLicensingobjection.docx

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Camden Council

Application reference APP\PREMISES-NEW\122977

Licence reference PREM-LIC\122976

Premises name Bidborough Works

Premises address Camden Town Hall Judd Street WC1H 9JE

- Prevention of crime and disorder

If approved, this licence will approve and, effectively endorse, the creation of a 24/7 public space in Bidborough Street and the adjacent roads where, potentially, hundreds of people will be free to congregate and linger at any time of day or night. Such crowds will always attract degrees of disorder. The crime of mobile phone and bag snatch, already a problem in this area since the reduction in the community police presence, will inevitably increase. Crowds and an increase in the opportunity for crime will make me feel vulnerable in my own home. I ask you, as my representative, to reject this application in full

- Ensuring public safety

Bidborough Street and the surrounding roads are residential streets. They were not designed for the commercial 24/7 delivery operation the granting of the licence will allow. Vehicle movements, throughout the day and night will compromise pedestrian and cyclist safety. In particular the junctions between Bidborough Street, Hastings Street, Cromer Street and the Cycle Superhighway (CS6) in Judd Street, becomes potential accident “hot spots” as lorries and delivery vans, along with private cars and uber/taxi cabs turn in to, and emerge from, these streets 24/7. I therefore ask you, as my representative, to reject this application in full.

- Prevention of Public nuisance

If approved, the licence will allow nuisance throughout the day and night. The residential streets near to the Town Hall will become places where crowds and groups of people can gather 24/7 with shouting and singing being amplified by the very nature of the layout and the height of the buildings, in effect. The Town Hall building, an office building occupied 07:00 – 18:00 five days a week, will, if the licence is approved, become a 24/7 operation, with major light and noise pollution impacting upon the lives of all the residents of

Queen Alexandra Mansions in Bidborough Street and Tonbridge Street. NHS England impresses upon us all the need for good quality sleep. The negative impact light and noise nuisance has upon sleep, according to NHS England, can significantly reduce life expectancy.

I feel my personal privacy will be compromised at all times, as the windows and terraces of the Town Hall look directly in to my bedroom and living space. The potential for my being photographed or filmed, without my approval or consent, by someone looking out of the windows, or using the terraces of the Town Hall is enormous. What legal redress will I have if images of me in my underwear, or even naked, go viral? The anxiety that I am already living with as a result of the potential for the invasion of my privacy is already impacting upon my mental health.

- Protection of children from harm

I am tremendously worried about the potential for harm to children. When I was a child, a member of my family, aged 9, was killed by a vehicle passing the school gates so, as you will understand, I am particularly sensitive to any changes which might, even in the slightest degree, compromise child safety at the primary school. The approval of a 24/7 operation will result in a massive escalation in vehicles and vehicle movements in the residential streets adjacent to the Town Hall. The only way to ensure child safety is to ban vehicles, with the exception of emergency or local resident's vehicles, from all of the residential streets. I would not wish the horror and sadness my whole family has had to live with for decades upon any other family. The council has a duty to refuse any licence that, even in a small way, will result in an increase in vehicle movements. Once a child is dead, it's dead.

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**

Giles

Last name

Wright

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address35 Ridgmount Gardens
London
WC1E 7AS**Remain anonymous**

No

Grounds of representation

- prevention of public nuisance

Details of representation

adverse impact that this will have on residents, the local community, Argyle Primary School, local businesses and on other stakeholders in terms of public nuisance from drugs, noise and impaired air quality

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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**

Dee

Last name

Hart

Telephone number (optional)**Email address**

[REDACTED]

AddressTHIRD FLOOR FLAT 8 E BLOCK
OSSINGTON BUILDINGS
LONDON
W1U 4BW**Remain anonymous**

No

Grounds of representation

- prevention of crime and disorder

Details of representation

It does not take Sherlock Holmes to reveal the not so hidden agenda of Eventhia (ie the Bottaccio Group) and why they need to obtain an alcohol licence to operate their innocently misleadingly worded advertising campaign. Many a buck can be gleaned from vulnerable people by criminals using the facilities of late night alcohol and entertainment licences as a cover, thereby attracting crime, drink and drug ridden activity in an attractive residential area. Do take a visit without sunglasses to nearby Camden Town to savour the over-licensed

and unattractive re-builds taking over. Once the Old Bedford Music Hall Theatre (on the left side of Camden High Street) was pulled down, the area changed character and the whole place went down. I rest my case.....!!

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

Making a representation as

As a business

Your details**Business name**

Priavo Security Ltd

First name

Peter

Last name

Murphy

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address84 BROOK STREET
LONDON
W1K 5EH**Remain anonymous**

No

Grounds of representation

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

Details of representation

We are professional security risk management company working in partnership with the Bidborough Works team. Please see the attached.

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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

Letheren

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

FLAT 119 GREEN DRAGON HOUSE 64-
70 HIGH STREET
CROYDON
CR0 1FT

Remain anonymous

No

Grounds of representation

- prevention of crime and disorder
- ensuring public safety

Details of representation

RE: Support for licence application reference APP\PREMISES-NEW\122977
Please register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977. Dear Members of the Licensing Authority, I work as an account manager, based near King's Cross Station and spending a lot of my time in the

surrounding area. I'm writing to express my strong support for the Premises Licence application for Bidborough Works. In recent years, it's been clear that the growing number of well-managed establishments around the station has directly contributed to lowering crime and making the area safer. Businesses like Bidborough Works, with their emphasis on security, CCTV, and late-night operations, are exactly what King's Cross needs to continue reducing antisocial behaviour. The fact that Bidborough Works also plans to offer affordable co-working spaces makes it an even more exciting proposition, bringing new services to the area while enhancing public safety. I encourage the Council to approve this application. Best regards,
Nigel Letheren

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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**

Richard

Last name

Elsy

Telephone number (optional)**Email address**

[REDACTED]

Address

Flat 60 Sandwich House
Sandwich Street
London
WC1H 9PP

Remain anonymous

No

Grounds of representation

- prevention of public nuisance

Details of representation

I'm concerned that the provision of entertainment space with a late licence will compromise my right to a quiet environment at night. I note that the developer is already promoting the venue as an entertainment space with rooftop bar, when its primary intention is as a co-working space. I feel that this is not an honest representation of its use and the council should challenge the true intent. A venue with a late license in this location will lead to a lot of noise and anti social behaviour. As council will know this is a challenging area for drugs and

crime. This application will add further unnecessary risk to a residential 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**

Nicholas

Last name

Stewart

Telephone number (optional)**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

Details of representation

Bidborough street forms part of a residential area with access & parking. It has always been so and was not intended as a thoroughfare for social and entertainment purposes. The tall buildings amplify noise and funnel smells along the street. On football days, incessant noise and crowds spill out from the Dolphin pub. Although unpleasant, this is tolerable given the police presence and daytime occurrence. However

late night clubs, bars & events in the town hall is altogether a different matter on a far wider scale. In short the proposed extension of already excessive late night activities at the town hall will merely transform Bidborough and surrounding streets into a non-residential zone frequented by non-residents. Furthermore it will prevent Queen Alexandra leaseholders from having their entitled rights to a peaceful and safe premises in which to live.

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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**

Daniel

Last name

Randall

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressFlat 310 Endsleigh Court
Upper Woburn Place
London
WC1H 0HF**Remain anonymous**

No

Grounds of representation

- ensuring public safety
- prevention of public nuisance
- protection of children from harm

Details of representation

I believe the application for a nightclub in the refurbished Town Hall building is not an appropriate use of public space and will detrimentally impact local residents, and schoolchildren at the nearby primary school. I also have concerns about the license applicant's links to and support for Donald Trump. Space in the building should be used for community purposes.

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London
WC1H 9JE

Contact phone 020 7974 4444

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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**

Anthony

Last name

Taylor

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Offices And Premises At 1st Floor
Derbyshire House
St Chad's Street
London
WC1H 8AG

Remain anonymous

No

Grounds of representation

- prevention of crime and disorder

Details of representation

Please register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977. Dear Members of the Licensing Authority, As a CFO working in the King's Cross area, I'm acutely aware of the importance of responsible business development in maintaining public safety. I'm writing to voice my full support for Eventhia's Premises Licence application for

Bidborough Works. The area has made great strides in reducing crime, but the role of well-managed establishments in providing additional security, especially late at night, cannot be overstated. Bidborough Works' commitment to maintaining a safe, welcoming environment through the use of CCTV and outdoor security will significantly contribute to controlling crime and improving the quality of life for residents and workers alike. Moreover, the prospect of state-of-the-art co-working and hospitality spaces offered at affordable membership rates is an exciting one, and I look forward to the positive impact this project will have on our community. Sincerely, Anthony Taylor

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Flat 51

Sandwich House

Sandwich St.

WCH 9 P.R.

4/9/24

Dear Sir/Madam

This letter
is to say I strongly
object to the town hall
being taken over by
Eventlie.

Reasons

- ① Prevention of crime & disorder.
- ② Protection of children from harm.

Mildred Greenwood.

Bidborough Works

Application reference number APP\PREMISES-NEW\122977

Representation by Jon McLeod 12 September 2024

Introduction

My name is Jon McLeod. I live at 43 Queen Alexandra Mansions and have lived in the block since 1988. My children's bedroom is on the Bidborough Street side, directly opposite the application site. A picture of the view from my children's bedroom window forms part of this objection (picture 1). I frequently work from home in the early morning and in the evenings. I need sleep to function as a worker and a council tax payer.

Before turning to the detail of the application, it is important to note that it is based on a false premise, and as such constitutes an attempt to mislead the panel, which may be an offence under s158 the Licensing Act 2003¹. The false premise is that the primary purpose of the premises is a co-working space with 'ancillary hospitality facilities'. This is entirely contradicted by the limited amount of floor space dedicated co-working in the plans and by the very wide-scale licence application which is akin to something that would be for an events and entertainments venue, which is clearly what the applicant intends.

I am writing to oppose the application, which should either be refused in its entirety, or approved only if subject to significant amendments, however, the latter is likely to prove impractical at the hearing itself, given paragraph 4.4 of Camden's adopted licensing policy statement².

The panel must consider the application with reference to the above policy statement³.

¹ False statement relating to licensing etc.

158 False statements made for the purposes of this Act

(1) A person commits an offence if he knowingly or recklessly makes a false statement in or in connection with—

(a) an application for the grant, variation, transfer or review of a premises licence or club premises certificate,

(b) an application for a provisional statement,

(c) a temporary event notice, an interim authority notice or any other notice under this Act,

(d) an application for the grant or renewal of a personal licence, or

(e) a notice within section 178(1) (notice by freeholder etc. conferring right to be notified of changes to licensing register).

(2) For the purposes of subsection (1) a person is to be treated as making a false statement if he produces, furnishes, signs or otherwise makes use of a document that contains a false statement.

(3) A person guilty of an offence under this section is liable on summary conviction to a fine not exceeding level 5 on the standard scale.

² "In many cases, it will be impractical for the Licensing Panel to draft an extensive list of additional conditions during a panel hearing. We are more likely to refuse applications that include an inadequately drafted operating schedule. It is in the best interests of all parties to ensure that they properly draft their operating schedules prior to submitting the application. Therefore, we strongly advise applicants to reference this Statement when preparing their applications."

³ [Microsoft Word - Camden Statement of Licensing Policy 2022-2027 FINAL](#)

The application fails to meet the expectations of the policy statement, procedurally and substantively.

Procedurally

- The application does not address Camden’s licensing policy expectations in terms of its structure, in breach of para 4.1⁴
- No meaningful negotiations have been conducted by the applicant ahead of the hearing, in breach of para 4.10⁵: instead the applicant’s stance has been to rude, aggressive and inflexible, treating local residents as an irritant as opposed to an important audience to be engaged with. This stance has triggered rock solid opposition to the application from the three ward councillors, and has led the local branch Labour Party to pass a unanimous resolution opposing the application; that resolution can be found elsewhere in this bundle
- No risk assessment has been tabled as part of this application, in breach of paragraph 4.11⁶; licensing conditions are meant to be a response to that assessment, whereas this application is lazy, simply listing conditions in isolation from any analysis; the policy statement, also at para 4.11, expects applications, among other things, to present an assessment of the type of customers likely to be attracted and the potential for public nuisance to be caused by the application if approved. This has not been done.
- Paragraph 4.13 makes it clear that Camden expects applications to show how risk assessments have been used to inform mitigation and this should be spelt out in the operating schedule. The applicant has not done this.
- Because of this, the application fails to meet Camden’s policy as expressed at paras 4.16, 4.21, 4.22, 4.23 (conditions should be specific to the premises, be clear, meaningful and unambiguous).
- Quite apart from the absence of risk assessment in the application bundle, the applicants have not produced any description of how it will implement the coming provisions of the Terrorism (Protection of Premises) Bill, announced in the recent King’s Speech. This Bill, also known as Martyn’s Law following the Manchester Arena bombing, has been well trailed by successive governments, and will place a legal obligation on premises operators to mitigate and manage the risks associated with a possible terrorist attack. This is a very serious omission by the applicants. Camden Town Hall is, by any measure, a high-risk site. It is close to three major rail terminals and the Eurostar terminal, as well as to numerous tube and bus routes.

⁴ “It is very important that applicants take note of the issues we expect them to address and structure their applications accordingly.”

⁵ “We expect the applicant to ensure that negotiations take place as far in advance as possible of the Licensing Panel hearing.”

⁶ “While the production of a risk assessment to accompany an application under the 2003 Act is not mandatory, we encourage applicants to complete one prior to making an application so all parties can consider the impact of their proposals.”

Judd Street has previously been the site of a terrorist bomb attack⁷ in my time as a resident here.

Substantively

The applicant will be in conflict with all four of Camden's licensing policy objectives:

- Prevention of crime and disorder: the sought-after licences will attract a great number of people to the area who will become the targets of drug-dealing and other predatory behaviour. King's Cross is an area which, sadly, has always experienced problems with drug culture – and it has recently got worse. The applicants have previously promoted electronic dance music events, which has a culture closely associated with drug use. Para 4.30 of Camden's policy expects consideration of the risks associated with drug use, but this does not appear in the application as there is no meaningful set of measures designed to deal with this real risk.
 - Public safety: together with the Camden Centre, there is a possibility of as many as 2,500 people using the building on any one evening, but space on Tonbridge Walk, Bidborough Street and Judd Street is seriously inadequate. Public areas are likely to become blocked. There is a risk of conflict with road users and other pedestrians. The proposed use of the terraces must be rejected as it presents particular risks. The walls are surmountable and there is a risk of unauthorised access to plant and machinery on the roof (see picture 1). There has already been a death by falling in unexplained circumstances at the Standard Hotel next door. Opening four terraces to revellers will create profound and unmanageable public safety issues.
 - Public nuisance: the hours applied for and the types of licence sought are bound to create public nuisance with a residential block of 180 flats and a Primary School so close by. The applicant is not seeking activities which are 'ancillary' to co-working. This application is very clearly for a private members' club and events venue, with booze flowing throughout. No serious attempts to mitigate this are spelt out by the applicants. The use of terraces will lead to revellers looking into people's flats and create noise and disturbance. No smoking should be permitted anywhere in or near the building, in line with Camden's healthy borough policies and the Government's plans to prohibit smoking and vaping close to or in licensed premises. The proposed licences would also create traffic disturbance and pollution, through deliveries and Uber/taxi use. This in an area which the council has in recent years been able to calm from a traffic perspective with the closure of Judd Street at Euston Road, and the conversion of Bidborough Street into a safe school street. Bidborough Street is very narrow with limited bays and simply does not have the capacity for the grand scale activities being applied for (see picture 2).
 - Protection of children from harm: for all the reasons stated above, the application represents a threat to children living in the neighbourhood and to those attending
- ⁷ 24 April 1993: [Bishopsgate bombing](#): The IRA detonated a huge truck bomb in the [City of London](#) at [Bishopsgate](#). The same day, two small devices exploded in hijacked minicabs at [Manor House tube station](#), London N22 and [Judd Street](#), St. Pancras, London WC1. No injuries.^[54]

Argyle Primary, their parents and families. The balconies, if used, will give views into bedrooms and into the playground. This is a serious safeguarding and privacy issue, and conflicts with the right to a private/family life. It is irrational for the council, on the one hand, to create a 'safe street' scheme for children, while on the other exposing children to risk through deliveries, taxi, pollution and predatory individuals drawn to the magnet of the venue.

Conclusion

The application is so defective, and in such abject conflict with the Council's published policy, that it is incapable of fixing by the licensing panel in the course of a hearing. The application must be rejected if the panel is to pay heed to the Council's licensing objectives. The applicants should be invited to withdraw the application and to resubmit following a serious rethink about what it is trying to do with this part of the town hall.





Mon - Fri
8.15 - 9.15 am
3 - 4 pm



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**

Philomene

Last name

Verlaan

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat C
1 A Frederick Street
London
WC1X 0NG

Remain anonymous

No

Grounds of representation

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

Details of representation

I object to this application. The licence application states, "The primary purpose of the premises shall be as a co-working space with ancillary hospitality facilities." But the applicant's marketing (at www.visionhall.co.uk) implies that the whole of the building is an events space, although Bidborough Works [2nd and 3rd floors] only has planning approval for OFFICE USE, and - so far - NO license for alcohol sales or

entertainment. The plans for the 2d and 3rd floors in the application look much more like plans for events than for co-working. Note the reference to a "4am alcohol and entertainment licence." Note the reference to a "Seamless customer journey to Vision Hall" (the Camden Centre) so it looks as though guests from the top floor of Bidborough Works will be able to go down to any event being held in the former Camden Centre and continue partying until 4am. Why does this co-working 'members only' scheme need a late night alcohol and entertainment license? The applicant's hospitality team will provide all the catering facilities, so the influx of hundreds of people to the area will not benefit local business (e. g. nearby pubs, cafes and restaurants). It will harm residents' quality of life - and is likely to spread noise, disruption, antisocial behaviour, and risk higher crime rates on our doorsteps and across the local neighbourhood, thereby meeting the criteria of and supporting selected reasons 1, 2, and 3. Why should the Town Hall, Camden's most important civic building, be taken over by an outside applicant in a way that will have such adverse effects on the health and wellbeing of the nearby residential community? Please refuse this application. Thank you for the opportunity to comment.

About this form

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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

Pamela

Last name

Constantinides

Telephone number (optional)
Email address

[REDACTED]

Address

 Flat 94 Queen Alexandra Mansions
 Hastings Street
 London
 WC1H 9DP

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

QAM, which very closely abuts the Bidborough entrances to the old town hall, is a substantial community of professional people, students, and workers, both owners and tenants. The improvement of the Kings Cross area has led to a welcome reduction in crime and disorder, and an improvement in personal safety in relation to drug

dealing, night-time disorder, and public nuisance. This application, with its late hours and target clientele, will reverse these improvements, causing, at the least, late night noise and public nuisance to QAM residents and families. The comings and goings of delivery lorries in the narrow roadway will also have a negative effect on the safety of children and parents going to and from the adjacent primary school.

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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 organisation

Your details**Organisation name**

Kings Cross Safe Neighbourhood Centre

First name

STELLA

Last name

DAVIES

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressFlat 49 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

Reasons 1, 2, 3, 4

Supporting documents (optional)

- KCSNARepresentationFinal10-09-24.docx

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Representation on behalf of the Kings Cross Safe Neighbourhood Alliance

The Kings Cross Safe Neighbourhood Alliance was formed in 2024 to represent the concerns of local people, specifically those in the neighbourhood of the Town Hall, including Queen Alexandra Mansions and the student residence on Judd Street, about the changes taking place in the neighbourhood, which will impact directly on local residents.

Eventhia's Application for a License for the old Town Hall

In granting a licensing application, the Council's reputation will be at stake as Eventhia has called the premises 'Town Hall' and has registered trademarks associated with it. Is this what Camden Council wants to happen to the embodiment of local democracy and Council Chamber?

We are objecting to this License for the following reasons.

The Local Context

It is clear that Eventhia has little interest or knowledge of the local area, so do not know how unsuitable it would be to change the old Town Hall into an all-day events venue. For example, we have learned from email exchanges between the Council Officials and Eventhia during 2023, Eventhia personnel did not even bother to find out the correct name of the building 14 metres from the old Town Hall., which would be directly affected. They repeatedly called it 'Queen Anne Mansions'. It is Queen Alexandra Mansions.

As local residents we were informed as early as 2018 that planning permission for the Town Hall to be converted into offices for use by local companies. However, recent documents by Eventhia now clearly indicate that it will be used for events, and hospitality, as they have applied for a License to run throughout the building from 8am – 11.30pm, allowing them to sell alcohol and hold live music and performance events all day and every day.

Planning permission has not been applied for this change of use or for major building changes on the 2nd and 3rd floors, for which Eventhia has signed a lease and Eventhia plans to use these floors as an extension of the activities of the Camden Centre. It is clear that this proposed use falls outside the designated Planning Use Class E, as opposed to the Planning Use Class F of the Camden Centre. As things stand, the focus of the applicant's energies, the substance of the application, the floorspace, and its marketing and communications all seem directed towards Bidborough Works being primarily an events venue with ancillary co-working facilities, not vice versa.

This application is clearly unsuitable given how close it is to Queen Alexandra Mansions – just across Bidborough Street, to student residences and the Argyle Street Primary School

Ensuring public safety

The nearest residential building – just 14 metres away – is Queen Alexandra Mansions with its 180 flats. The majority of its residents are elderly, and are not car

users, so use public transport, walking along Bidborough and Tonbridge Streets. These people, many of whom are vulnerable, will be threatened by the presence of many strangers from outside the area, milling around the Bidborough Street exit, particularly during the hours of darkness. During the Licensing Committee's hearing to consider Eventhia's application for a license for the Camden Centre, we were assured that people would not be allowed to exit the Camden Centre via Bidborough Street, but only via Tonbridge Passage in order not to disturb residents sleeping in Bidborough Street. So why will a large number of people be allowed to exit Bidborough Works via Bidborough Street in the current application?

Prevention of Public Nuisance

People using the Town Hall are able to see directly into the bedrooms and private living accommodation of the community living in Queen Alexandra Mansions – we have recently received a complaint from a residence who is bed-ridden that people were staring at her in bed from the 2nd floor of Town Hall. This clearly conflicts with the right to a family and private life, and home, under article 8 of the European Convention on Human Rights, as incorporated into UK law.

The plans for the refurbished Town Hall show two restaurants on the 3rd Floor, which face onto Bidborough Street. Given that these restaurants will be open until 23.30 every evening, with at least two extra hours to clean up, means that residents who live on Bidborough Street will be subject to noise, light and smells until at least 1.30am every night. This will make it very unpleasant for residents both during daylight hours, and without any acoustic measures, will make sleep impossible.

Residents of Bidborough Street already complain over noise problems from Ubers and other taxis revving up and hooting as they collect people leaving the Standard Hotel late into the night. Families with young children, or grandchildren staying at Queen Alexandra Mansions are going to frequently find it impossible to sleep, if the license goes ahead, particularly as a section of Bidborough Street is due to be designated as an Uber super-hub. Again, this is clearly a violation of the right to family life.

Allowing entry to the four terraces means that, in reality, people will take alcohol that they have bought inside onto the terraces. These people socialising and drinking, particularly on the two terraces just 14 metres from Queen Alexandra Mansions, will create a great deal of noise for residents here, and for those in the student residence opposite. It will, give people on the terraces a clear view into many Queen Alexandra Mansions flats, and into the student residencies the other side of Judd Street, and conflicts with the right to private life.

Prevention of crime and disorder

The area is well-known for drug dealing and for drug use. Many Queen Alexandra Mansions residents regularly have to deal with drug users shooting up on, often blocking, the steps of QAM. Several years ago, extra external security doors were erected to prevent userseither shooting up or dealing on the steps of all the entrances to the building, and frequently have to call the police, as drug users still manage to sleep on the entrance steps to the building. It is well-known that entertainment centres are a magnet for people who use illegal drugs and drug

dealers, and this would simply make matters worse in an area in which the police already have to spend time moving people on.

Protection of children from harm

Potential harm to children visible from Bidborough Terrace: We are concerned that the terrace facing onto Bidborough Street, in the south-east corner of the building looks down directly onto the playground of Argyle Primary School, with a clear view of the young children during playtime, and also during games periods.

Greatly increased pollution levels: Over recent weeks residents in the area have reported the large number of large trucks driving, or reversing down Bidborough, as the delivery bays are in the middle or end of Bidborough Street, emitting fumes that go straight into the Primary School playground at the end of Bidborough Street, which are very harmful to young children's health. Given that Camden has spent considerable time and effort on reducing pollution in the area, this is counter-productive to all its efforts over the last four years. A familiar sight in the morning and afternoon is families going to, or leaving, school and Bidborough Street is, in theory, closed during school hours. However, it is highly unlikely that this will be properly policed, so we will see a continual stream of delivering trucks and taxis all day in Bidborough Street.

For all the above reasons, we believe this license should not be approved. However, if it is approved, we suggest the following conditions should be added:

- During the hours of darkness people should leave the premises by Euston Road or the Judd Street exit.
- All windows on Bidborough St façade must be locked, with blinds on all the windows, which completely stop people looking in the windows of flats in Bidborough Street, and to prevent light pollution.
- Flats facing onto Bidborough Streets to be supplied with triple glazed windows with noise absorbing glass, to stop noise nuisance to QAM flats.
- There should only be one bar selling alcohol to service both floors, with a special dining alcohol license only with food in the one dining room.
- The terraces must have high walls to prevent noise and to prevent people looking into rooms on Bidborough Street, or across Judd Street, or into the Argyle Street School playground.
- Soundproofing or acoustic baffling should be installed in the Town Hall to reduce noise from walls and roofs as appropriate, following a noise survey.
- No kitchens should be located on the Bidborough façade and adequate ventilation of kitchens to stop smells.
- No live or recorded music after 8pm
- At least two staff should be on duty at all times on Bidborough Street to dispersal people who may gather there.
- There should be two security staff on duty during all open hours to deter illegal drug activity and anti-social behaviour on adjacent streets.

From: [Peter Marsh](#)
To: [Samina Khan](#)
Cc: [licensing inbox](#)
Subject: Objection to Bidborough Works Licence application
Date: 11 September 2024 16:49:15
Attachments: [OBJECTION TO BIDBOROUGH WORKS.docx](#)

You don't often get email from [REDACTED]. [Learn why this is important](#)

[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.

There have been problems with submitting objections to Bidborough Works, and although I have had a confirmation mine has been submitted I have not had one saying it is valid. As such I am copying my submission to you as a Word document to make sure that it is lodged.

best

Professor Peter Marsh
23 Queen Alexandra Mansions
Judd Street, London WC1H 9DQ

[REDACTED]

Representation on behalf of the Kings Cross Safe Neighbourhood Alliance

The Kings Cross Safe Neighbourhood Alliance was formed in 2024 to represent the concerns of local people, specifically those in the neighbourhood of the Town Hall, including Queen Alexandra Mansions and the student residence on Judd Street, about the changes taking place in the neighbourhood, which will impact directly on local residents.

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As local residents we were informed as early as 2018 that planning permission for the Town Hall to be converted into offices for use by local companies. However, recent documents by Eventhia now clearly indicate that it will be used for events, and hospitality, as they have applied for a License to run throughout the building from 8am – 11.30pm, allowing them to sell alcohol and hold live music and performance events all day and every day.

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Ensuring public safety

The nearest residential building – just 14 metres away – is Queen Alexandra Mansions with its 180 flats. The majority of its residents are elderly, and are not car

users, so use public transport, walking along Bidborough and Tonbridge Streets. These people, many of whom are vulnerable, will be threatened by the presence of many strangers from outside the area, milling around the Bidborough Street exit, particularly during the hours of darkness. During the Licensing Committee's hearing to consider Eventhia's application for a license for the Camden Centre, we were assured that people would not be allowed to exit the Camden Centre via Bidborough Street, but only via Tonbridge Passage in order not to disturb residents sleeping in Bidborough Street. So why will a large number of people be allowed to exit Bidborough Works via Bidborough Street in the current application?

Prevention of Public Nuisance

People using the Town Hall are able to see directly into the bedrooms and private living accommodation of the community living in Queen Alexandra Mansions – we have recently received a complaint from a residence who is bed-ridden that people were staring at her in bed from the 2nd floor of Town Hall. This clearly conflicts with the right to a family and private life, and home, under article 8 of the European Convention on Human Rights, as incorporated into UK law.

The plans for the refurbished Town Hall show two restaurants on the 3rd Floor, which face onto Bidborough Street. Given that these restaurants will be open until 23.30 every evening, with at least two extra hours to clean up, means that residents who live on Bidborough Street will be subject to noise, light and smells until at least 1.30am every night. This will make it very unpleasant for residents both during daylight hours, and without any acoustic measures, will make sleep impossible.

Residents of Bidborough Street already complain over noise problems from Ubers and other taxis revving up and hooting as they collect people leaving the Standard Hotel late into the night. Families with young children, or grandchildren staying at Queen Alexandra Mansions are going to frequently find it impossible to sleep, if the license goes ahead, particularly as a section of Bidborough Street is due to be designated as an Uber super-hub. Again, this is clearly a violation of the right to family life.

Allowing entry to the four terraces means that, in reality, people will take alcohol that they have bought inside onto the terraces. These people socialising and drinking, particularly on the two terraces just 14 metres from Queen Alexandra Mansions, will create a great deal of noise for residents here, and for those in the student residence opposite. It will, give people on the terraces a clear view into many Queen Alexandra Mansions flats, and into the student residencies the other side of Judd Street, and conflicts with the right to private life.

Prevention of crime and disorder

The area is well-known for drug dealing and for drug use. Many Queen Alexandra Mansions residents regularly have to deal with drug users shooting up on, often blocking, the steps of QAM. Several years ago, extra external security doors were erected to prevent users either shooting up or dealing on the steps of all the entrances to the building, and frequently have to call the police, as drug users still manage to sleep on the entrance steps to the building. It is well-known that entertainment centres are a magnet for people who use illegal drugs and drug

dealers, and this would simply make matters worse in an area in which the police already have to spend time moving people on.

Protection of children from harm

Potential harm to children visible from Bidborough Terrace: We are concerned that the terrace facing onto Bidborough Street, in the south-east corner of the building looks down directly onto the playground of Argyle Primary School, with a clear view of the young children during playtime, and also during games periods.

Greatly increased pollution levels: Over recent weeks residents in the area have reported the large number of large trucks driving, or reversing down Bidborough, as the delivery bays are in the middle or end of Bidborough Street, emitting fumes that go straight into the Primary School playground at the end of Bidborough Street, which are very harmful to young children's health. Given that Camden has spent considerable time and effort on reducing pollution in the area, this is counter-productive to all its efforts over the last four years. A familiar sight in the morning and afternoon is families going to, or leaving, school and Bidborough Street is, in theory, closed during school hours. However, it is highly unlikely that this will be properly policed, so we will see a continual stream of delivering trucks and taxis all day in Bidborough Street.

For all the above reasons, we believe this license should not be approved. However, if it is approved, we suggest the following conditions should be added:

- During the hours of darkness people should leave the premises by Euston Road or the Judd Street exit.
- All windows on Bidborough St façade must be locked, with blinds on all the windows, which completely stop people looking in the windows of flats in Bidborough Street, and to prevent light pollution.
- Flats facing onto Bidborough Streets to be supplied with triple glazed windows with noise absorbing glass, to stop noise nuisance to QAM flats.
- There should only be one bar selling alcohol to service both floors, with a special dining alcohol license only with food in the one dining room.
- The terraces must have high walls to prevent noise and to prevent people looking into rooms on Bidborough Street, or across Judd Street, or into the Argyle Street School playground.
- Soundproofing or acoustic baffling should be installed in the Town Hall to reduce noise from walls and roofs as appropriate, following a noise survey.
- No kitchens should be located on the Bidborough façade and adequate ventilation of kitchens to stop smells.
- No live or recorded music after 8pm
- At least two staff should be on duty at all times on Bidborough Street to dispersal people who may gather there.
- There should be two security staff on duty during all open hours to deter illegal drug activity and anti-social behaviour on adjacent streets.

Dr Tom Wakeford, Flat 128, Queen Alexandra Mansions, London, WC1H 9DW

**Representation relating to "Bidborough Works"
(Application reference APP\PREMISES-NEW\122977)**

I live at 128, Queen Alexandra Mansions with my teenage daughter. The flat is technically on Tonbridge Street but is just a few yards from Bidborough Street. I am a social and environmental researcher

I urge the licensing panel to reject the application by Eventhia for licensable activities, catering, entertainment and late night refreshment at 'Bidborough Works'.

#1 Prevention of crime and disorder

The recent conversion of another part of Camden Town (the former Annexe to the Standard Hotel) has already been associated with a death that has been linked to criminal activity: (<https://www.dailymail.co.uk/news/article-9502221/Escort-42-pushed-fell-death-hotel-balcony-family-claim.html>).

I urge the Committee must consider the potential for an increase in crime and disorder that would arise from the proposed late-night use of old Town Hall.

Eventhia have already obtained a license to serve alcohol, up until to 4.00am on some nights, at the Camden Centre for up to 1,600 people. Bidborough Works was originally characterised as a members co-working club (i.e. for office use). However, they are applying for a Premises License that will allow them to hold public events with live entertainment (films, live music & recorded music), morphing into a party-zone, with two restaurants, multiple bars, alcohol served until midnight on some nights, and late refreshments up until 1.30am.

Having visited the building, it is clear that the plans for what Eventhia calls the "Vision Hall" - formerly the Camden Centre - will seamlessly connect the 1,600 people using it up to 4am in the morning with those using Bidborough Works, an area that the current license application aims to open to an additional 743 people throughout the day, evening and beyond midnight.

This means on some nights up to a total of 2,343 clubbers could be using the building up to 12.30am - some until 4.30am - in an area adjacent to

King's Cross where, as you will be aware, there are already problems with drug-dealing, connected to the criminal activity that the police are currently investigating in Wicklow Street a few streets away (<https://www.islingtontribune.co.uk/article/crisis-meeting-over-drug-deals-street>). The operations of the Standard Hotel has already seen one fatality (see above). The additional activity allowed by this licence the would increase the number of people who will be likely to consume alcohol and causing disturbance on the streets late into the night by an order of magnitude, causing tension with local residents.

#2 Ensuring public safety

Granting this license could tip the balance on the streets of this relatively quiet neighbourhood bordering King's Cross, putting us at significantly increased risk of becoming victims of a new hot-spot, in terms of anti-social behaviour, disorder and violent crime.

#3 Prevention of public nuisance

In addition to the risk of crime, there would inevitably be a increase in the noise nuisance caused by these thousands of people, made worse if they have consumed alcohol late into the night. Loud voices on the two roof terraces overlooking Bidborough Street would be likely to cause an additional noise nuisance (being just 14 metres from our window), as the use of the roof terrace at the Standard Hotel already does.

#4 Protection of children from harm

As well as affecting me, my teenage daughter would experience additional risk and noise nuisance and disturbance to her sleep as she prepares for important exams.

Mitigation

If, against our wishes, this development were to go ahead there should be no alcohol sales allowed anywhere in Bidborough Works after 6pm and no use of the roof terraces overlooking Bidborough Street after 6pm at any time of year.

From:

Dr Tom Wakeford, Flat 128, Queen Alexandra Mansions, London, WC1H 9DW

Flat 131, Queen Alexandra Mansions, Tonbridge Street, London. WC1H 9DW

Camden Licensing Committee
Camden Town Hall
Judd Street
WC1
09/09/24

Licensing App\premises -122977

“Bidborough Works”

Dear Sir,

I would like to register my strong objection to the proposed changes to the “licensing” at the former Camden Town Hall. My flat faces Tonbridge Street on the seventh floor. My concern is regarding the prospect of noise in the evening and at night, with the loss of the peaceful enjoyment of my home. This is a quiet residential area.

The noise generated indirectly from a “Night club?” or whatever it is going to be, (even Eventhia don’t seem to be sure or are not telling) is a major concern given the projected numbers.

It must be reassuring that they have procedures for the misuse of drugs, sexual offences and violent behaviour’. Which rather begs the question, what do you think you are licensing? If these procedures in themselves do not prevent a licence being issued one wonders what would?


And into this “mix” children are to be admitted, it appears. I have to remind you that you have a duty of care to protect children. It is interesting that Eventhia states that an adult (18-year-old?) must accompany a person under 18. Then they state that access by children will be supervised by “a parent or guardian”. Which is it to be? And why the ambiguity? As a matter of fact, all children are under 18.

If this is not a concern regarding the safety of children what would be?

I understand also that there will be one member of staff on each floor at all times, and given that there are terraces on both the Euston Road and Bidborough Street to be supervised, may this not prove to be difficult for a single member of staff? Someone will also be obliged to ensure that all children are vacated from the premises by 23.00 hours?

You may find it surprising to know that I am not permitted to have a television or radio on in my flat after 11 p.m. on the assumption that either might disturb my neighbours.

Yours,


T J Brady (Mr) 

(I do not have internet access).

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

Making a representation as

As a business

Your details**Business name**

Preswylfa Colombia SAS

First name

Nicolas

Last name

Acosta

Telephone number (optional)**Email address****Address**Flat 12 Rashleigh House
Thanet Street
London
WC1H 9ES**Remain anonymous**

No

Grounds of representation

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

Details of representation

1. The primary purpose of the application is to be a co-working space, however that is not aligned with the opening hours being proposed and the proposal of serving alcohol late into the night. These opening hours would bring a bag full of problems of anti social behaviour and noise nuisance on Bidborough St and Judd Street affecting all

neighbours. 2. Our neighbourhood has seen a surge in drug dealing, drug usage and crime over the past years and allowing this so called "co-working" to be hosting late night events will only worsen the situation. The council must put the interest of its residents above private interests. 3. The town hall is situated next to Agyle Primary School and the council should prioritize enabling a safe and clean environment for all students attending the school. Allowing the Town Hall to host late night events will generate a lot of litter and deteriorate the conditions of the neighbourhood.

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 Jane

Last name Calvert Lee

Telephone number (optional) [REDACTED]

Email address [REDACTED]

Address 145 Gray's Inn Road
London
WC1X 8UB

Remain anonymous No

Grounds of representation

- prevention of crime and disorder
- prevention of public nuisance

Details of representation #3

About this form

Issued by Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone 020 7974 4444

Data protection

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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**

Diana

Last name

Nechanicky

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 97 Clare Court
Judd Street
London
WC1H 9QW

Remain anonymous

No

Grounds of representation

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

Details of representation

We have enough public nuisance from The Generator Hostel and drug dealing in this area. The Police are a rare sight in this area. If the Police are not too active in this area how are they going to deal with a late night club and attendant problems? Eventhia is not needed in this neighbourhood where there are a lot of families.

About this form

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Judd Street
London
WC1H 9JE

Contact phone 020 7974 4444

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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**

Eileen

Last name

Jenner

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 173 Queen Alexandra Mansions
Bidborough Street
London
WC1H 9DJ

Remain anonymous

No

Grounds of representation

- prevention of public nuisance

Details of representation

Public Nuisance The bedroom & living room of my flat are on Bidborough Street on the third floor of Queen Alexandra Mansions and immediately facing the parts of the former Town Hall which are proposed to be used by Bidborough Works. I estimate my bedroom window to be no more than 15 metres from both the external terrace(02) and the entry/exit door to Bidborough Works. There appears to be a complete mismatch between the applicant's portrayal of its alleged use as a "members co-working club" and the activities and hours of

licensing applied for. I believe both the activities proposed and the hours of activity are totally unreasonable so close to residential homes. I believe that, being so close, it is inevitable that the noise of electronic music & crowd noise will be heard loudly within my flat, despite it being double glazed. I wish also to draw attention to the probability of unacceptably loud noise at the exit doors in the early hours. When this occurs Bidborough Works would simply say it has no responsibility for noise by attendees once they have left the building. The only way to ensure it does not happen is to reject the application in the 1st place. As an 80 year old woman in poor health I dread the thought that this application will be approved. Please Camden, put your residents' basic welfare first and reject it.

About this form

Issued by

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

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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**

Catriona

Last name

Cheyne

Telephone number (optional)**Email address**

[REDACTED]

Address11 Wells Square
London
WC1X 0PB**Remain anonymous**

No

Grounds of representation

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

Details of representation

Antisocial behaviour is already an issue for residents and businesses in this area. It is evident that the existing issues are difficult to rectify without adding fuel to an already burning fire. It would be negligent to approve such an application given the existing problems in the area. It is important to prevent unwanted behaviours and protect residents for a right to peace.

About this form

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Judd Street
London
WC1H 9JE

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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**

[REDACTED]

Last name

[REDACTED]

Telephone number (optional)**Email address**

[REDACTED]

Address

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Remain anonymous

Yes

Detail the exceptional circumstances

[REDACTED]

[REDACTED]

Grounds of representation

- ensuring public safety
- prevention of public nuisance

Details of representation

Extended hours of business and nature of business

About this form**Issued by**Camden Town Hall
Judd Street
London

WC1H 9JE

Contact phone

020 7974 4444

Data protection

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From: [licensing inbox](#)
To: [Samina Khan](#)
Subject: FW: APP/PREMISES-NEW/122977 BIDBOROUGH WORKS CAMDEN TOWN HALL
Date: 10 September 2024 09:13:54

FYI

Regards,

Karly

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

From: Michael Hamilton Fox [REDACTED]
Sent: Monday, September 9, 2024 5:19 PM
To: licensing inbox <licensing@camden.gov.uk>

[REDACTED]
>
Subject: APP/PREMISES-NEW/122977 BIDBOROUGH WORKS CAMDEN TOWN HALL

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[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.

I wish to object to the above licensing application.

I strongly oppose the proposed commercial development of the Town Hall Western side. The area around the building, behind Euston Rd, is predominantly residential and includes the local primary school. The planned nightclub and virtually 24 hour licensing are totally inappropriate for the local community and out of keeping with the local residential environment. Specifically, there are unacceptable enhanced risks of A. noise pollution B. light pollution C. Air pollution (increased traffic) D. Criminal activity (drug dealing and consumption; public disorder arising from drunkenness) E. Extra calls on police time arising from the above F. negative impact on local schoolchildren in particular from A-D.

It must be possible to generate income for the Council from less obtrusive and extreme commercial usage. What consideration has been given to alternative options? Could some of the space not be used for desperately needed social housing?

Michael H. Fox
157 Queen Alexandra Mansions
Bidborough St
WC1 H9DL

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**

John

Last name

Cole

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressFlat 11 Museum Mansions
63 A Great Russell Street
London
WC1B 3BJ**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

I OBJECT to this application for a late night alcohol licence for the following reasons: 1
The granting of this licence will further hinder the prevention of crime and disorder in this area by encouraging un-social hours drinking late into the night. Revellers congregating outside the Town Hall as they attempt to leave in the early hours, will

create threatening conditions and a public nuisance as they jostle for Uber taxis and unregulated pedicabs. 2. Public safety will be further compromised as these pedicabs and their uninsured passengers emerge into the busy and dangerous traffic of the Euston Road. 3. A public nuisance arising from loud conversations on the street, illegally loud pedicab sound systems, Ubertaxis slamming of their doors and hooting to attract their customers, The public nuisance will also extend to the impossibility of a good night's sleep for nearby residents, many of whom will expect to rise early for jobs in essential jobs in keeping London running. 4. Children will be harmed from disturbed sleep, and will awake tired and anxious from the noise and disturbance on the streets below, (and as smell of weed inevitably wafts through their bedroom windows). They might also be further disturbed when they realise that their beautiful Town Hall, once the happy venue of their parents wedding, has now been transformed into 'boozer'.

About this form**Issued by**

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

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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**

Marianne

Last name

JacobsLim

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressFlat B
30 Calthorpe Street
London
WC1X 0JZ**Remain anonymous**

No

Grounds of representation

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

Details of representation

OBJECTION We have terrible problems in the Kings Cross area of drug dealing, drug taking & other crimes, often related, like phone snatching & assaults. (See the local papers like the CNJ) Extended hour license to our Town Hall will make this a further target area & requesting opening till the wee hours of the morning is unacceptable. Activities should stop at 8pm latest except on very, very special occasions. Also, there

are not enough police in our area, by a long shot, to deal with the current problems that are on many people's doorsteps & which makes Kings Cross a dirty, (rubbish around station etc) crime ridden & noisy area. Having this club on residents' doorsteps or just nearby brings far more traffic, non-stop drop offs & pick-ups & potential drugs & related crime. Some people will shout & making noise into the early hours. The only exit where any type of late exit drop-off or pick-up should be allowed is Euston Road. No side streets should be allowed to be used at all. This is to minimise public nuisance & keep drunks or drug use & crime away from residents. There is potential for drunk & disorderly behaviour with this licensing request. This is not the type of use our Town Hall should have. There is a primary school just around the corner, children & families live around our Town Hall. That is why the schools in the areas exist. People live in Kings Cross. Camden should please reject this licensing request.

About this form**Issued by**

Camden Town Hall
Judd Street
London
WC1H 9JE

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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**

Ian

Last name

Byatt

Telephone number (optional)**Email address****Address**17 Thanet Street
London
WC1H 9QL**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

Prevention of crime and disorder The scale of the building and the large number of people attending the building will create a focal point for perpetrators of crime. If events are marketed to attract people with glamour and wealth, this will make the place a magnet for criminals. The location is close to 3 mainline stations which can attract visitors, of a kind, who might come to

Kings Cross to commit a crime. Controversial events can attract opposing groups who demonstrate outside the building. This could lead to tensions within the community and result in antisocial behaviour. There's an accumulative effect. Adjacent Local pubs are used by football fans, especially when important matches take place at Wembley (easy access to station). Excess alcohol consumption can lead to tensions and if drunken guests from Bidborough Works are encouraged to join the fray, this could lead to antisocial behaviour and potential violence. Drug use, dealing and antisocial behaviour are already a serious issue in the Kings Cross neighbourhood and on adjacent streets. Now patrons of Bidborough Works in relaxation mode could simply add to the problem. A recent planning and licensing application (2023/4956/P) for extended hours at 1 Euston Road (a 5 minute walk from the Town Hall) was refused. You can always quote this. A police constable witness statement relating to the same application states, "From experience in working night shifts, areas which have no business premises open at night tend to be quieter and to not attract ASB and criminality, whereas venues which operate 24/7 such as some shops for example tend to have people gathering outside, especially during weekends." From the same report: "The two males who were actively dealing drugs in and around Reel Time Amusement have been arrested and are currently in prison. They were arrested on two separate occasions with approximately 100 wraps of Crack Cocaine and Heroin each." This

Amusement Arcade is a 5 minute walk from the Town Hall. The late hours and creation of a 'Party Venue' so close to where known drug dealers operate can only escalate the problem, and shows an ignorance of the local area and the harm this will bring to our streets. The 'Bidborough Works' licence asks for operating hours from 7am to 2am. It is likely that staff will be needed on the premises for at least an hour after 2pm and before 7am. This means it will be a business open 20 hours at a stretch – further escalating all the disturbances mentioned above Public safety The issues referred to above, refer equally to the licensing objective relating to public safety, both in and outside of the building.

Residents returning to homes in Queen Alexandra Mansions at night could attract the attention of drug dealers, beggars and others drawn to the late night events of 'Bidborough Works' where people will be entering and exiting at any time before midnight. The 'friendly' Dolphin pub will have closed by this time, making the street more vulnerable. This potential for unwelcome attention in the hours of darkness is intimidating, especially to women. Tonbridge Walk (between the Standard Hotel and the eastern end of the Camden Centre) is a narrow passageway. It provides a direct route for people wishing to use the Night Bus or other late night public transport. Large numbers of people could be exiting Bidborough Works at the same time (eg after a an event). This will lead to overcrowding in Tonbridge Walk and a consequent lack of safety. Theft from the person is often rife in such crowded

conditions. There is no passive surveillance in this narrow passageway. Alcohol will be available for sale from 10am to midnight on Friday and Saturday and to 11.30 the other nights. With refreshments available to 1.30 in the morning, it will be possible for Club Members to remain in Bidborough Works all day and all evening. Excessive consumption of alcohol can be dangerous to the drinkers, especially should they choose to access the open terraces, three floors above the pavement. Accidents can occur. There is an inherent risk of suicide (intentionally or unintentionally) from the open terraces. There's already been a suicide jump onto Tonbridge Walk from the hotel next door. The licence application's condition 12 states that each floor will have a minimum of one staff member on the premises at all times during hours of operation. This is insufficient. If there is a crisis (say on a terrace, or a fight breaks out) this might require assistance from another staff member. This will leave the 'club' without any staff at all. The proximity of the building to three mainline stations and the Eurostar connection to France makes it vulnerable to acts of terrorism.

Public Nuisance The issues referred to above apply equally to the licensing objective relating to public nuisance, both in and outside of the building. The proposal for late night licensing and regulated entertainment, including music, will inevitably result in the potential for nuisance to any resident of flats on the Bidborough Street side of Queen Alexandra Mansions. The number of people permitted to use each floor at any one time (over 300) will

inevitably cause noise nuisance outside the building, especially as all the windows in areas of the building where there is no licensable activity (ie the kitchens overlooking Bidborough Street) can be opened. All the windows will cause severe and direct light intrusion/nuisance to the residential properties opposite. Given the scale of the operation and the implied change from office use (where most workers go home at a reasonable hour) to event use (where entertainment activities and music can be played until 11.30pm) there is likely to be considerable nuisance from unpredictable and high levels of activity. This noise could come from talking and shouting (especially when alcohol has been consumed). It will also emanate from other spaces in the building where as yet even more events could take place. Amplified music could cause considerable public nuisance. The only possible delivery location for the building is Bidborough Street. Delivery vehicles already and frequently block the street. Further traffic would mean access will be restricted when additional deliveries take place. There is a one way system in operation and if large vehicles cannot get round the corner into Tonbridge Street, they will attempt to reverse into Judd Street, (this happens already) and is dangerous to pedestrians and cyclists. The scale of the operation will require servicing and parking provision that is currently inadequate. Public nuisance will stem from the additional traffic that will by necessity drive through the nearby streets along which many people now walk or cycle. This traffic (lorries for servicing

Eventhia's businesses or ferrying people to and from the venue) will increase pollution levels, causing harm to those members of the public and the immediate community who suffer from asthma and other lung-related health issues. Judd Street is designated a Super Highway (C6) and is extremely well used by cyclists commuting from Kentish Town to Elephant and Castle. Cyclists will be vulnerable to injury if the lorries servicing Bidborough Works are not especially careful. And the erratic nature of drop-off and picking-up manouvres.

Protection of children from harm The issues referred to above apply equally to the licensing objective focusing on the protection of children from harm. This is a residential neighbourhood which includes an adjacent Primary School, a Church, well-used Community facilities, many large mansion blocks as well as terraces of housing. School children pass the building daily. Many children live in or visit flats within Queen Alexandra Mansions and likely will be exposed to danger Noise levels at night, as well as light shining from windows on the second and third floor of Bidborough Works, will cause children who live in flats directly opposite to suffer from sleep deprivation. This in turn will affect their concentration at school and their general health and wellbeing. Children can be harmed psychologically by seeing drug dealers in action and people leaving the building who are drunk and disorderly. People on the outside terraces of Bidborough Works could watch children in the playground of Argyle School, and also within the windows of flats directly opposite.

This possible surveillance of young people by strangers could cause children extreme harm and psychological trauma. The extra pollution from vehicles attending the premises to service the operations in Bidborough Works and to ferry people elsewhere will impact most seriously on children's health.

About this form

Issued by

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

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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**

Beth

Last name

Lord

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 102 Queen Alexandra Mansions
Hastings Street
London
WC1H 9DP

Remain anonymous

No

Grounds of representation

- prevention of public nuisance

Details of representation

This development will cause extreme noise and public nuisance late at night.

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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**

Helena

Last name

Roden

Telephone number (optional)**Email address**

[REDACTED]

Address

Flat 24 Museum Chambers
Bury Place
London
WC1A 2LH

Remain anonymous

No

Grounds of representation

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

Details of representation

I am writing to object to the granting of an alcohol and night licence for the proposed changes at Camden Town Hall. Surely drinking alcohol and being entertained until 4 a.m. are not activities to be undertaken while working, which would normally be the primary purpose in a 'co-working space'. This sounds more like an application for a night club. This is not a good use of our Town Hall and is an unsuitable location for

a late-night club. Many residents live nearby and Argyle Primary School is next door, they should be protected from the noise of partying people inside the building and also while leaving the venue in the early hours, the sound of taxis and pedicabs, and the behaviours associated with clubs such as drug dealing and harassment.

About this form

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Judd Street
London
WC1H 9JE

Contact phone

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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 organisation

Your details**Organisation name**FLAXMAN COURT TENANTS RESIDENTS
ASSOCIATION**First name**

JULIA

Last name

PASCAL

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressFlat 35 Flaxman Court
Flaxman Terrace
London
WC1H 9AR**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

Increased late night activity will increase crime and disorder in an area where there are drug traffickers and criminals. Our children will be exposed to all night events which are detrimental to their education, sleep and rest. The noise, drugs, alcohol

and late activity is not appropriate to this residential area full of social housing. The increased late night activity and appearance of traffic and revellers is a danger to children in our social housing in Alexandra Mansions and in Flaxman Terrace and all the surrounding blocks of flats which house families and young children.

About this form

Issued by

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

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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**

Arjun

Last name

Kotecha

Telephone number (optional)**Email address****Address**Flat 123 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

I am submitting my objections to the premises licence application (reference APP\PREMISES-NEW\122977) made by Eventhia Limited for "Bidborough Works," located on the ground, second, and third floors with associated terraces of the former Camden Town Hall. The proposed operating hours are from 07:00 to 02:00

(until 00:00 on Sundays), and the venue will accommodate up to 743 people, allowing dining, entertainment, and alcohol consumption. It is important to highlight that this application is not for community use but is limited to members, their guests, and event attendees. The proposed entertainment activities and extended hours suggest a shift in use from office space, which raises concerns about noise and disruption beyond typical working hours. This licence application poses serious risks to the licensing objectives, particularly regarding the prevention of public nuisance, crime, disorder, public safety, and the protection of children from harm. Public Nuisance The venue is set to operate late into the night, offering alcohol, food, and entertainment, including live and recorded music. With up to 743 attendees, the noise generated by music and large crowds, particularly from the open terraces and large windows, will inevitably disturb the neighbouring residential blocks like Queen Alexandra Mansions (QAM). The noise will come not only from within the venue but also from patrons arriving and leaving at all hours. This level of disturbance will undoubtedly affect the health and wellbeing of nearby residents. Traffic congestion is another concern. The venue will bring increased delivery vehicles and taxis, further contributing to noise, pollution, and blocked roads, disrupting both residents and local schools. The World Health Organization warns that excessive noise can significantly harm human health, disrupting sleep, impairing cognitive function, and causing other health issues.

Moreover, the lack of on-street parking and the mismatch between venue operating hours and parking restrictions will cause further inconvenience. Light pollution and odours from the venue's kitchen will exacerbate these issues, leading to a reduction in the quality of life for local residents. Camden's policy explicitly states that public nuisance is a key concern in areas with residential properties, and the proposed operation of this venue will severely disrupt the local environment and the character of the area. Public Safety Hosting large-scale events will inevitably attract individuals engaging in anti-social behaviour. King's Cross is already an area with drug activity and disorderly conduct, and a venue of this size and operating late into the night is likely to exacerbate these problems. The increased traffic from large delivery vehicles will also pose risks to pedestrians and cyclists, particularly given the narrow streets and the presence of a nearby school. Traffic violations have already been observed, including large vehicles reversing on Bidborough Street, further endangering residents. Inside the venue, the proposed staffing levels—one staff member per floor—are inadequate to ensure safety, especially late at night when attendees may have consumed alcohol. Prevention of Crime and Disorder The large capacity of the venue and its extended operating hours make it a hotspot for crime and disorder. The area is already known for drug-related activity, and a venue like this will likely worsen the situation. Camden's policy emphasizes the need to assess crime risks, and recent refusals of extended

hours, such as at 1 Euston Road, reflect concerns about criminal behaviour associated with late-night venues. Given Bidborough Works' proximity to pubs frequented by football fans, the risk of violent or disorderly conduct is particularly high. Protection of Children from Harm The venue is located next to Argyle Primary School and within a neighbourhood with many children, including those living in QAM. The noise, light pollution, and increased traffic will affect children's health and sleep, negatively impacting their ability to focus at school. Additionally, the increase in pollution, despite efforts to reduce it, poses a serious threat to children's health, as highlighted by the European Environment Agency. Conclusion For these reasons, I urge the Licensing Committee to reject the Bidborough Works premises licence application. The proposal will significantly disrupt the lives of residents, foster an environment conducive to crime and disorder, and jeopardize public safety. The safety, security, and wellbeing of the community must take priority over this application.

Supporting documents (optional)

- bwobjectionsfinal-Arjunversion.docx

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I am submitting my objections to the premises licence application (reference APP\PREMISES-NEW\122977) made by Eventhia Limited for "Bidborough Works," located on the ground, second, and third floors with associated terraces of the former Camden Town Hall. The proposed operating hours are from 07:00 to 02:00 (until 00:00 on Sundays), and the venue will accommodate up to 743 people, allowing dining, entertainment, and alcohol consumption.

It is important to highlight that this application is not for community use but is limited to members, their guests, and event attendees. The proposed entertainment activities and extended hours suggest a shift in use from office space, which raises concerns about noise and disruption beyond typical working hours.

This licence application poses serious risks to the licensing objectives, particularly regarding the prevention of public nuisance, crime, disorder, public safety, and the protection of children from harm.

Public Nuisance

The venue is set to operate late into the night, offering alcohol, food, and entertainment, including live and recorded music. With up to 743 attendees, the noise generated by music and large crowds, particularly from the open terraces and large windows, will inevitably disturb the neighbouring residential blocks like Queen Alexandra Mansions (QAM). The noise will come not only from within the venue but also from patrons arriving and leaving at all hours. This level of disturbance will undoubtedly affect the health and wellbeing of nearby residents.

Traffic congestion is another concern. The venue will bring increased delivery vehicles and taxis, further contributing to noise, pollution, and blocked roads, disrupting both residents and local schools. The World Health Organization warns that excessive noise can significantly harm human health, disrupting sleep, impairing cognitive function, and causing other health issues.

Moreover, the lack of on-street parking and the mismatch between venue operating hours and parking restrictions will cause further inconvenience. Light pollution and odours from the venue's kitchen will exacerbate these issues, leading to a reduction in the quality of life for local residents. Camden's policy explicitly states that public nuisance is a key concern in areas with residential properties, and the proposed operation of this venue will severely disrupt the local environment and the character of the area.

Public Safety

Hosting large-scale events will inevitably attract individuals engaging in anti-social behaviour. King's Cross is already an area with drug activity and disorderly conduct, and a venue of this size and operating late into the night is likely to exacerbate these problems. The increased traffic from large delivery vehicles will also pose risks to pedestrians and cyclists, particularly given the narrow streets and the presence of a nearby school. Traffic violations have already been observed, including large vehicles reversing on Bidborough Street, further endangering residents.

Inside the venue, the proposed staffing levels—one staff member per floor—are inadequate to ensure safety, especially late at night when attendees may have consumed alcohol.

Prevention of Crime and Disorder

The large capacity of the venue and its extended operating hours make it a hotspot for crime and disorder. The area is already known for drug-related activity, and a venue like this will likely

worsen the situation. Camden's policy emphasizes the need to assess crime risks, and recent refusals of extended hours, such as at 1 Euston Road, reflect concerns about criminal behaviour associated with late-night venues. Given Bidborough Works' proximity to pubs frequented by football fans, the risk of violent or disorderly conduct is particularly high.

Protection of Children from Harm

The venue is located next to Argyle Primary School and within a neighbourhood with many children, including those living in QAM. The noise, light pollution, and increased traffic will affect children's health and sleep, negatively impacting their ability to focus at school. Additionally, the increase in pollution, despite efforts to reduce it, poses a serious threat to children's health, as highlighted by the European Environment Agency.

Conclusion

For these reasons, I urge the Licensing Committee to reject the Bidborough Works premises licence application. The proposal will significantly disrupt the lives of residents, foster an environment conducive to crime and disorder, and jeopardize public safety. The safety, security, and wellbeing of the community must take priority over this application.

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**

Bhavna

Last name

Kotecha

Telephone number (optional)**Email address****Address**Flat 123 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

I am writing to formally object to the premises licence application (application reference APP\PREMISES-NEW\122977) submitted by Eventhia Limited for the venue to be named "Bidborough Works." The application concerns the ground, second, and third floors, along with the associated terraces of the former Camden Town Hall.

The proposed hours of operation are from 07:00 to 02:00 (closing at 00:00 on Sundays), with entertainment, dining, and alcohol consumption for up to 743 people. Notably, this application is not for a community-focused space but rather for use by members, their guests, and event organizers. This represents a change in usage from a typical office setting to one involving late-night activities, music, and entertainment beyond office hours, which is concerning. The approval of this licence would breach several of the licensing objectives, specifically in relation to public nuisance, crime and disorder prevention, public safety, and child protection. Public Nuisance Bidborough Works plans to serve food, alcohol, and offer entertainment such as live and recorded music, extending late into the night. The venue has a capacity for 743 people, with large windows and open terraces, directly facing Queen Alexandra Mansions (QAM), a nearby residential building. The likelihood of noise from conversations, music, and general activity disturbing the peace of local residents, particularly those in QAM, is very high. This noise disruption could lead to negative health effects, including stress and disturbed sleep, which impacts not only individual well-being but the community as a whole. Additionally, increased traffic is inevitable, with delivery vehicles, taxis, and patrons arriving and departing throughout the day and night. The added vehicle congestion will worsen the noise and pollution in the area, causing further disturbance. Traffic blockages could occur on Bidborough Street, creating problems for

local residents and those accessing the nearby school. The World Health Organization stresses that "excessive noise seriously harms human health," causing disturbances in daily life, sleep disruptions, and increasing the risk of cardiovascular and other health issues. The limited parking in the area, combined with the mismatch between venue hours and controlled parking times, will exacerbate the inconvenience to local residents. The application is also inconsistent with recent measures to reduce traffic and promote cycling south of Euston Road. In addition to noise, artificial light from the premises and odours from the kitchen will disturb residents, reducing their quality of life. The large number of attendees also raises concerns about waste and litter affecting the local environment. Camden's policies on public nuisance make it clear that the protection of residential amenity is a priority, and this venue will have a significant negative impact on those living and working nearby. Public Safety Bidborough Works will host large events, which increases the likelihood of anti-social behaviour, particularly given the existing issues with drug dealing and disorder in the King's Cross area. Late-night venues like this one tend to attract such activities, and the presence of more people could compromise the safety of local residents. The increased traffic from large delivery vehicles poses risks to pedestrians and cyclists, particularly given recent efforts to make the area safer for non-motorized traffic. The one-way system on Bidborough Street, combined with the increased traffic, is a safety hazard,

especially with the nearby school. Despite traffic restrictions, violations have already been observed, further emphasizing the danger to children, parents, and residents. With the venue's large capacity, overcrowding both inside and outside the building could become a serious safety concern, and the proposed staffing levels—one staff member per floor—are insufficient for maintaining order, especially late at night when patrons may have been drinking. Prevention of Crime and Disorder The size of Bidborough Works, combined with its late operating hours, creates a high-risk environment for crime and disorder. The King's Cross area already struggles with drug-related issues and anti-social behaviour, and a venue of this scale operating until 2 a.m. would likely make things worse. Camden's own policies highlight the importance of considering crime risks, particularly regarding venues that encourage large gatherings and alcohol consumption. There is precedent for refusing such late-night applications, as seen in the recent decision regarding 1 Euston Road, where extended hours were denied due to the police's concerns about the attraction of criminality to late-night premises. Bidborough Works is similarly positioned near pubs frequented by football fans, further increasing the potential for disorder and violence in the area. Protection of Children from Harm The venue is situated close to Argyle Primary School and in a neighbourhood where many children reside, particularly in Queen Alexandra Mansions. The late hours, noise, and artificial light from the venue will likely

disturb children's sleep and harm their health, leading to difficulties in concentration and general well-being. The increased traffic associated with the venue will also heighten pollution levels, which is a significant concern for children's health. The European Environment Agency emphasizes that children are particularly vulnerable to air pollution due to their developing bodies, and they are at risk of long-term health problems if exposed to high pollution levels. Efforts to reduce pollution around schools will be undermined by this application. Conclusion The Bidborough Works premises licence application does not align with the objectives necessary for approval and should be refused. The negative impacts on local residents, public safety, and the increased risk of crime, disorder, and harm to children make this proposal unsuitable for the area. I strongly urge the Licensing Committee to reject this application and prioritize the well-being of the local community.

Supporting documents (optional)

- bwobjectionsfinal-Bhavnaversion.docx

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Judd Street
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I am writing to formally object to the premises licence application (application reference APP\PREMISES-NEW\122977) submitted by Eventhia Limited for the venue to be named "Bidborough Works." The application concerns the ground, second, and third floors, along with the associated terraces of the former Camden Town Hall. The proposed hours of operation are from 07:00 to 02:00 (closing at 00:00 on Sundays), with entertainment, dining, and alcohol consumption for up to 743 people.

Notably, this application is not for a community-focused space but rather for use by members, their guests, and event organizers. This represents a change in usage from a typical office setting to one involving late-night activities, music, and entertainment beyond office hours, which is concerning.

The approval of this licence would breach several of the licensing objectives, specifically in relation to public nuisance, crime and disorder prevention, public safety, and child protection.

Public Nuisance

Bidborough Works plans to serve food, alcohol, and offer entertainment such as live and recorded music, extending late into the night. The venue has a capacity for 743 people, with large windows and open terraces, directly facing Queen Alexandra Mansions (QAM), a nearby residential building. The likelihood of noise from conversations, music, and general activity disturbing the peace of local residents, particularly those in QAM, is very high. This noise disruption could lead to negative health effects, including stress and disturbed sleep, which impacts not only individual well-being but the community as a whole.

Additionally, increased traffic is inevitable, with delivery vehicles, taxis, and patrons arriving and departing throughout the day and night. The added vehicle congestion will worsen the noise and pollution in the area, causing further disturbance. Traffic blockages could occur on Bidborough Street, creating problems for local residents and those accessing the nearby school. The World Health Organization stresses that "excessive noise seriously harms human health," causing disturbances in daily life, sleep disruptions, and increasing the risk of cardiovascular and other health issues.

The limited parking in the area, combined with the mismatch between venue hours and controlled parking times, will exacerbate the inconvenience to local residents. The application is also inconsistent with recent measures to reduce traffic and promote cycling south of Euston Road.

In addition to noise, artificial light from the premises and odours from the kitchen will disturb residents, reducing their quality of life. The large number of attendees also raises concerns about waste and litter affecting the local environment. Camden's policies on public nuisance make it clear that the protection of residential amenity is a priority, and this venue will have a significant negative impact on those living and working nearby.

Public Safety

Bidborough Works will host large events, which increases the likelihood of anti-social behaviour, particularly given the existing issues with drug dealing and disorder in the King's Cross area. Late-night venues like this one tend to attract such activities, and the presence of more people could compromise the safety of local residents.

The increased traffic from large delivery vehicles poses risks to pedestrians and cyclists, particularly given recent efforts to make the area safer for non-motorized traffic. The one-way system on Bidborough Street, combined with the increased traffic, is a safety hazard, especially with the nearby school. Despite traffic restrictions, violations have already been observed, further emphasizing the danger to children, parents, and residents.

With the venue's large capacity, overcrowding both inside and outside the building could become a serious safety concern, and the proposed staffing levels—one staff member per floor—are insufficient for maintaining order, especially late at night when patrons may have been drinking.

Prevention of Crime and Disorder

The size of Bidborough Works, combined with its late operating hours, creates a high-risk environment for crime and disorder. The King's Cross area already struggles with drug-related issues and anti-social behaviour, and a venue of this scale operating until 2 a.m. would likely make things worse. Camden's own policies highlight the importance of considering crime risks, particularly regarding venues that encourage large gatherings and alcohol consumption.

There is precedent for refusing such late-night applications, as seen in the recent decision regarding 1 Euston Road, where extended hours were denied due to the police's concerns about the attraction of criminality to late-night premises. Bidborough Works is similarly positioned near pubs frequented by football fans, further increasing the potential for disorder and violence in the area.

Protection of Children from Harm

The venue is situated close to Argyle Primary School and in a neighbourhood where many children reside, particularly in Queen Alexandra Mansions. The late hours, noise, and artificial light from the venue will likely disturb children's sleep and harm their health, leading to difficulties in concentration and general well-being.

The increased traffic associated with the venue will also heighten pollution levels, which is a significant concern for children's health. The European Environment Agency emphasizes that children are particularly vulnerable to air pollution due to their developing bodies, and they are at risk of long-term health problems if exposed to high pollution levels. Efforts to reduce pollution around schools will be undermined by this application.

Conclusion

The Bidborough Works premises licence application does not align with the objectives necessary for approval and should be refused. The negative impacts on local residents, public safety, and the increased risk of crime, disorder, and harm to children make this proposal unsuitable for the area. I strongly urge the Licensing Committee to reject this application and prioritize the well-being of the local community.

From: [Fiona Hale](#)
To: [Samina Khan](#)
Cc: [licensing_inbox](#)
Subject: representation to Bidborough Works license application APP\PREMISES-NEW\122977
Date: 09 September 2024 15:12:27

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[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 Samina,

I've just submitted my representation as a local resident to the application for Bidborough Works, and am sending you my representation as well, as I understand there have been some issues with the website.

The text of my representation is below.

Thanks,

Fiona Hale,
129 Queen Alexandra Mansions

Overview

I live with my teenage daughter at 129 Queen Alexandra Mansions, which I purchased in 2000. I am a public health researcher, and work from home in my flat on the 6th floor on the corner of Tonbridge Street and Bidborough Street.

I urge the licensing panel to reject the application by Eventhia for licensable activities, catering, entertainment and late night refreshment at 'Bidborough Works'.

When residents were informed of the renovations of the Town Hall some years ago, the plans included affordable work space for local people, organisations and companies. What Eventhia proposes is far from that – rather than offering quiet work spaces and facilities for co-working, this application seems to reflect a club-like networking, entertainment and events venue, that I fear will effectively extend the licence granted for Eventhia's 'Vision Hall' venue in the former Camden Centre on the lower floors.

My objection is based to the following:

Prevention of crime and disorder:

- Bidborough Works was originally characterised as a co-working space (i.e. for office use). However, this application is for a Premises License that will allow Eventhia to hold public events with live entertainment (films, live music & recorded music), with two restaurants, multiple bars, alcohol served until midnight on some nights, and late refreshments up until 1.30am.
- The license application aims to open the space to 743 people throughout the day, evening and beyond midnight. This is in addition to the license already granted for the Vision Hall/Camden Centre, meaning that on some nights up to 2,343 people could be in the building and out in the streets around it (including ours) until well into the early hours of the morning.
- Drug use and drug-dealing are already apparent in the area. A venue of

this nature will exacerbate the situation, which is already something the police are struggling to address. As residents, we already experience the daily impact of drug-related crime and disorder. I have no doubt that the additional numbers of people using the licensed premises of Bidborough Works will act as a magnet for more of this.

Public safety

- As a woman, the walk to and from my flat can already feel unsafe, especially when there are large crowds of people drinking and smoking in the street. I am very concerned that this venue will exacerbate the lack of safety I feel, and worried for my 18 year old daughter who regularly feels uncomfortable and unsafe as she navigates people who have been consuming drugs or alcohol on her way into the building.
- With large numbers of people using the Town Hall and able to consume alcohol there until the early hours, our relatively quiet neighbourhood bordering King's Cross is at risk of becoming a new crime hot-spot in terms of disorder and violent crime.

Public nuisance

- I already make regular complaints to The Standard Hotel about public nuisance, noise and disorder in Tonbridge Walk and Tonbridge Street as customers leave the building. The sound from the street carries straight up to my bedroom window and that of my daughter, and during the night we are frequently woken by noisy and disorderly groups of customers, and ubers and taxis hooting their horns. The additional activity allowed by this licence will increase the number of people who will be likely to cause disturbance on the streets late into the night by an order of magnitude as they come outside to smoke, talk and depart from Bidborough Works (in addition to the Vision Hall/Camden Centre). We fear for the impact on our health, study and work.
- The proposed use of the terraces at Bidborough Works for outside socialising is a huge concern. These terraces are roughly on a level with our flat, and two of them are on the Bidborough Street side. We know (having experienced it during and after the construction work on the building) that the sound from these terraces carries straight across to our flat, since our bathroom, kitchen and living room windows open onto the gap on Bidborough Street above the Dolphin pub. The rooftop and balconies at The Standard already cause problems, and I have made numerous complaints about disturbance from music and groups of people partying on the roof and balconies of the Standard. Should the Bidborough Works licence be granted – against my wishes and the wishes of other residents - there should be no alcohol sales allowed anywhere in Bidborough Works after 6pm and no use of the roof terraces overlooking Bidborough Street after 6pm at any time of year.
- The proposal for late night licensing and music so close to my property can only result in unreasonable interference in my personal comfort and safety. The premises are about 14 metres from my daughter's bedroom. I am concerned about the impact on my family life.
- I first lived in Queen Alexandra Mansions in 1995. This area has always been residential. I am very concerned about the negative impact Bidborough Works will have on our area, with amplified music, customer noise, deliveries, collections, lighting, litter/waste, obstruction and plant and machinery.
- The Bidborough Works license should not be considered in isolation. I'm very concerned about the direct impacts of the creation of a late night hotspot, and the cumulative impact of Bidborough Works on top of the Vision Hall and The Standard.
- While I am most concerned about noise and disturbance in the street as people and deliveries come and go, and smokers stand outside in loud groups, I am also concerned about deep vibrating noise of the sort generated by sound systems, which will likely penetrate Queen Alexandra Mansions, creating nuisance and disturbing sleep and normal life.
- I am concerned about the impact of service vehicles and deliveries to Bidborough Works. We are already starting to see Bidborough Street being blocked by delivery vehicles to the Town Hall. This will increase pollution. It also blocks the road to emergency services.

The protection of children from harm

- As well as affecting me, my daughter would experience additional noise nuisance and disturbance to her sleep as she studies.
- For her there will also be an increased risk and impact on her safety as a young woman as she travels to and from home.
- The application site is extremely close to Argyle Primary School.
- The council has adjusted traffic flow around Queen Alexandra Mansions to create a safer environment for parents and children.
- The intensification of deliveries at day and night will arise if the licence is granted. During the day, this will directly conflict with the council's objective of reducing the impact of traffic pollution, the risk from vehicle movement coming into conflict with pedestrians.

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**

Adrian

Last name

Mitchell

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 110 Queen Alexandra Mansions
Tonbridge Street
London
WC1H 9DW

Remain anonymous

No

Grounds of representation

- ensuring public safety

Details of representation

Allow this event license to go through for Eventhia and it will virtually be an abandoned safe route through Bloomsbury for the thousands of cyclists every day who use Judd street and all the associated roads through this area. Why close off Judd street to Euston road if not in order to make it safer for north and south bound cycles to have a worry free route free from motorised traffic that once plagued this locality. The proposal to accept the invitation of hundreds of new arrivals of people and vehicles such as taxis private cars, and

heavy goods vehicles into this area is certainly not going to bring the kind of motoring traffic that would not bring either a safer environment or atmosphere desirable for the health of the children in Argyle school or the local residents.

About this form

Issued by

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

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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 Kate

Last name Solomon

Telephone number (optional)

Email address [REDACTED]

Address 6 Whidborne Street
London
WC1H 8EU

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

Dear Licensing Team, I am writing to object to the licensing application by Il Bottaccio (Eventhia Limited) at 'Bidborough Works' and 'The Vision Hall' in Camden Town Hall, on the grounds of preventing public nuisance, particularly concerning increased traffic, noise, and antisocial behavior. The proposed venue's capacity and extended hours will significantly increase traffic on

Bidborough Street, a narrow residential road near Queen Alexandra Mansions and Argyle Primary School. This will likely lead to congestion, illegal parking, and disturbances, undermining Camden's efforts to reduce traffic and pollution in the area. Extended operating hours, including activities until 4 am on weekends and 2 am on other days, will result in persistent noise disturbances from music, patrons, and rooftop terraces overlooking residential dwellings. This noise pollution will disrupt the community's peace, impacting the health and wellbeing of residents, including children and the elderly. Additionally, the venue's focus on alcohol sales and late-night operations raises concerns about increased antisocial behavior, including public drunkenness, littering, and potential drug use, which would threaten the safety and comfort of local residents. I urge the Licensing Committee to reject this application to protect the quality of life for Camden residents. Yours sincerely, Kate Solomon

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WC1H 9JE

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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**

Johannes

Last name

Paul

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address6 Whidborne Street
London
WC1H 8EU**Remain anonymous**

No

Grounds of representation

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

Details of representation

Dear Licensing Team, I am writing to formally object to the licensing application submitted by Il Bottaccio (Eventhia Limited) for the operation of a private members club at 'Bidborough Works' and 'The Vision Hall' in Camden Town Hall. My objection is based on the grounds of the prevention of public nuisance, with specific concerns regarding increased traffic, noise, and antisocial behavior that will severely impact the wellbeing of local residents. 1.

Increased Traffic and Parking Issues: The proposed venue, with its extended hours and capacity for over 600 guests, will inevitably lead to a significant increase in traffic on Bidborough Street and surrounding areas. The narrowness of Bidborough Street, combined with the limited parking facilities, will likely result in congestion, illegal parking, and frequent disturbances as vehicles, taxis, and cycle rickshaws navigate these residential streets. This is particularly concerning given the proximity to Queen Alexandra Mansions, home to many families and elderly residents, and Argyle Primary School, a designated Healthy School Street. The additional strain on local traffic contradicts Camden's own initiatives to reduce congestion and pollution in the area, such as the closure of access to Euston Road. Allowing this application would undermine these efforts and negatively impact the quality of life for residents. 2.

Noise Disturbance: The extended operating hours, which allow for activities until 4 am on weekends and 2 am on other days, pose a significant noise nuisance to the community. The presence of rooftop terraces overlooking residential dwellings, combined with the likelihood of loud music, patron conversations, and the general commotion associated with an entertainment venue, will create a persistent disturbance for residents. Noise pollution during late hours will disrupt sleep and daily life, adversely affecting the health and wellbeing of people of all ages, including children and the elderly. 3.

Antisocial Behavior: The proximity of this

venue to a densely populated residential area raises concerns about an increase in antisocial behavior, including public drunkenness, littering, and potential drug use, particularly given the venue's late-night operating hours and the focus on alcohol sales. The presence of such behaviors not only threatens the safety and comfort of local residents but also diminishes the sense of community and security that has been carefully maintained. Conclusion: The proposed licensing application by Il Bottaccio (Eventhia Limited) threatens to turn a civic building into a 'party zone,' which is fundamentally incompatible with the character of our residential neighborhood. The potential for excessive noise, increased traffic, and antisocial behavior poses a direct nuisance to residents, undermining Camden's commitment to public safety and the wellbeing of its communities. I respectfully urge the Licensing Committee to reject this application to protect the quality of life for the residents of Camden. The original intent of the Town Hall was to serve as a community asset, not an entertainment venue that prioritizes private profit over public interest. Thank you for considering my objection. Yours sincerely, Johannes Paul and family.

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Camden Town Hall
Judd Street
London

WC1H 9JE

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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**

Peter

Last name

Knowland

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressFlat 1 Tiger House
Burton Street
London
WC1H 9BY**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

Very concerned local resident

Supporting documents (optional)

- BidboroughWorks.pdf

About this form

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Prevention of crime and disorder

The building is close to 3 mainline stations and the underground which already suffer from unacceptable crime - the growth in mobile phone thefts is worrying and causes significant anxiety.

The scale of the building and the large number of people attending the building will inevitably create a whole new focal point for perpetrators of crime.

In addition adjacent Local pubs are used by football fans, especially when important matches take place at Wembley (easy access to station). Excess alcohol consumption can lead to tensions and if drunken guests from Bidborough Works are encouraged to join the fray, this could lead to antisocial behaviour and potential violence.

The late hours and creation of a 'Party Venue' so close to where known drug dealers operate can only escalate the problem, and appears to show a lack of understanding, or dismissal, of the local area and the harm this will bring to our local streets.

I understand that recent planning and licensing application (2023/4956/P) for extended hours at 1 Euston Road (a 5 minute walk from the Town Hall) was refused. A police constable witness statement relating to the same application states, *"From experience in working night shifts, areas which have no business premises open at night tend to be quieter and to not attract ASB and criminality, whereas venues which operate 24/7 such as some shops for example tend to have people gathering outside, especially during weekends."* The same report noted: *"The two males who were actively dealing drugs in and around Reel Time Amusement have been arrested and are currently in prison. They were arrested on two separate occasions with approximately 100 wraps of Crack Cocaine and Heroin each."*

If preventing further growth in the crime rate is important 5 minutes away I assume it will be important to Camden Town Hall - Bidborough Works.

Public safety

The issues referred to above, refer equally to the licensing objective relating to public safety, both in and outside of the building.

Residents returning to homes in Queen Alexandra Mansions and the surrounding streets at night could be subject to the attention of drug dealers, beggars and others drawn to the late night events of 'Bidborough Works' where people will be entering and exiting at any time before midnight.

The Dolphin pub will have closed by this time, making the street more vulnerable. This potential for unwelcome, unpleasant attention in the hours of darkness is intimidating, especially to women and the elderly.

Tonbridge Walk is a narrow passageway. It provides a direct route for people wishing to use the Night Bus or other late night public transport. Large numbers of people could be exiting Bidborough Works at the same time (eg after a an event). This will lead to overcrowding in Tonbridge Walk and a consequent lack of safety. Theft from the person is often rife in such crowded conditions. As far as I am aware there is no passive surveillance in this narrow passageway.

The licence application's condition 12 states that each floor will have a minimum of one staff member on the premises at all times during hours of operation. This is insufficient. If there is a crisis (say on a terrace, or a fight breaks out) this might require assistance from another staff member. This will leave the 'club' without any staff at all.

Finally and depressingly the proximity of the building to three mainline stations and the Eurostar connection to France makes it vulnerable to acts of terrorism.

Public Nuisance

The issues referred to above apply equally to the licensing objective relating to public nuisance, both in and outside of the building.

The proposal for late night licensing and regulated entertainment, including music, will inevitably result in the potential for nuisance to any resident of flats on the Bidborough Street side of Queen Alexandra Mansions.

The number of people permitted to use each floor at any one time (over 300) will inevitably cause noise nuisance outside the building, especially as all the windows in areas of the building where there is no licensable activity (ie the kitchens overlooking Bidborough Street) can be opened.

All the windows will cause severe and direct light intrusion/nuisance to the residential properties opposite.

Given the scale of the operation and the implied change from office use (where most workers go home at a reasonable hour) to event use (where entertainment activities and music can be

played until 11.30pm) there is likely to be considerable nuisance from unpredictable and high levels of activity.

This noise could come from talking and shouting (especially when alcohol has been consumed).

Amplified music could easily cause considerable public nuisance.

The only possible delivery location for the building is Bidborough Street. Delivery vehicles already frequently block the street. Further traffic would mean access will be further restricted.

The scale of the operation will require servicing and parking provision that is currently inadequate.

Public nuisance will stem from the additional traffic that will by necessity drive through the nearby streets along which many people now walk or cycle.

This traffic (lorries for servicing Eventhia's businesses or ferrying people to and from the venue) will increase pollution levels, causing harm to those members of the public and the immediate community who suffer from asthma and other lung-related health issues.

Judd Street is designated a Super Highway (C6) and is extremely well used by cyclists commuting from Kentish Town to Elephant and Castle. Cyclists will be vulnerable to injury if the lorries servicing Bidborough Works are not especially careful.

Protection of children from harm

The issues referred to above apply equally to the licensing objective focusing on the protection of children from harm.

This is a residential neighbourhood which includes an adjacent Primary School, a Church, well-used Community facilities, many large mansion blocks as well as terraces of housing. School children pass the building daily. Many children live in or visit flats within Queen Alexandra Mansions and likely will be exposed to potentially greater harm.

Noise levels at night, and light shining from windows on the second and third floor of Bidborough Works, will cause children who live in flats directly opposite to suffer from sleep deprivation. This in turn will affect their concentration at school and their general health and wellbeing.

People on the outside terraces of Bidborough Works could watch children in the playground of Argyle School, and also within the windows of flats directly opposite. This possible surveillance of young people by should be prevented.

The extra pollution from vehicles attending the premises to service the operations in Bidborough Works and to ferry people elsewhere will impact most seriously on children's health.

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**

Bipin

Last name

Kotecha

Telephone number (optional)**Email address**

[REDACTED]

Address

Flat 123 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

I am writing to object to the premises licence application (application reference APP\PREMISES-NEW\122977) submitted by Eventhia Limited. I note the premises are to be named "Bidborough Works" and relates to ground, 2nd floor, 3rd floor and associated terraces of the former Camden Town Hall. I note the premises are to be

open from 07:00 to 02:00 (00:00 on Sunday) and that there are extensive areas allowing for entertainment including dining and the consumption of alcohol with the proposed conditions suggesting a capacity of 743. Furthermore, the context of the licence is not for a community amenity but restricted to members, their guests and event organisers and their attendees. There is an implied change of use from office use in that entertainment activities can occur, and music can be played beyond the time most office workers will have departed for home. The granting of this licence will lead to breaches of the licensing objectives particularly with regard to the prevention of public nuisance, prevention of crime and disorder, public safety and protection of children from harm. The reasons for my objections are as follows: Public nuisance

The application is for late-night operation of Bidborough Works. The premises will serve alcohol, food from on-site kitchens and there will be refreshments throughout. The applicant also is seeking a licence to cover films, live music, recorded music and similar. There could be 743 persons on the premises until 00:30 and 150 persons until 02:00. The premises have large windows, and the applicant intends to use the open terraces. Bidborough Works will share Bidborough Street with Queen Alexandra Mansions (QAM), an old residential block. An open terrace faces QAM, the exits face QAM and windows face QAM. It is a concern that users on the Bidborough Street terrace may be able to view into the flats opposite. With over 300 people permitted on each floor, add alcohol to the

conversations, music (amplified and live) and it is impossible to envisage the venue as not disturbing the lives of the residents of the whole of QAM and other neighbouring blocks. Disruption resulting in health issues (including general wellbeing) is a concern not only for the person affected but for society as a whole. The social, dining and entertainment activities in the premises and the noise from the commotion of persons arriving and departing - all throughout the day and early hours will generate significant noise in the area. Additionally, increased traffic from delivery vehicles and taxis servicing the venue and patrons using their own vehicles will further add to the noise nuisance. The additional vehicles will add to congestion and pollution thereby causing further public nuisance. Delivery vehicles are liable to block Bidborough Street preventing flow of traffic for residents and to the school. It should be noted that the World Health Organization state on their website that "Excessive noise seriously harms human health and interferes with people's daily activities at school, at work, at home and during leisure time. It can disturb sleep; cause adverse cardiovascular, metabolic, psychophysiological and birth outcomes; lead to cognitive and hearing impairment; reduce performance; and provoke annoyance responses and changes in social behaviour." The lack of additional on-street parking and the mismatch between the venue opening hours and controlled parking hours is liable to cause further loss of amenity to residents. The potential traffic situation is inconsistent with steps taken in

recent years to reduce traffic in the area south of Euston Road (Judd Street) and encourage cycling. Further the council has placed a traffic order to restrict traffic on Bidborough Street and Tonbridge Street during term time. Artificial light and odours (note the kitchen on the Bidborough Street) will further exacerbate the disturbance to the residents. With such numbers using the venue, there is a risk of increased street litter and waste. Camden's own policy highlights that public nuisance is a major concern in areas with residential properties. The reduction of the living and working amenity and environment of persons already living and working in the area does constitute public nuisance. Further the adverse effects of artificial light, dust, odour are public nuisance. Any effect which is prejudicial to health is also public nuisance. Noise, light pollution, increased waste, odours and noxious smells, impact on privacy, materially increased traffic, operation outside normal office hours, supply of alcohol, adverse health impact on residents represents an unacceptable impact for a residential area and have a fundamental impact on the character of the area. The operation of the venue as proposed cannot but have a material reduction in the living amenity and environment of the area. The application, even with the proposed conditions, is not consistent with the licensing objective to prevent public nuisance. Public Safety The proposed venue will be hosting events. The area already attracts drug dealers, beggars and other anti-social activities. These persons are often attracted by a late venue

such as the one proposed. The safety of residents will be compromised in such an environment. The increased traffic, including from larger delivery vehicles is contrary to the pedestrian and cycle friendly developments in recent years. These developments reflect, in part, the desire to make the environment safer for pedestrians and cyclists. The concern is that narrow one-way system starting at Bidborough Street will be a hazard to residents and other pedestrians and cyclists. Further concern is that there is a school on Tonbridge Street and the safety of the children and parents focused on their children will be compromised. Although traffic restrictions may be in place, their effectiveness relies on the ability to prevent violations. I've already seen large vehicles reversing back on Bidborough Street. Delivery trucks already block the road, and the one-way system complicates access for large vehicles, increasing the risk of accidents and posing danger to pedestrians and cyclists. With the proposed capacity, there is potential for overcrowding with people and vehicular traffic. This can represent a major safety issue. Inside the venue, the proposed licence condition is for a minimum of one staff per floor. This is inadequate late in the evening and in the early hours especially if they are having to deal with persons who have consumed alcohol. Prevention of Crime and Disorder The large capacity of Bidborough Works (up to 743 people) combined with the late operating hours creates an attractive environment for crime and disorder. King's Cross is already known for drug-related

activity and anti-social behaviour, and a venue like Bidborough Works, operating late into the night, will exacerbate this problem. Camden's policy also highlights the need to consider potential crime risks when reviewing applications, such as disorderly conduct, drug use, and the congregation of intoxicated individuals. The proposed operating hours (up to 2am) and the scale of the venue significantly increase the risk of such behaviour spilling into surrounding streets, including areas adjacent to residential properties.

Additionally, a recent refusal of extended hours at 1 Euston Road (ref: 2023/4956/P) is highly relevant, with the police noting that late-night premises attract criminality. The police constable witness in that case stated that areas without late-night venues experience fewer instances of anti-social behaviour. These risks are compounded by the proximity of Bidborough Works to pubs frequently used by football fans, particularly on match days, further raising the risk of violent or disorderly conduct. Protection of Children from Harm The venue neighbours Argyle Primary School. Many of the issues referred to under other objectives apply equally to the licensing objective focusing on the protection of children from harm.

There are children living in Queen Alexandra Mansions and the neighbourhood. A primary school is a neighbour. Children can be disturbed artificial light and noise – their bedtimes are much earlier and the effect can be for them to be sleep deprived thus affecting their ability to concentrate and have a general negative effect on their health. The venue

and the additional traffic will increase pollution at a time when efforts are being devoted to reversing the trend. It is recognised that pollution has a serious impact on children's health. The European Environment Agency summarises as follows: "While air pollution affects everyone, children and adolescents are particularly vulnerable because their bodies, organs and immune systems are still developing. Air pollution damages health during childhood and increases the risk of diseases later in life, yet children can do little to protect themselves or influence air quality policies. Until air pollution overall is reduced to safe levels, improving air quality around child-centric settings like schools and kindergartens can help reduce their exposure." Conclusion The Bidborough Works premises licence application should be refused as it does not satisfy the licensing objectives. The proposal will significantly disrupt the lives of local residents, young and old, further encourage an environment conducive to crime and disorder and impair public safety. I urge the Licensing Committee to reject this application and prioritise the safety, security, and wellbeing of the community.

Supporting documents (optional)

- bwobjectionsfinal.docx

About this form**Issued by**

Camden Town Hall
Judd Street

London
WC1H 9JE

Contact phone

020 7974 4444

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I am writing to object to the premises licence application (application reference APP\PREMISES-NEW\122977) submitted by Eventhia Limited. I note the premises are to be named "Bidborough Works" and relates to ground, 2nd floor, 3rd floor and associated terraces of the former Camden Town Hall. I note the premises are to be open from 07:00 to 02:00 (00:00 on Sunday) and that there are extensive areas allowing for entertainment including dining and the consumption of alcohol with the proposed conditions suggesting a capacity of 743.

Furthermore, the context of the licence is not for a community amenity but restricted to members, their guests and event organisers and their attendees. There is an implied change of use from office use in that entertainment activities can occur, and music can be played beyond the time most office workers will have departed for home.

The granting of this licence will lead to breaches of the licensing objectives particularly with regard to the prevention of public nuisance, prevention of crime and disorder, public safety and protection of children from harm.

The reasons for my objections are as follows:

Public nuisance

The application is for late-night operation of Bidborough Works. The premises will serve alcohol, food from on-site kitchens and there will be refreshments throughout. The applicant also is seeking a licence to cover films, live music, recorded music and similar.

There could be 743 persons on the premises until 00:30 and 150 persons until 02:00. The premises have large windows, and the applicant intends to use the open terraces.

Bidborough Works will share Bidborough Street with Queen Alexandra Mansions (QAM), an old residential block. An open terrace faces QAM, the exits face QAM and windows face QAM.

It is a concern that users on the Bidborough Street terrace may be able to view into the flats opposite.

With over 300 people permitted on each floor, add alcohol to the conversations, music (amplified and live) and it is impossible to envisage the venue as not disturbing the lives of the residents of the whole of QAM and other neighbouring blocks. Disruption resulting in health issues (including general wellbeing) is a concern not only for the person affected but for society as a whole.

The social, dining and entertainment activities in the premises and the noise from the commotion of persons arriving and departing - all throughout the day and early hours will generate significant noise in the area.

Additionally, increased traffic from delivery vehicles and taxis servicing the venue and patrons using their own vehicles will further add to the noise nuisance. The additional vehicles will add to congestion and pollution thereby causing further public nuisance. Delivery vehicles are liable to block Bidborough Street preventing flow of traffic for residents and to the school.

It should be noted that the World Health Organization state on their website that "Excessive noise seriously harms human health and interferes with people's daily activities at school, at work, at home and during leisure time. It can disturb sleep; cause adverse cardiovascular, metabolic, psychophysiological and birth outcomes; lead to cognitive and hearing impairment; reduce performance; and provoke annoyance responses and changes in social behaviour."

The lack of additional on-street parking and the mismatch between the venue opening hours and controlled parking hours is liable to cause further loss of amenity to residents.

The potential traffic situation is inconsistent with steps taken in recent years to reduce traffic in the area south of Euston Road (Judd Street) and encourage cycling. Further the council has placed a traffic order to restrict traffic on Bidborough Street and Tonbridge Street during term time.

Artificial light and odours (note the kitchen on the Bidborough Street) will further exacerbate the disturbance to the residents. With such numbers using the venue, there is a risk of increased street litter and waste.

Camden's own policy highlights that public nuisance is a major concern in areas with residential properties. The reduction of the living and working amenity and environment of persons already living and working in the area does constitute public nuisance. Further the adverse effects of artificial light, dust, odour are public nuisance. Any effect which is prejudicial to health is also public nuisance.

Noise, light pollution, increased waste, odours and noxious smells, impact on privacy, materially increased traffic, operation outside normal office hours, supply of alcohol, adverse health impact on residents represents an unacceptable impact for a residential area and have a fundamental impact on the character of the area. The operation of the venue as proposed cannot but have a material reduction in the living amenity and environment of the area. The application, even with the proposed conditions, is not consistent with the licensing objective to prevent public nuisance.

Public Safety

The proposed venue will be hosting events. The area already attracts drug dealers, beggars and other anti-social activities. These persons are often attracted by a late venue such as the one proposed. The safety of residents will be compromised in such an environment.

The increased traffic, including from larger delivery vehicles is contrary to the pedestrian and cycle friendly developments in recent years. These developments reflect, in part, the desire to make the environment safer for pedestrians and cyclists. The concern is that narrow one-way system starting at Bidborough Street will be a hazard to residents and other pedestrians and cyclists. Further concern is that there is a school on Tonbridge Street and the safety of the children and parents focused on their children will be compromised. Although traffic restrictions may be in place, their effectiveness relies on the ability to prevent violations. I've already seen large vehicles reversing back on Bidborough Street.

Delivery trucks already block the road, and the one-way system complicates access for large vehicles, increasing the risk of accidents and posing danger to pedestrians and cyclists.

With the proposed capacity, there is potential for overcrowding with people and vehicular traffic. This can represent a major safety issue.

Inside the venue, the proposed licence condition is for a minimum of one staff per floor. This is inadequate late in the evening and in the early hours especially if they are having to deal with persons who have consumed alcohol.

Prevention of Crime and Disorder

The large capacity of Bidborough Works (up to 743 people) combined with the late operating hours creates an attractive environment for crime and disorder. King's Cross is already known for drug-related activity and anti-social behaviour, and a venue like Bidborough Works, operating late into the night, will exacerbate this problem.

Camden's policy also highlights the need to consider potential crime risks when reviewing applications, such as disorderly conduct, drug use, and the congregation of intoxicated individuals. The proposed operating hours (up to 2am) and the scale of the venue significantly increase the risk of such behaviour spilling into surrounding streets, including areas adjacent to residential properties.

Additionally, a recent refusal of extended hours at 1 Euston Road (ref: 2023/4956/P) is highly relevant, with the police noting that late-night premises attract criminality. The police constable witness in that case stated that areas without late-night venues experience fewer instances of anti-social behaviour. These risks are compounded by the proximity of Bidborough Works to pubs frequently used by football fans, particularly on match days, further raising the risk of violent or disorderly conduct.

Protection of Children from Harm

The venue neighbours Argyle Primary School. Many of the issues referred to under other objectives apply equally to the licensing objective focusing on the protection of children from harm.

There are children living in Queen Alexandra Mansions and the neighbourhood. A primary school is a neighbour. Children can be disturbed artificial light and noise – their bedtimes are much earlier and the effect can be for them to be sleep deprived thus affecting their ability to concentrate and have a general negative effect on their health.

The venue and the additional traffic will increase pollution at a time when efforts are being devoted to reversing the trend. It is recognised that pollution has a serious impact on children's health. The European Environment Agency summarises as follows: "While air pollution affects everyone, children and adolescents are particularly vulnerable because their bodies, organs and immune systems are still developing. Air pollution damages health during childhood and increases the risk of diseases later in life, yet children can do little to protect themselves or influence air quality policies. Until air pollution overall is reduced to safe levels, improving air quality around child-centric settings like schools and kindergartens can help reduce their exposure."

Conclusion

The Bidborough Works premises licence application should be refused as it does not satisfy the licensing objectives. The proposal will significantly disrupt the lives of local residents, young and old, further encourage an environment conducive to crime and disorder and impair public safety. I urge the Licensing Committee to reject this application and prioritise the safety, security, and wellbeing of the community.

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**

Alissa

Last name

Simon

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressFlat 52 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

If clubbers/club members leave the premises later than 11 pm , there is a chance for increased street crime and anti-social behavior from the likely drunken people who are staying out that late. There is also likely to be a return to the drug dealing and prostitution that used to be a problem in this neighborhood, but which

was displaced by gentrification. The building they propose to use for their club is not sound insulated. All night lighting, noise and smells from their proposed 1:30 am closure for their restaurants will create a public nuisance for the residential building (Queen Alexandra Mansions) opposite which is full of working tax payers and students that need their sleep. The noise and pollution from delivery trucks, waste pick up crews and hundreds of taxi/Uber pick ups and drop offs will be a huge public nuisance as well as the waste likely to be left on the side walk that will attract vermin and foxes. There is a neighboring school where parents will be inconvenienced by the delivery vehicles as they attempt to drop off and pick up their children. The children playing outdoors will be adversely affected by the noise and pollution from the vehicles, and the chance of reckless driving.

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WC1H 9JE

Contact phone

020 7974 4444

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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**

Kate

Last name

Mitchell

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressFlat 110 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

Prevention of crime and disorder • The scale of the building, it's location (close to 3 mainline stations) and the large number of people attending the building will make the place a magnet for criminals, drug dealers and users leading to anti-social behaviour. These are already a serious issue and the requested licencing hours would only add to

the existing issues. • With several pubs in the immediate vicinity, which are used by football fans, the excessive alcohol consumption could lead to tensions and potential violence. Controversial events can attract opposing groups who demonstrate outside the building again leading to tension within the community and potentially lead violence and anti-social behaviour. • The area is predominantly residential and if events are marketed to attract people with glamour and wealth, it will make the place a magnet for criminals. Areas which have no late night activity have been proven to be quieter and not attract criminal, drug users and drug dealers. • The late hours and creation of a 'Party Venue' will necessitate the need for staff prior to opening and after closing which means further disruption and shows an ignorance of the local area and the harm it will bring to our streets. Public safety • Residents returning to homes in Queen Alexandra Mansions and other blocks of flats in the area at night could be intimidated by drug dealers, beggars and others drawn to the late-night events of 'Bidborough Works'. The 'friendly' Dolphin pub will have closed by this time, making the street more vulnerable. This potential for unwelcome attention in the hours of darkness is intimidating, especially to women. • Tonbridge Walk (between the Standard Hotel and the eastern end of the Camden Centre) is a narrow passageway. It provides a direct route for people wishing to use the Night Bus or other late night public transport. Large numbers of people could be exiting Bidborough Works at the same time (eg after a an event). This will lead to

overcrowding in Tonbridge Walk and a consequent lack of safety. Theft from the person is often rife in such crowded conditions. There is no passive surveillance in this narrow passageway. • There is an inherent risk of suicide (intentionally or unintentionally) from the open terraces. There's already been a suicide jump onto Tonbridge Walk from the hotel next door. • The licence application's condition 12 states that each floor will have a minimum of one staff member on the premises at all times during hours of operation. This is insufficient. If there is a crisis (say on a terrace, or a fight breaks out) this might require assistance from another staff member. This will leave the 'club' without any staff at all. • The proximity of the building to three mainline stations and the Eurostar connection to France makes it vulnerable to acts of terrorism. Public Nuisance The proposal for late night licensing and regulated entertainment, including music, will inevitably result in the potential for nuisance to any resident of flats on the Bidborough Street side of Queen Alexandra Mansions. The implied change from office use to event use would likely create a nuisance from the high level of activity. This noise could come from talking and shouting (especially when alcohol has been consumed) as well as amplified music. • With the number of people permitted to use each floor at any one time (over 300) there will inevitably be a lot of noise nuisance outside the building, especially as all the windows in areas of the building where there is no licensable activity (ie the kitchens overlooking Bidborough

Street) can be opened. • The only possible delivery location for the building is Bidborough Street. Delivery vehicles already and frequently block the street. Further traffic would mean access will be restricted when additional deliveries take place. There is a one way system in operation and if large vehicles cannot get round the corner into Tonbridge Street, they will attempt to reverse into Judd Street, (this happens already) and is dangerous to pedestrians and cyclists. The scale of the operation will require servicing and parking provision that is currently inadequate. • This traffic (lorries for servicing Eventhia's businesses or ferrying people to and from the venue) will increase pollution levels, causing harm to those members of the public and the immediate community who suffer from asthma and other lung-related health issues. • Judd Street is designated a Super Highway (C6) and is extremely well used by cyclists commuting from Kentish Town to Elephant and Castle. Cyclists will be vulnerable to injury if the lorries servicing Bidborough Works are not especially careful. And the erratic nature of drop-off and picking-up manoeuvres. Public nuisance will stem from the additional traffic that will by necessity drive through the nearby streets along which many people now walk or cycle. Protection of children from harm • This is a residential neighbourhood which includes a Primary School, a Church, well-used Community facilities, many large mansion blocks as well as terraces of housing. School children pass the building daily. Many children live in or visit flats within Queen Alexandra

Mansions and likely will be exposed to danger • Noise levels at night, as well as light shining from windows on the second and third floor of Bidborough Works, will cause children and college students alike who live in flats directly opposite to suffer from sleep deprivation. This in turn will affect their concentration at school/college and their general health and wellbeing. • Everyone, especially Children can be harmed psychologically by seeing drug dealers in action and people leaving the building who are drunk and disorderly. • People on the outside terraces of Bidborough Works could watch children in the playground of Argyle School, and also within the windows of flats directly opposite. This possible surveillance of young people by strangers could cause children extreme harm and psychological trauma. • The extra pollution from vehicles attending the premises to service the operations in Bidborough Works and to ferry people elsewhere will impact most seriously on children's health.

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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**

Christine

Last name

Johnson

Telephone number (optional)**Email address**

[REDACTED]

Address

Flat 97 Queen Alexandra Mansions
Hastings Street
London
WC1H 9DP

Remain anonymous

No

Grounds of representation

- ensuring public safety
- prevention of public nuisance

Details of representation

I am an elderly resident and anticipate that the proposal would lead to large crowds and heavy traffic that would present a threat to my safety and restrict my freedom of movement. The noise associated with the proposed development would have a major impact on my health and quality of life.

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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**

Vanessa

Last name

Frank

Telephone number (optional)**Email address****Address**Flat 1 Omnium Court
20 Princeton Street
London
WC1R 4BE**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

The sale of narcotics is a significant challenge for Camden. Any such venue will attract drug use. Pre and post event intoxication will lead to fights, vandalism and theft. The council must protect residents amenity of security. Without doubt crowds entering and leaving will impact residents amenity of peaceful enjoyment of

their homes. There will be vastly increased noise at unsociable hours and potential for anti social behaviour such as public urination/ sex etc. Local residents who are children will be exposed to this. There is also a school very close to the venue. I live in close proximity to a venue hosting more and more such events and the council is constantly having to intervene. The council is building a reputation for failing to protect residents amenity as laid out in their own policies. This will impact at election time and could expose the council to judicial review or local authority ombudsman censure.

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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**

Glenda

Last name

Davies

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

Flat 111 Thanet House
Thanet Street
London
WC1H 9QG

Remain anonymous

No

Grounds of representation

- prevention of crime and disorder
- prevention of public nuisance

Details of representation

I believe the proposed alcohol licensing hours along with the number of people likely to be using the facilities and the fact that facilities and exits will be on Bidborough Street, a narrow street, close to a high density residential block will risk increased crime and disorder in the area and be a public nuisance to local residents for this reason and also because of inevitable noise disturbance at extremely anti-social hours. I also question why "office use" of the Town

Hall, a public, community building, requires the proposed entertainment facilities and in particular whether grant of alcohol licenses in this "work" context is in line with public policy on health. I believe that in the context of a recent refusal of a late license for premises nearby on Euston Road it has been accepted that late night drinking and the gathering of revellers on the street, potentially under the influence of alcohol, can act as a magnet for crime including drug dealing. The area around the town hall to the south is one of high density housing and our town hall should not become the source of increased risk of crime, disorder and nuisance for local residents. The proposals raise a very significant risk that this will be the case and should be rejected.

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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**

Alastair

Last name

Cormack

Telephone number (optional)**Email address**

[REDACTED]

AddressFlat 142 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

Please see supporting document which details my concerns about this application for each of the selected reasons

Supporting documents (optional)

- CormackQAMrepresentation210824.docx

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Overview

My name is Alastair Cormack. I am the Leaseholder of 142 Queen Alexandra Mansions, which I purchased in 1983. I am a semi-retired professor. My flat is on the 2nd floor directly opposite the application premises on Bidborough Street.

I am writing to urge the licensing panel to reject the application as unsuitable in its present form. It purportedly relates to a 'co-working space', but it is absolutely clear that the operating hours proposed in the application (for licensable activities, regulated entertainment and late night refreshment) show without a doubt that what proposed here is an entertainment and events venue that will effectively extend the licence granted in respect of the former Camden Centre.

Breaches of the licensing objectives

The application before the panel contains a variety of breaches of the licensing objectives, which I would describe as follows.

The prevention of crime and disorder:

- This is an application that will effectively create a large-scale 'house of fun' in a magnet location within Camden. The proximity of three mainline stations and numerous transport links see people arriving from far and wide, some of whom, unfortunately have criminal intent, some of whom will, sadly become victims of crime.
- Many of the adjacent pubs, notably O'Neills and The Dolphin, are used as drinking gathering places for football fans, and there is the risk of cumulative impact on adjacent premises leading to clashes between different groups of revelers.
- Drug use, drug-dealing and their after-effects are already apparent in the area and a very large venue of this nature will exacerbate a situation with which the police are already struggling. (When I first moved into Queen Alexandra Mansions in 1983, it was a common occurrence to find drug paraphernalia, if not also their users, in the stairways leading to the street. Over the succeeding decades, this problem was resolved and the area cleaned up. It is disconcerting, to say the least, to contemplate a reversion to the earlier drug-infested state.)

Public safety:

- I am concerned that, as an elderly person, this venue will make the walk to and from my property unsafe and menacing on account of the significant increase of events and associated activities, particularly in the evening and night times.
- The walkway between new and old town hall buildings and the whole of Bidborough Street is at risk of becoming crowded, unsafe and difficult to navigate.
- Importing large numbers of people who will inevitably drink their fill will make the area less safe.
- The proposed use of the terraces, which give direct access to dangerous plant and machinery creates the risk of drunken incursion on to the roof.
- There has already been a death from the roof of the Standard hotel. Opening four terraces creates the risk of the terraces, which have no barriers at their perimeters, becoming a focus for those who have be drinking or using psychoactive substances. The risk of accident or suicides through the inappropriate use of these terraces should not be understated.

Public nuisance

- The proposal for late night licensing and music so close to my property can only result in unreasonable interference in my personal comfort and safety, since the premises are directly across the road from my bedroom, kitchen and living room. This is also likely to represent a

breach of convention law rights enshrined in the European Convention on Human Rights, as enshrined in UK law, not least the right to family life.

- The applied for hours add music and drinking to a building which was previously part of public administration. The scale of the operation and its timings cannot be reasonably mitigated in terms of their direct impact on a residential block directly facing the town hall on Bidborough Street. It is important to remember that Queen Alexandra Mansions was built before the old town hall building. The area has always been residential.
- Given the scale of the operation, nuisance can be anticipated from amplified music, customer noise, deliveries, collections, lighting, litter/waste, obstruction and plant and machinery.
- While it may be possible to reduce noise breakout, deep vibrating noise of the sort generated by powerful sound systems will likely penetrate Queen Alexandra Mansions, creating nuisance and disturbing sleep and normal life. The applicants' now dissolved previous companies, Grosvenor 9 Ltd and Belgravia 9 limited, were operational in a clubbing venue putting on Belgian house music. Deep repetitive beats are an extreme nuisance to residents.
- The only possible delivery location for the building is Bidborough Street, as it is not possible to use Judd Street, Euston Road or the walkway which bound the other three sides for these purposes. Even before the premises are operational, Bidborough Street has become blocked by delivery vehicles on occasions. As well as increased pollution, and a compromised air quality, this will impede the progress of the emergency services, including to the school.

The protection of children from harm:

- The application site is extremely close to Argyle Primary School.
- The council has adjusted traffic flow around Queen Alexandra Mansions to create a safer environment for parents and children.
- The intensification of deliveries at day and night will arise if the licence is granted. During the day, this will directly conflict with the council's objective of reducing the impact of traffic pollution, the risk from vehicle movement coming into conflict with pedestrians.
- The use of the terraces will create a line sight into the children's playground and the school area generally, which is clearly not desirable.

Alastair Cormack

Professor

5 September 2024

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**

Isobel

Last name

ColeHamilton

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressFlat 21 Jessel House
Judd Street
London
WC1H 9NX**Remain anonymous**

No

Grounds of representation

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

Details of representation

Late night licences in an area with significant drug dealing is only going to make the problem worse. For residents walking home late at night this is unacceptable. It will also create noise in the surrounding area very late at night disturbing local residents.

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WC1H 9JE

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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**

Barbara

Last name

Turfan

Telephone number (optional)**Email address**

[REDACTED]

AddressFlat 8 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

Preliminary: Barbara Turfan. Email:

[REDACTED] I have owned flat 8, Queen Alexandra Mansions, Judd Street, WC1H 9DQ since 1984 and lived in it for most of that time. It is a one-bedroom on the Upper Ground Floor, with both rooms overlooking Bidborough Street and facing the Town Hall. The license application

proposed planned use of the premises for co-working, in itself not objectionable. Yet I see no justification for sale of alcohol and late night refreshments beyond 'office hours' (say 6pm). The proposal in effect offers all-day (and well into the night) hospitality in a quiet residential area tucked away behind the busy Euston Road along and around which there are already numerous licensed premises such as pubs and hotels and several mainline (and an international) railway stations. In relation to the licensing objectives my objections are:

- prevention of crime and disorder The increased numbers of people who have been drinking until very late, stimulating increased opportunities for drug dealers, phone thieves and street violence. There are already numerous licensed premises in the area such as pubs and hotels and several mainline (and an international) railway stations. The access to the terraces as well as at street level will enable voyeurs to peer into the windows of flats in Queen Alexandra Mansions, depriving residents of privacy - particularly but not exclusively - at Basement and Upper Ground levels.
- ensuring public safety The increased traffic inevitable for the 'Bidborough Works' (delivery lorries, taxis, Ubers &c.) will turn the one-way streets encircling Queen Alexandra Mansions - Bidborough Street, Tonbridge Street and Hastings Street along with that section of Judd Street fronting the block - into an excessively busy gyratory causing problems for and endangering pedestrians travelling between St Pancras and Kings's Cross Stations and Judd Street, often with luggage. Judd Street is

also a major cycling route. Hugely increased risk of accident and injury will be inevitable. The increased delivery and other traffic in Tonbridge Street will make it dangerous for the children of Argyle Primary School. It has been observed that lorries have already been reversing to exit that section of Bidborough Street, contravening the Highway Code (200-203). This is bound to become a more common occurrence. • prevention of public nuisance Alcohol- (and no doubt drug-)related activity, especially at crowded times (on the terraces and in the streets with loud conversation, slamming of car doors, revving of engines &c.) until the proposed very late hours will massively disturb residents' peace in and around Queen Alexandra Mansions, disrupting both work and sleep, including that of children. This will particularly affect residents in Bidborough Street where rooms (including bedrooms) such as my own directly overlook the street. Note that silence is mandated in the block between 11pm and 8am. UCL John Dodgson House student accommodation in Bidborough Street that overlooks the Town Hall in Judd St will likewise be massively disturbed. The extra noise and late night activity are out of keeping with the development of this area as the 'Knowledge Quarter' <https://www.knowledgequarter.london> which the current plans for the former RNIB building at 105 Judd Street aim to enhance <https://105juddstreetconsultation.co.uk> . • 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, for which no rationale is offered, offends against all the licensing criteria. If there are 'special occasions' when provision of alcohol, entertainment and refreshment are thought to be required, the lessees can apply for special temporary licenses /extensions.

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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**

Hannah

Last name

Wilson

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

Flat 167-168 Sinclair House
Thanet Street
London
WC1H 9QA

Remain anonymous

No

Grounds of representation

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

Details of representation

This is a quiet, safe, residential area with many families and elderly residents. Allowing up to 700 people to be in the area into the early hours of the morning will not only create a large disturbance to all residence, it will also create a safety issue for those both in their homes & travelling to and from the area.

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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**

Jessica

Last name

Bright

Telephone number (optional)**Email address**

[REDACTED]

AddressFlat 167-168 Sinclair House
Thanet Street
London
WC1H 9QA**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

There are families that live in the area, and it's a quiet and safe area, having a nightclub will change this and cause more problems with nuisance and crime/disorder

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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**

Amanda

Last name

Sebestyen

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

11 A St Martins Almshouses
Bayham Street
London
NW1 0BD

Remain anonymous

No

Grounds of representation

- ensuring public safety
- prevention of public nuisance

Details of representation

We have a beautiful town hall which should not be turned into a 24 hour entertainment centre. There is quite enough night-time economy in Kings Cross already, much of it dangerous and all of it noisy. I have friends living nearby who will be severely affected, while I will lament the loss of my walks through the quiet streets and squares. Above all, it has been demeaning to see my local council nod thought one brash commercial development after another.

Surely now that we have a Labour government, the grants for local councils and services will have to increase and these degrading 'developments' won't need to continue?

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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**

Stuart

Last name

Clarke

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressFlat 32 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

Details of representation

See attached doc.

Supporting documents (optional)

- QAMSNCrepresentation210824.docx

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32 QUEEN ALEXANDRA MANSIONS, JUDD ST, LONDON WC1H 9DQ

I am the Leaseholder/owner of 32 Queen Alexandra Mansions, which I purchased in 1991. The property is on the 4th floor on Bidborough Street.

I am writing to urge the licensing panel to reject the application as unsuitable in its present form. It purportedly relates to a 'co-working space', but it is apparent that the operating hours proposed in the application (for licensable activities, regulated entertainment and late night refreshment) reveal that what proposed here is an entertainment and events venue that will effectively extend the licence granted in respect of the former Camden Centre.

Breaches of the licensing objectives

The application before the panel contains a variety of breaches of the licensing objectives:

The prevention of crime and disorder:

- The proximity of three mainline stations and numerous transport links see people arriving from far and wide, some of whom, unfortunately have criminal intent, some of whom will, sadly become victims of crime.
- Many of the adjacent pubs, notably O'Neills and The Dolphin, are used as drinking gathering places for football fans, and there is the risk of cumulative impact on adjacent premises leading to clashes between different groups of revelers.
- Drug use, drug-dealing and their after-effects are already apparent in the area and a very large venue of this nature will exacerbate a situation with which the police are already struggling.

Public safety

- The walkway between new and old town hall buildings and the whole of Bidborough Street is at risk of becoming crowded, unsafe and difficult to navigate.
- Importing large numbers of people who will inevitably drink their fill will make the area less safe.
- The proposed use of the terraces, which give direct access to dangerous plant and machinery creates the risk of drunken incursion onto the roof.

Public nuisance

- The proposal for late night licensing and music so close to my property can only result in unreasonable interference in my personal comfort and amenity. The premises are 15 metres from my bedroom and living-room. This is also likely to represent a breach of convention law rights enshrined in the European Convention on Human Rights, as enshrined in UK law, not least the right to family life.
- The applied for hours add music and drinking to a building which was previously part of public administration. The scale of the operation and its timings cannot be reasonably mitigated in terms of their direct impact on a residential block directly facing the town hall on Bidborough Street. It is important to remember that Queen Alexandra Mansions was built before the old town hall building. The area has always been residential.
- Given the scale of the operation, nuisance can be anticipated from amplified music, customer noise, deliveries, collections, lighting, litter/waste, obstruction and plant and machinery
- While it may be possible to reduce noise breakout, deep vibrating noise of the sort generated by powerful sound systems will likely penetrate Queen Alexandra Mansions, creating nuisance and disturbing sleep and normal life.
- The only possible delivery location for the building is Bidborough Street, as it is not possible to use Judd Street, Euston Road or the walkway which bound the other three sides for these purposes. Even before the premises are operational, Bidborough Street has become blocked by delivery vehicles on occasions. As well as increased pollution, and a compromised air

quality, this will impede the progress of the emergency services, including to Argyle Primary School.

Stuart N. Clarke
23 August 2024

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**

Sarah

Last name

Julyan

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 162 Queen Alexandra Mansions
Bidborough Street
London
WC1H 9DJ

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

To whom it may concern. We are owners of a property in Queen Alexandra Mansions Bloomsbury a property adjacent to the site. Since owning the property, we have noted many of the improvements to the area that has made it a pleasant area to live. However, we consider what is now proposed will have a marked detrimental

impact on the area and will undo much of the positive work carried out to uplift the area from its past bad reputation. We object to the application for the following reasons.

- Prevention of crime and disorder
- The scale of the building and the large number of people attending the building will increase the numbers of people descending on the immediate area and will create a focal point for perpetrators of crime.
- The area is already a magnet for people to come for a night out and if events are marketed to attract people with glamour and wealth, this will inevitably make the area and the place surrounding it a magnet for criminals.
- The location is close to 3 mainline stations which can attract visitors, of a kind, who come to Kings Cross for both positive, negative and or criminal objectives. The links to stations affords an easy escape route for such criminals.
- Controversial events can attract opposing groups who demonstrate outside the building. This could lead to tensions within the community and result in antisocial behaviour.
- There's an accumulative effect. There are many local pubs adjacent local pubs that have outside drinking areas and are used by football fans, especially when important matches take place at nearby stadiums such as the Emirates stadium and Wembley (easy access to station). Excess alcohol consumption can lead to tensions and if drunken guests from Bidborough Works are encouraged to join the fray, this could lead to antisocial behaviour and potential violence.
- Drug use, dealing and antisocial behaviour are already a serious issue in the Kings Cross neighbourhood

and on adjacent streets. Now patrons of Bidborough Works in relaxation mode become a target customer base for drug dealers and could simply add to the problem. • A recent planning and licensing application (2023/4956/P) for extended hours at 1 Euston Road (a 5 minute walk from the Town Hall) was refused. You can always quote this. A police constable witness statement relating to the same application states, “From experience in working night shifts, areas which have no business premises open at night tend to be quieter and to not attract ASB and criminality, whereas venues which operate 24/7 such as some shops for example tend to have people gathering outside, especially during weekends.” From the same report: “The two males who were actively dealing drugs in and around Reel Time Amusement have been arrested and are currently in prison. They were arrested on two separate occasions with approximately 100 wraps of Crack Cocaine and Heroin each.” • This Amusement Arcade is a 5 minute walk from the Town Hall. • The late hours and creation of a ‘Party Venue’ so close to where known drug dealers operate can only lead to an escalation of the problem, and shows an ignorance of the local area and the harm this will bring to our streets. • The ‘Bidborough Works’ licence asks for operating hours from 7am to 2am. It is likely that staff will be needed on the premises for at least an hour after 2pm and before 7am. This means it will be a business open 20 hours at a stretch – further escalating all the disturbances mentioned above Public safety • The issues referred to above, refer

equally to the licensing objective relating to public safety, both in and outside of the building. • Residents returning to homes in Queen Alexandra Mansions at night could attract the attention of drug dealers, beggars and others drawn to the late night events of 'Bidborough Works' where people will be entering and exiting at any time before midnight. The 'friendly' Dolphin pub will have closed by this time, making the street more vulnerable. This potential for unwelcome attention in the hours of darkness is intimidating, especially to women. • Tonbridge Walk (between the Standard Hotel and the eastern end of the Camden Centre) is a narrow passageway. It provides a direct route for people wishing to use the Night Bus or other late night public transport. Large numbers of people could be exiting Bidborough Works at the same time (eg after an event). This will lead to overcrowding in Tonbridge Walk and a consequent lack of safety. Opportunistic theft from pedestrians is often rife in such crowded conditions. There is no surveillance in this narrow passageway. • Alcohol will be available for sale from 10am to midnight on Friday and Saturday and to 11.30 the other nights. With refreshments available to 1.30 in the morning, it will be possible for Club Members to remain in Bidborough Works all day and all evening. Excessive consumption of alcohol can be dangerous to the drinkers, especially should they choose to access the open terraces, three floors above the pavement. Accidents can occur. • There is an inherent risk of suicide (intentionally or unintentionally) from the open terraces. There's already been a

suicide jump onto Tonbridge Walk from the hotel next door. • The licence application's condition 12 states that each floor will have a minimum of one staff member on the premises at all times during hours of operation. This is insufficient. If there is a crisis (say on a terrace, or a fight breaks out) this might require assistance from another staff member. This will leave the 'club' without any staff at all. • The number of staff in attendance to deal with a fire alarm going off (whether real and or unintentional) are simply not enough and they would struggle to manage a safe exit from the building and customers would flood out on to the roads around the site causing further chaos and make it difficult for emergency services to attend to any incident. • The proximity of the building to three mainline stations and the Eurostar connection to France makes it vulnerable to acts of terrorism. • The increased numbers that the site would attract will place greater pressure on the emergency services in particular the police who are already stretched dealing with the large numbers of people passing through the mainline stations and attending events in the area.

Public Nuisance • The issues referred to above applies equally to the licensing objective relating to public nuisance, both in and outside of the building. • The proposal for late night licensing and regulated entertainment, including music, will inevitably result in the potential for nuisance to any resident of flats on the Bidborough Street side of Queen Alexandra Mansions. • The number of people permitted to use each floor at any one time (over 300) will

inevitably cause noise nuisance outside the building, especially as all the windows in areas of the building where there is no licensable activity (ie the kitchens overlooking Bidborough Street) can be opened. • All the windows will cause severe and direct light intrusion/nuisance to the residential properties close by. • Given the scale of the operation and the implied change from office use (where most workers go home at a reasonable hour) to event use (where entertainment activities and music can be played until 11.30pm) there is likely to be considerable nuisance from unpredictable and high levels of activity. • This noise could come from talking and shouting (especially when alcohol has been consumed) and when customers take the opportunity to smoke on the street adjacent to the property. It will also emanate from other spaces in the building where the as yet even more events could take place. • Amplified music could cause considerable public nuisance and greater pressure will be placed on the local authority to limit the noise pollution at night. • The only possible delivery location for the building is Bidborough Street itself. Delivery vehicles already and frequently block the street. Given the size of the intended operation inevitably the further traffic would add to the traffic congestion in Bidborough Street and will mean access will be further restricted when additional deliveries take place. Further there will be a consequential reduction in the opportunities for residents to park their vehicles and to have deliveries made. Also the customers will be seeking to have pick ups made by taxis and uber

drivers that will clog the streets late at night.

- There is a one-way system in operation and if large vehicles cannot get round the corner into Tonbridge Street, they will attempt to reverse into Judd Street, (this happens already) and is dangerous to pedestrians and cyclists.
- The scale of the operation will require servicing and parking provision that is currently inadequate.
- Public nuisance will stem from the additional traffic such as taxis that will by necessity drive through the nearby streets along which many people now walk or cycle.
- This traffic (lorries for servicing Eventhia's businesses or ferrying people to and from the venue) will increase pollution levels, causing harm to those members of the public and the immediate community who suffer from asthma and other lung-related health issues.
- Judd Street is designated a Super Highway (C6) and is extremely well used by cyclists commuting from Kentish Town to Elephant and Castle. Cyclists will be vulnerable to injury if the lorries servicing Bidborough Works are not especially careful. And the erratic nature of drop-off and picking-up points. Protection of children from harm
- The issues referred to above apply equally to the licensing objective focusing on the protection of children from harm.
- This is a residential neighbourhood which includes an adjacent Primary School, a Church, well-used Community facilities, many large mansion blocks as well as terraces of housing. School children pass the building daily. Many children live in or visit flats within Queen Alexandra Mansions and likely will be exposed to danger
- Noise levels at

night, as well as light shining from windows on the second and third floor of Bidborough Works, will cause children who live in flats directly opposite to suffer from sleep deprivation. This in turn will affect their concentration at school and their general health and wellbeing. • Children may be alarmed and upset by disorderly behaviour that is likely to occur due to the long opening hours proposed for Bidborough Works. • People on the outside terraces of Bidborough Works could watch children in the playground of Argyle School, and also within the windows of flats directly opposite. This possible surveillance of young people by strangers could cause children extreme harm and psychological trauma. • The extra pollution from vehicles attending the premises to service the operations in Bidborough Works and to ferry people elsewhere late at night will impact most seriously on children's health. Sarah and Alan Julyan Owners of Flat 162 Queen Alexandra Mansions

About this form**Issued by**

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

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From: [licensing inbox](#)
To: [Samina Khan](#)
Subject: FW: application reference APP\PREMISES-NEW\122977 Licence reference PREM-LIC\122976
Date: 09 September 2024 09:52:24

FYA

Sarah Williams
Licensing Enforcement Officer

From: Ian Hayes [REDACTED]
Sent: Sunday, September 8, 2024 6:44 PM
To: licensing inbox <licensing@camden.gov.uk>
Cc: BRAG [REDACTED]
Subject: Fwd: application reference APP\PREMISES-NEW\122977 Licence reference PREM-LIC\122976

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Application reference APP\PREMISES-NEW\122977
Licence reference PREM-LIC\122976
Premises name Bidborough Works
Premises address Camden Town Hall Judd Street WC1H 9JE

I write to object to this application for the following reasons:

The addition of an event space to accomodate 700 which will allow functions to continue until 2a.m. Is incompatible with this largely residential area.

There are dwellings in close proximity to the building which would be severely impacted.

The residential buildings in the vicinity contain children and other vulnerable occupants.

The proposal is likely to encourage undesirable activity and nuisance including late night traffic and potentially criminal activity.

I believe that Camden has a duty to protect the interests of those living close by from unacceptable loss of the quiet enjoyment of their homes.

Ian Hayes
18 Russell Chambers
WC1A 2JU

From: [Helen Sinclair](#)
To: [Samina Khan](#)
Subject: Bidborough works
Date: 09 September 2024 09:05:32

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[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 Samina

I've tried to upload an objection multiple times to the council website and it hasn't worked

I've now given up trying that route but want to lodge my objection here please.

I oppose on all the points listed in the council form. Most materially noise, traffic, pollution, crime and impact on local children.

Can you kindly note receipt of this objection.

Thanks. Helen

107 Queen Alexandra Mansions
Tonbridge Street
WC1

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**

Jane

Last name

Campbell

Telephone number (optional)**Email address**

[REDACTED]

Address43 SOLON ROAD
LONDON
SW2 5UU**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

My husband and I own and let a flat in Queen Alexandra Mansions, and have had tenants living there in quiet occupation for several years. We are very worried about the effect of Bidborough Works' proposals on them. The main grounds for our objection are the proposed availability of alcohol into the early hours which seems to be at odds with the use of the building as a

‘co-working space’ (to which we have no objection). 1. Prevention of crime and disorder. The availability of alcohol into the early hours (in an area already well-served for pubs and clubs) is likely to exacerbate problems of noise and crime in the area. A late night venue such as that envisaged would make it a target for drug dealers and phone thieves, and increase the likelihood of street violence – either from muggers targeting the inebriated, or in alcohol-enhanced brawls. The terraces proposed would allow people in Bidborough Works to peer voyeuristically into flats in QAM. 2. Ensuring public safety. The increased traffic needed to service this venue – both for deliveries, and for people to arrive and depart – would pose a serious threat to cyclists and pedestrians. The narrow streets of this small one-way system are not built to deal with the level of traffic the venue would necessitate. There is very little parking in the area as it is. It’s easy to foresee that the arrival of taxis to collect or drop people will cause congestion - and – in all likelihood – altercations. Of particular concern is the effect of increased traffic on children attending Argyle primary school. 3. Prevention of public nuisance. Given the number of people permitted to use the building, and the availability on the premises of alcohol, noise nuisance is inevitable. This encompasses raised voices, slammed car doors, amplified music, revving engines all of which will be to the severe detriment of residents of QAM – a block where quiet is mandated between 11pm and 7am. Residents of the block, who include children, plus students in nearby

accommodation, are all likely to suffer the effects of noise nuisance. This area's branding as the 'knowledge quarter' – home to universities, museums, libraries and bookstores – make it a wholly unsuitable site for what is proposed. 4. Protection of children from harm. As noted above, the increased traffic on a street where there is a primary school is of huge concern- from the hazard posed by the vehicles themselves, to the extra pollution in what is already an inner city area with poor air quality. Children who live in the area are likely to lose sleep through noise. Bidborough Works is in essence a late-night club with all that that entails. Its proximity to a primary school is wholly inappropriate.

Supporting documents (optional)

- BidboroughWorks.doc

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My husband and I own and let a flat in Queen Alexandra Mansions, and have had tenants living there in quiet occupation for several years. We are very worried about the effect of Bidborough Works' proposals on them.

The main grounds for our objection are the proposed availability of alcohol into the early hours which seems to be at odds with the use of the building as a 'co-working space' (to which we have no objection).

1. Prevention of crime and disorder.

The availability of alcohol into the early hours (in an area already well-served for pubs and clubs) is likely to exacerbate problems of noise and crime in the area. A late night venue such as that envisaged would make it a target for drug dealers and phone thieves, and increase the likelihood of street violence – either from muggers targeting the inebriated, or in alcohol-enhanced brawls.

The terraces proposed would allow people in Bidborough Works to peer voyeuristically into flats in QAM.

2. Ensuring public safety.

The increased traffic needed to service this venue – both for deliveries, and for people to arrive and depart – would pose a serious threat to cyclists and pedestrians. The narrow streets of this small one-way system are not built to deal with the level of traffic the venue would necessitate. There is very little parking in the area as it is. It's easy to foresee that the arrival of taxis to collect or drop people will cause congestion - and – in all likelihood – altercations.

Of particular concern is the effect of increased traffic on children attending Argyle primary school.

3. Prevention of public nuisance.

Given the number of people permitted to use the building, and the availability on the premises of alcohol, noise nuisance is inevitable. This encompasses raised voices, slammed car doors, amplified music, revving engines all of which will be to the severe detriment of residents of QAM – a block where quiet is mandated between 11pm and 7am.

Residents of the block, who include children, plus students in nearby accommodation, are all likely to suffer the effects of noise nuisance.

This area's branding as the 'knowledge quarter' – home to universities, museums, libraries and bookstores – make it a wholly unsuitable site for what is proposed.

4. Protection of children from harm.

As noted above, the increased traffic on a street where there is a primary school is of huge concern – from the hazard posed by the vehicles themselves, to the extra pollution in what is already an inner city area with poor air quality.

Children who live in the area are likely to lose sleep through noise.

Bidborough Works is in essence a late-night club with all that that entails. Its proximity to a primary school is wholly inappropriate.

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**

Kathy

Last name

Doyle

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressFlat 18 Russell Chambers
Bury Place
London
WC1A 2JU**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

I am writing to object most strongly to the proposal. I feel inclined to think that the application is a sham because the stated objective of having a workspace as described in the planning application in 2019 has now developed into an events space, accommodating 700 people, with cafes, bars and restaurants, and open until

2.00 a.m. The website of the company applying for this licence reveals that they are a hospitality and events company not a provider of offices and workspaces. Harm

The proposal will result in harm to the neighbourhood. This is primarily a residential area with families living in close proximity to the premises. Families and individuals will be adversely affected by large numbers of people congregating, drinking for many hours and dispersing in the late evening and early hours of the morning. Crime and disorder Large numbers of people on the street, especially late at night, are likely to cause more crime and disorder from:

- drug dealers
- pickpockets
- alcohol related crime such as assaults and fights

Public Safety Local residents returning home will have to run the gauntlet of and will be preyed on by:

- late-night drunken revellers
- drug-dealers
- pickpockets
- beggars who will be attracted to an area which is busy late at night

Nuisance Will be caused by:

- large numbers of people in the building
- crowds exiting the building onto the residential streets
- taxis and rickshaws seeking trade
- amplified music in the building
- kitchen noise and extractor fans
- delivery vehicles in the early hours
- vehicle exhausts causing pollution

Protection of Children This is a residential area. There are many children living nearby in the mansion blocks. There is a primary school nearby and children pass this building to reach their school. It will be detrimental to children living in or visiting the area to:

- be kept awake by loud music at night emanating from the building
- be kept awake or woken by the noise of

people leaving the building, car doors slamming and loud music from rickshaws touting for trade • to have lights shining from the building into their bedrooms, disturbing their sleep • to see drug addicts on their streets • to encounter crowds of inebriated partygoers • to breathe polluted air from the additional traffic generated For all these reasons I object to this application on the basis that it is not compatible or reasonable to allow this level and scale of activity in a residential area such as this.

About this form

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Judd Street
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WC1H 9JE

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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**

MICHAEL

Last name

CARLEY

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressFlat 105 Queen Alexandra Mansions
Hastings Street
London
WC1H 9DP**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

PREVENTION OF CRIME AND DISORDER • The scale of the building and the large number of people attending the building will create a focal point for perpetrators of crime. • There's an accumulative effect. Adjacent Local pubs are used by football fans, especially when important matches take place at Wembley

(easy access to station). Excess alcohol consumption can lead to tensions and if drunken guests from Bidborough Works are encouraged to join the fray, this could lead to antisocial behaviour and potential violence. • Drug use, dealing and antisocial behaviour are already a serious issue in the Kings Cross neighbourhood and on adjacent streets. Now patrons of Bidborough Works in relaxation mode could simply add to the problem. • The late hours and creation of a 'Party Venue' so close to where known drug dealers operate can only escalate the problem, and shows an ignorance of the local area and the harm this will bring to our streets. • The 'Bidborough Works' licence asks for operating hours from 7am to 2am. It is likely that staff will be needed on the premises for at least an hour after 2am and before 7am. This means it will be a business open 20 hours at a stretch, a far cry from the daytime work premises for local artists and entrepreneurs promised by Camden Council when it initiated the renovation of the building. PUBLIC SAFETY • Residents returning to homes in Queen Alexandra Mansions at night could attract the attention of drug dealers, beggars and others drawn to the late night events of 'Bidborough Works' where people will be entering and exiting at any time before midnight. The 'friendly' Dolphin pub will have closed by this time, making the street more vulnerable. This potential for unwelcome attention in the hours of darkness is intimidating, especially to women. • Tonbridge Walk (between the Standard Hotel and the eastern end of the Camden

Centre) is a narrow passageway. It provides a direct route for people wishing to use the Night Bus or other late night public transport. Large numbers of people could be exiting Bidborough Works at the same time (eg after a an event). This will lead to overcrowding in Tonbridge Walk and a consequent lack of safety. Theft from the person is often rife in such crowded conditions. There is no passive surveillance in this narrow passageway. • Alcohol will be available for sale from 10am to midnight on Friday and Saturday and to 11.30 the other nights. With refreshments available to 1.30 in the morning, it will be possible for Club Members to remain in Bidborough Works all day and all evening. Excessive consumption of alcohol can be dangerous to the drinkers, especially should they choose to access the open terraces, three floors above the pavement. Accidents can occur. PREVENTION OF PUBLIC NUISANCE • The issues referred to above apply equally to the licensing objective relating to public nuisance, both in and outside of the building. • The proposal for late night licensing and regulated entertainment, including music, will inevitably result in the potential for nuisance to any resident of flats in Queen Alexandra Mansions. • The number of people permitted to use each floor at any one time (over 300) will inevitably cause noise nuisance outside the building, especially as all the windows in areas of the building where there is no licensable activity (ie the kitchens overlooking Bidborough Street) can be opened. • All the windows will cause severe and direct light intrusion/nuisance to

the residential properties opposite. • Given the scale of the operation and the implied change from office use (where most workers go home at a reasonable hour) to event use (where entertainment activities and music can be played until 11.30pm) there is likely to be considerable nuisance from unpredictable and high levels of activity. • This noise could come from talking and shouting (especially when alcohol has been consumed). It will also emanate from other spaces in the building where the as yet even more events could take place. • Amplified music could cause considerable public nuisance. • The only possible delivery location for the building is Bidborough Street. Delivery vehicles already and frequently block the street. Further traffic would mean access will be restricted when additional deliveries take place. • There is a one way system in operation and if large vehicles cannot get round the corner into Tonbridge Street, they will attempt to reverse into Judd Street, (this happens already) and is dangerous to pedestrians and cyclists. • The scale of the operation will require servicing and parking provision that is currently inadequate. • Public nuisance will stem from the additional traffic that will by necessity drive through the nearby streets along which many people now walk or cycle. • This traffic (lorries for servicing Eventhia's businesses or ferrying people to and from the venue) will increase pollution levels, causing harm to those members of the public and the immediate community who suffer from asthma and other lung-related health issues. • Judd Street is designated a Super Highway (C6)

and is extremely well used by cyclists commuting from Kentish Town to Elephant and Castle. Cyclists will be vulnerable to injury if the lorries servicing Bidborough Works are not especially careful. And the erratic nature of drop-off and picking-up.

PROTECTION OF CHILDREN FROM HARM

- The issues referred to above apply equally to the licensing objective focusing on the protection of children from harm.
- This is a residential neighbourhood which includes an adjacent Primary School, a Church, well-used Community facilities, many large mansion blocks as well as terraces of housing. School children pass the building daily. Many children live in or visit flats within Queen Alexandra Mansions and likely will be exposed to danger
- Noise levels at night, as well as light shining from windows on the second and third floor of Bidborough Works, will cause children who live in flats directly opposite to suffer from sleep deprivation. This in turn will affect their concentration at school and their general health and wellbeing.
- Children can be harmed psychologically by seeing drug dealers in action and people leaving the building who are drunk and disorderly.
- The extra pollution from vehicles attending the premises to service the operations in Bidborough Works and to ferry people elsewhere will impact most seriously on children's health.

About this form

Issued by

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Judd Street

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WC1H 9JE

Contact phone

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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**

Elsbeth

Last name

Court

Telephone number (optional)**Email address**

[REDACTED]

AddressFlat 6 Grenville Mansions
40 41 Hunter Street
London
WC1N 1BG**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

I am an elderly resident with friends in QAM and neighbourhood, the additional noise, crowding all night in narrow streets will ruin our area.

About this form

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Contact phone	020 7974 4444

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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**

Anthony

Last name

Ensor

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressFlat 96 Queen Alexandra Mansions
Hastings Street
London
WC1H 9DP**Remain anonymous**

No

Grounds of representation

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

Details of representation

Much noise and other disruption during both the proposed hours and the day so that crime and disorder follow and both public safety and public nuisance result.

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London

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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**

susan

Last name

boyde

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 21 Rashleigh House
Thanet Street
London
WC1H 9ES

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

Large numbers of people plus long hours for alcohol are likely to lead to more criminal activity, antisocial behaviour, and even violent altercations in this dense residential area where 3 pubs very near to town hall can already concern locals returning home at night. May also attract more drug dealers, esp given 3 local large mainline

stations, who already make local life stressful and often frightening. The immediate streets, bid borough and Tunbridge Walk are narrow, and number of people exiting could be dangerous and unpoliceable. narrow streets will cause problems with deliveries; lorries unable to turn and possibly backing out on to cycle lanes in Judd St The proposed only 1 member of staff on duty is far too low, The terrace levels can increase unwanted volume of noise, and also possible danger of accidental or suicidal falls. prevention of public nuisance covered by my comments above. Re children: primary school next door: children not need more lorries, more drug dealing, more alcohol fuelled people around.

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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**

Risha

Last name

Thakrar

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

Flat 175 Queen Alexandra Mansions
Bidborough Street
London
WC1H 9DJ

Remain anonymous

No

Grounds of representation

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

Details of representation

I am concerned that the opening of a late night establishment will further add to the drug problems already in the area and the doorways of the buildings in Bidborough St will become littered with used drug paraphenalia and drinks bottles making it potentially unsafe and intimidating for residents to enter their homes from these entrances.

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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**

Rayia

Last name

Evans

Telephone number (optional)**Email address**

Rayiasunshine@aol.com

AddressFlat 46 Medway Court
Judd Street
London
WC1H 9QZ**Remain anonymous**

No

Grounds of representation

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

Details of representation

I am disappointed to hear that Camden Council is again considering using the Camden Centre for late night events. Our community is a heavily residential area and is not suitable for such late night events. For several years until it closed for refurbishment the Camden Centre tried to use the venue for late night events but the management team never managed to address the problems this caused: 1. Late

night events attract customers who buy use and sell drugs. Our community already has enough problems caused by drug use and we don't need more people buying, selling and taking drugs in our community. 2. The noise and mess caused by people leaving the venue late at night especially those who park on surrounding streets. 3. Large numbers of people on our streets late at night under the influence of drink and drugs will place those people at risk from crime such as bag and phone snatching which already occurs here. This application contravenes multiple licensing objectives and should be rejected.

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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**

Nick

Last name

Raggett

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 31 Queen Alexandra Mansions
Judd Street
London
WC1H 9DQ

Remain anonymous

No

Grounds of representation

- prevention of public nuisance

Details of representation

my flat is very close and over looks.

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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**

Deirdre

Last name

Kelly

Telephone number (optional)**Email address**

[REDACTED]

Address17 Thanet Street
London
WC1H 9QL**Remain anonymous**

No

Grounds of representation

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

Details of representation

The change to the licence means that nearly 600 people could be exiting onto Bidborough Street (which is adjacent to our property) at midnight 6 nights a week, immediately opposite the homes of families trying to sleep. There are alternative options for the exit on the other side of the building that lead to the Euston Road, a non-residential street. It would be preferable if these should be made accessible to people leaving the venue after a certain time in the

evening? It would then be more likely to be acceptable to the nearby residential community who might have to endure a large number of potentially drunk and disorderly revellers dispersing from the Bidborough Street exit. More evening and night time disturbance will come from Uber cars circulating around nearby residential streets. Not to mention the intrusion of noisy pedicabs...

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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**

Adrian

Last name

Jack

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressFlat 135 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

#1, #2, #3, #4

Supporting documents (optional)

- ObjectionstothelicenceoverCamdenTownHall-040924.docx

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Objections to the licence over Camden Town Hall

I have an interest in 135 Queen Alexandra Mansions, which is a two bedroom flat looking onto Bidborough St. This is directly opposite Camden Town Hall.

The proposed licence for the Town Hall is wholly inappropriate for the area.

Firstly it is a residential area with a primary school nearby. The proposed licence will attract crowds of people, inevitably including drug dealers for which King's Cross is notorious. The danger to children is obvious, as is the risk to public safety.

Secondly, the noise will be a serious public nuisance. Deep beats will easily cross the road.

Thirdly, Bidborough St will inevitably be used for extensive deliveries to the new venue. The street is wholly inappropriate for such use. It will also mean that parking for residents is severely restricted, including the disabled parking.

Adrian Jack

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**

Sian

Last name

Kevill

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Maisonette Basement And Ground Floor
101 Judd Street
London
WC1H 9NE

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

The original plans were for a work space for small businesses or start ups. The latest town hall plans seems to be for hospitality and events. This will cause noise from people exiting the building til late causing disturbance to local residents. There will be more ubers driving down judd street and residential roads for pick ups. Traffic and

noise increase from delivery vans too. Events in London means drugs. There are already drugs being traded nearby and that footprint will expand. All these impacts will be felt by the school at the end of the road. Waste on the road from a large hospitality enterprise is also an issue. The original plans were for a workspace service akin to a library. Now it's morphed for financial reasons I'm guessing into a members hospitality club which is exclusive and not community enhancing at all. The council building is iconic and a great location. It belongs to everyone in camden and should not be allowed to be privatised for someone to make money from yet another hospitality venue in the area.

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To: Camden Licensing

From: Helen Mc Murray, Secretary, South Bloomsbury TRA

Date: 4.9.24

Re: Application reference APP\PREMISES-NEW\122977

Licence reference PREM-LIC\122976

Bidborough Works

Camden Town Hall Judd Street WC1H 9JE

I am writing in my capacity as secretary of the South Bloomsbury TRA to object in the strongest terms to this application on the following grounds:

Prevention of Crime and Disorder

It is inconceivable that a new venue with capacity for 600 people, having extended opening hours, will not soon become a magnet for drug dealers touting for business in this part of central London, leading to anti-social behaviour in and around the vicinity. There is a well-documented link between drug dealing and violence, including knife crime.

The location of the venue so close to national transport services makes it more accessible to organised criminal networks. It is more than credible that a venue of this size with longer opening hours than the local pubs will present a focal point and 'open invitation' to drug dealers to target the premises and adjoining area.

We note that an application for extended hours at nearby 1 Euston Road was rejected last year, 2023. A police witness statement in relation to this application stated that, "areas where there have no businesses operating at night tend to be quieter and do not attract ASB and criminality, whereas venues which operate 24/7 such as some shops for example, tend to have people gathering outside, especially during weekends." This would be even more true for a larger venue, in this case Bidborough Works.

Camden Council has a duty to ensure the safety of its citizens, not least to the many residents living adjacent to and in the surrounding streets, by rejecting any licensing application that has obvious potential to create the conditions for anti-social and criminal activities on account of its location, large capacity and extended opening hours.

Ensuring Public Safety

All of the above concerns apply similarly to ensuring public safety. The potential for anti-social behaviour and criminality taking place in and around the large premises staying open into the early morning will certainly make the area less safe for members of the public as well for residents passing by or heading home.

Additionally, the network of quieter residential streets to the south of the premises which lead to night bus connections, will provide ideal places for drug dealing to take place, creating fear and insecurity for residents and members of the public alike. At key exit times, however, large numbers of people, likely inebriated, spilling out onto these streets simultaneously, presents its own specific problems with overcrowding which is dangerous in terms of road and pedestrian safety, with the added possibility of arguments and fights occurring.

The additional services needed for the venue will result in more vehicles requiring access to the narrow streets behind which will be at odds with current Council transport policies to reduce traffic and improve access and safety for pedestrians and cyclists.

Prevention of public nuisance

Again, the points already noted under Prevention of Crime and Disorder and Ensuring Public Safety, are equally applicable to the Prevention of Public Nuisance. The venue allows for entertainment which will likely have a considerable impact on people living in the mansion blocks of Queen Alexandra Mansions facing Bidborough St.

From our TRA's experience farther south where various types of venue have been operating close to residential properties, noise is experienced as customers enter and leave venues and also when they congregate outside to smoke, and there is a tendency for it to become amplified as it reverberates around the narrower streets, entering residents' homes. Significantly, the open terraces on the 3rd floor will mean that residents will be directly subjected to the noise from animated chatter from people using this space, especially during the evening opening hours. Frequent noise of this nature undermines the right of residents to lead normal lives and is a key factor that negatively impacts mental health.

A separate issue is the transport that people will use to reach the event. Again, our experience is that party goers often use taxis in preference to public transport which gives rise to taxi-touting and many more vehicles and people waiting in the nearby streets, creating congestion and unacceptable levels of noise from people leaving the venue in high spirits, with shouting, aggression and frequent rows being the norm.

Protection of children from harm

Children are the most vulnerable members of our society and their needs deserve to be at the top of the Council's list of priorities when considering granting a late night operating licence to an entertainment venue adjacent to their homes.

The World Health Organization's guidelines for children's well-being includes a recommended amount of sleep ranging from 11–14 hours of "good quality sleep" for the under-fives, to 9-12 hours for children up to twelve years of age. It is impossible to ignore the likelihood that children living nearby will be unable to enjoy undisturbed sleep throughout the night on account of noise coming from within and outside the venue, as mentioned above.

The Council needs to be mindful of the increased danger of drugs gangs finding opportunities to exploit local children to transport drugs. There is a local primary school close by on Tonbridge St close to the premises and it is not inconceivable that, in a worst-case scenario, of children walking to and from the local primary school being exposed to criminal gangs.

In conclusion, we would urge Camden Licensing to carefully consider the cumulative risks of granting long licensing hours to a venue which could undermine the stability of the community and expose residents, children and the public to unnecessary pressures.

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**

[REDACTED]

Last name

[REDACTED]

Telephone number (optional)**Email address**

[REDACTED]

Address

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Remain anonymous

Yes

Detail the exceptional circumstances

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Grounds of representation

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

Details of representation

It relates to noise, danger, crime, pollution.

About this form**Issued by**

Camden Town Hall
Judd Street
London
WC1H 9JE

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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**

[REDACTED]

Last name

[REDACTED]

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Remain anonymous

Yes

Detail the exceptional circumstances

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Grounds of representation

- prevention of crime and disorder
- prevention of public nuisance

Details of representation

#1 There is a serious amount of public drug dealing and usage in the Kings X area already. Drug users sit on the steps of this block of flats. Allowing a venue which serves alcohol and plays music after midnight is likely to attract criminality as evidenced by the refusal of licensing

application (2023/4956/P) according to the police evidence given. #3 The playing of music after midnight from an unsoundproofed venue together with the noise created by several hundred partygoers in an entirely residential area will create a public nuisance. In addition, there is a strong likelihood of drunken brawling in the streets after midnight with police cars and sirens adding to the noise.

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outbreaks of disorder between residents and patrons of Bidborough Works. • The scale of the building and the large number of people attending the building will create a focal point for perpetrators of crime. • A recent planning and licensing application (2023/4956/P) for extended hours at 1 Euston Road (a 5 minute walk from the Town Hall) was refused. A police constable witness statement relating to the same application states, “From experience in working night shifts, areas which have no business premises open at night tend to be quieter and to not attract ASB and criminality, whereas venues which operate 24/7 such as some shops for example tend to have people gathering outside, especially during weekends.” From the same report: “The two males who were actively dealing drugs in and around Reel Time Amusement have been arrested and are currently in prison. They were arrested on two separate occasions with approximately 100 wraps of Crack Cocaine and Heroin each.” • This Amusement Arcade is a 5 minute walk from the Town Hall. • The late hours and creation of a ‘Party Venue’ so close to where known drug dealers operate can only escalate the problem, and shows an ignorance of the local area and the harm this will bring to our residents and communities. • The ‘Bidborough Works’ licence asks for operating hours from 7am to 2am. It is likely that staff will be needed on the premises for at least an hour after 2pm and before 7am. This means it will be a business open 20 hours at a stretch – further escalating all the disturbances mentioned above. Public safety • The issues referred to above, refer

equally to the licensing objective relating to public safety, both in and outside of the building. • The hours of operation will mean a large number of taxis in the area, increasing the likelihood of collisions with pedestrians, including the residents of Queen Alexandra Mansions. • Residents leaving and returning to and from their homes in Queen Alexandra Mansions, particularly at night, will feel intimidated given the increased likelihood that they will attract the attention of intoxicated patrons, drug dealers, beggars and others drawn to the late night events of 'Bidborough Works' where people will be entering and exiting at any time before midnight. The 'friendly' Dolphin pub will have closed by this time, making the street more vulnerable. This potential for unwelcome attention in the hours of darkness is intimidating, especially to women. Public Nuisance • The issues referred to above apply equally to the licensing objective relating to public nuisance, both in and outside of the building. • The terraces will allow visitors to Bidborough Works to cause a nuisance to the residents of adjacent flats in Queen Alexandra Mansions 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 - judgment attached. This also poses a risk of photographs being taken of residents without their knowledge or consent and being posted online. • The proposal for late night licensing and regulated entertainment, including music, will inevitably result in the potential for nuisance to any resident of flats on the

Bidborough Street and Tonbridge Street side of Queen Alexandra Mansions. • The number of people permitted to use each floor at any one time (over 300) will inevitably cause noise nuisance outside the building, especially as all the windows in areas of the building where there is no licensable activity (ie the kitchens overlooking Bidborough Street) can be opened. • All the windows will cause severe and direct light intrusion/nuisance to the residential properties opposite. • Given the scale of the operation and the implied change from office use (where most workers go home at a reasonable hour) to event use (where entertainment activities and music can be played until 11.30pm) there is likely to be considerable nuisance from unpredictable and high levels of activity. • This noise could come from talking and shouting (especially when alcohol has been consumed). It will also emanate from other spaces in the building where the as yet even more events could take place. • Amplified music could cause considerable public nuisance. • The only possible delivery location for the building is Bidborough Street. Delivery vehicles already and frequently block the street. Further traffic would mean access will be restricted when additional deliveries take place. • Public nuisance will stem from the additional traffic that will by necessity drive through the nearby streets along which many people now walk or cycle. • This traffic (lorries for servicing Eventhia's businesses or ferrying people to and from the venue) will increase pollution levels, causing harm to those members of the

public and the immediate community who suffer from asthma and other lung-related health issues. • Judd Street is designated a Super Highway (C6) and is extremely well used by cyclists commuting from Kentish Town to Elephant and Castle. Cyclists will be vulnerable to injury if the lorries servicing Bidborough Works are not especially careful. And the erratic nature of drop-off and picking-up manoeuvres. Protection of children from harm • The issues referred to above apply equally to the licensing objective focusing on the protection of children from harm. • This is a residential neighbourhood which includes an adjacent Primary School, a Church, well-used Community facilities, many large mansion blocks as well as terraces of housing. School children pass the building daily. Many children live in or visit flats within Queen Alexandra Mansions and likely will be exposed to danger – see also the case referred to above of intrusion in Fearn v Tate Gallery. • People on the outside terraces of Bidborough Works could watch children in the playground of Argyle School, and also within the windows of flats directly opposite. This possible surveillance of young people by strangers could cause children extreme harm and psychological trauma. • The extra pollution from vehicles attending the premises to service the operations in Bidborough Works and to ferry people elsewhere will impact most seriously on children's health.

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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**

[REDACTED]

Last name

[REDACTED]

Telephone number (optional)**Email address**

[REDACTED]

Address

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Remain anonymous

Yes

Detail the exceptional circumstances

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Grounds of representation

- prevention of crime and disorder
- prevention of public nuisance

Details of representation

#1 Having been a local resident for more than 30 years, despite many changes and gentrification we still have a stubborn drug dealing problem in this area. Any and all late night venues attract the dealers, and keep them in the area long after they might have left. #3 There seems to have been

quite a change in the proposals ; from a predominantly co- working venue, and a huge change in the late night licensing. Late night licensing on weekdays will cause noise nuisance, this side of Euston road is predominantly residential. The building overlooks many people's homes, and roof terraces will make the situation much worse. There has also been a massive increase in proposed capacity, from 900 to 1600. This will impact the area as a whole... taxis, Ubers, pedicabs etc will cause congestion in a street that has previously been blocked off at the Euston road end to prevent congestion! it seems ridiculous that this would even be considered. Before closure, the previous venue's late night events caused disruption, many men used to urinate in the street, and people were outside smoking, I have witnessed this personally countless times, but it will affect those in Queen Alexandra Mansions the worst. They will also be subject to light pollution and lack of privacy, as the proposal for the 2nd and 3rd floors overlook them, as do the roof terraces. I feel strongly that this needs to be looked at again, and at the very least the hours and capacity curtailed considerably. This is a very different proposal to the original.

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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**

Charles Rodney Stewart

Last name

Farthing

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 18 Queen Alexandra Mansions
Judd Street
London
WC1H 9DQ

Remain anonymous

No

Grounds of representation

- prevention of crime and disorder
- prevention of public nuisance

Details of representation

As residents in the adjacent block of flats, we are very concerned indeed about the proposed change of use due particularly to the noise it will inevitably generate, and likely increase in unsocial behaviour in the streets around. An application of the sort is quite out of order for such a quiet settled residential area, a significant number of the residents being aged and in failing health.

Please take into account the incompatibility of this application and negative impact it will have on the residents who live here.

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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**

Michael

Last name

Carney

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressFlat 43 Rashleigh House
Thanet Street
London
WC1H 9ER**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

I moved to the neighbour just over two years ago for this time i have experienced increased ant social behaviour with drug dealing and the night tine economy hanging about after the bars have closed the drug dealing is blatant if we add to the nighttime economy which fuels both of the fore mentioned this will only escalate and be

intolerable to residents I have been threatened when asked drug takers to move on i fear for my safety and that of others the drug dealers often use a quiet street locally and never the one directly outside the premises of a venue Environmental pollution from a listed building with no sound proofing for nearby residents drunken revellers hanging around after closing time creating disturbances such as noise and other Anti social behaviour There is a primary school nearby and loading and unloading during the daytime is a hazard

About this form

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Camden Town Hall
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WC1H 9JE

Contact phone

020 7974 4444

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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**

Gabriel

Last name

Velo

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 47 Whidborne House
Whidborne Street
London
WC1H 8HG

Remain anonymous

No

Grounds of representation

- prevention of crime and disorder
- prevention of public nuisance

Details of representation

The surrounding residential roads are already subject to the occasional late night noise event from people navigating clubs and bars further than where this is located. This is extremely disruptive as is, so increased foot traffic around the area would increase this. As to how this prevents crime, obvious risks aside, I have heard of drunks, crackheads, and noisy cars on my road having objects lobbed at them from neighbours woken up by their disruptions.

Increasing the aggravation would only lead to more risk of someone getting significantly injured.

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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**

Mohammed

Last name

Gofur

Telephone number (optional)**Email address**

[REDACTED]

AddressFlat 73 Tonbridge House
Tonbridge Street
London
WC1H 9PG**Remain anonymous**

No

Grounds of representation

- prevention of crime and disorder
- ensuring public safety

Details of representation

These events and nightclub will draw local drug dealers towards our residential properties thus causing disorder to the vicinity Reason 2: Drunk and disorderly behaviour will increase resulting in a decrease of public safety

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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 Luke

Last name Jennings

Telephone number (optional)

Email address — [REDACTED]

Address 12 Thanet Street
London
WC1H 9QL

Remain anonymous No

Grounds of representation

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

Details of representation

There is already open drug dealing on our and neighbouring streets at night. The plan would greatly exacerbate this problem, and and the consequent street crime (from drunkenness to fighting, hooliganism and drug-dealing) would constitute a serious ongoing threat to residents' safety. The noise, additional refuse etc caused by the events would also constitute a serious public nuisance in an area already underpoliced and struggling to cope.

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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**

Hideharu

Last name

Watanabe

Telephone number (optional)**Email address**

[REDACTED]

AddressFlat 14 Jessel House
Judd Street
London
WC1H 9NX**Remain anonymous**

No

Grounds of representation

- prevention of public nuisance

Details of representation

It is a residential area and the primary school across the street. This plan does not suit the area. No one wants the loud noises till late at night. The council should be the one which prevents such a plan, not invites them. I believe as a council tax payer, residents in the area have a ground to be against such an inappropriate plan.

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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**

Simon

Last name

Burton

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressFlat 49 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

All

Supporting documents (optional)

- RepresentationpersonalSB.docx

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Representation personal

My situation

I am a 79 year old man, owner of, and living in, a top floor flat in Queen Alexandra Mansions on the corner of Judd Street and Bidborough Street. My partner and I bought the flat 25 years ago. I have no car and thus move around by foot and public transport using Bidborough Street on a daily basis. My bedroom faces onto Bidborough Street. I am involved in several local volunteer activities and thus am in and out much of the day. Over the years I have come across a lot of drug dealing and use around our block and have frequently had to move on drug users, using and blocking the doorways to QAM. Restrictions and traffic in Bidborough Street during the refurbishment of the Town Hall was significant over more than three years. Noise coming from the Dolphin and O'Neil's pubs can be very disturbing during both days and evenings. The recent granting of the license to the Camden Centre for evening and night activities fills me with dread for the future, when it opens. Many license conditions were agreed for the new Camden Centre and I hope that these will have a good effect. I wait to see if this is fulfilled.

The Town Hall situation

I can see that as the Camden Centre was built and used as an events venue, its continued use has to be accepted. But I know that planning permission for the Town Hall refurbishment included change from sui generis to private office use of the basement, 2nd and 3rd floors, Planning Use Class E (now). From this license application and plans I have seen, it appear that any office use is a small component of the proposals. Surely this is contrary to the Planning permission? The application with extensive bars and dining facilities, alcohol sales, conference and entertainment spaces, is totally inappropriate, and indicates use as a members club, entertainment centre and/or night club. This cannot be allowed, it goes against the refurbishment concept for the Town hall to provide office opportunities for SMEs and local businesses.

My objections to granting this license

I object to this current license application because it breaches Camden's Licensing policy in the four ways:

- **Prevention of crime and disorder:** The late evening and night opening with alcohol sales will encourage drug sellers and users and general disorder around Queen Alexandra Mansions as people leave, via the new doors onto Bidborough. Extra security doors were fitted to five entrances (other than Judd Street) to prevent the frequent drug dealing and using on the steps inside the entrances. We suffer abuse and danger from these activities.
- **Protection of children from harm:** My grandchildren frequently visit us and as the façade is only 14 metres from the Town Hall, the canyon effect of seven stories makes sound reverberate around and enter the flat, making sleeping difficult. The increase in traffic and alcohol sales and consumption by the visitors using the 2nd and 3rd floors will increase the danger of our grandchildren walking along Bidborough Street in daytime and evenings.
- **Ensuring public safety:** The presence of strangers from outside the area using the Bidborough Street entrances, with the associated antisocial behaviour, is a serious danger to me and my partner on a daily basis. The sheer volume of visitors, the sale and consumption of alcohol, the attraction of drug sellers and users are serious for our safety and that of our

visitors. There is also danger from service vehicles and extra car traffic, during the day, evening and night in narrow Bidborough Street.

- **Prevention of public nuisance:** Our flat will suffer nuisance from noise emanating from the Town Hall social activities via opening windows and the terrace across from our flat. Noise from service vehicle, delivery and refuse collection and visitors coming and going in Bidborough Street will reverberate into our flat. Bright lighting from windows and the terrace in evenings and nights could cause nuisance. Noise is a very serious problem, as well as vibration, from live and recorded music and other performances likely apparently in the Town Hall.

Recommendation

I join with all other residents of Queen Alexandra Mansions in asking you to reject this license application, to protect our lives from serious disturbance. I cannot see how conditions can be applied to this application to overcome our objections. It seems likely that the granting of a licence would open up the Town Hall as a totally inappropriate entertainment centre which could morph over the year into any activity that makes money for the licensee with no concern for the local residents and residential character of our area.

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**

Richard

Last name

Macve

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 25 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

Introduction I live at 25 Queen Alexandra Mansions, Judd Street, WC1H 9DQ. My flat is on the third floor and a study/bedroom window overlooks Bidborough Street and the Town Hall. The main ground of my objection is that the applicants have given no reason why the planned use of the premises for co-working (a laudable

proposal for the sensible use of the space) should require any sale of alcohol and late night refreshments beyond 'office hours' (say 6pm). The proposal effectively creates a 'Members Club' offering all-day hospitality in an area where there are already sufficient licensed premises (i.e. pubs and hotels). In relation to the licensing objectives my objections are:

- prevention of crime and disorder The increased numbers in the area of people who have been drinking until very late will provide enhanced opportunities for drugdealers, 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 enable voyeurs to peer into 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 pedestrian heading to and from St Pancras and Kings's Cross stations, wheeling their luggage and hurrying along Judd St, much more risky. 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 which contravenes the Highway Code (200-203).
- 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 (modern students need to study at night to pay off their large student debt). The extra noise and late night activity are out of keeping with the development of this area as the 'Knowledge Quarter' <https://www.knowledgequarter.london> which the current plans for the former RNIB building at 105 Judd Street aim to enhance <https://105juddstreetconsultation.co.uk> • 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, for which no rationale is offered, offends against all the licensing criteria. If there are 'special occasions' when provision of alcohol, entertainment and refreshment are thought to be required, the lessees can apply for special temporary licenses /extensions.

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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**

Yi Ching

Last name

Hsieh

Telephone number (optional)**Email address****Address**Flat 169 Queen Alexandra Mansions
Bidborough Street
London
WC1H 9DJ**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

See attachment

Supporting documents (optional)

- Objection.docx

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Overview

My name is Yi-Ching Hsieh. I am a professor. I am the Leaseholder of 169 Queen Alexandra Mansions, which I purchased this year. The property is on the 1st floor on the corner of Bidborough Street and Judd Street.

I am writing to urge the licensing panel to reject the application as unsuitable in its present form. It purportedly relates to a 'co-working space', but it is utterly apparent that the operating hours proposed in the application (for licensable activities, regulated entertainment and late night refreshment) reveal that what proposed here is an entertainment and events venue that will effectively extend the licence granted in respect of the former Camden Centre.

Breaches of the licensing objectives

The application before the panel contains a variety of breaches of the licensing objectives, which I would describe as follows.

The prevention of crime and disorder:

- This is an application that will effectively create a large-scale 'house of fun' in a magnet location within Camden. The proximity of three mainline stations and numerous transport links see people arriving from far and wide, some of whom, unfortunately have criminal intent, some of whom will, sadly become victims of crime.
- Many of the adjacent pubs, notably O'Neills and The Dolphin as used as drinking gathering places for football fans, and there is the risk of cumulative impact on adjacent premises leading to clashes between different groups of revelers.
- Drug use, drug-dealing and their after-effects are already apparent in the area and a very large venue of this nature will exacerbate a situation with which the police are already struggling.

Public safety

- I am a woman from Camden who is concerned that this venue will make the walk to and from my property unsafe and menacing on account of the significant increase of events and associated activities and know other women who feel the same.
- The walkway between new and old town hall buildings and the whole of Bidborough Street is at risk of becoming crowded, unsafe and difficult to navigate.

- Importing large numbers of people who will inevitably drink their fill will make the area less safe.
- The proposed use of the terraces, which give direct access to dangerous plant and machinery creates the risk of drunken incursion on to the roof.
- There has already been a death from the roof of the Standard hotel. Opening four terraces creates the risk of the terraces, which have no barriers at their perimeters, becoming a focus for those who have been drinking or using psychoactive substances. The risk of accident or suicides through the inappropriate use of these terraces should not be understated.

Public nuisance

- The proposal for late night licensing and music so close to my property can only result in unreasonable interference in my personal comfort and amenity. The premises are 14 metres away from my children's bedroom. This is also likely to represent a breach of convention law rights enshrined in the European Convention on Human Rights, as enshrined in UK law, not least the right to family life.
- The applied for hours add music and drinking to a building which was previously part of public administration. The scale of the operation and its timings cannot be reasonably mitigated in terms of their direct impact on a residential block directly facing the town hall on Bidborough Street. It is important to remember that Queen Alexandra Mansions was built before the old town hall building. The area has always been residential.
- Given the scale of the operation, nuisance can be anticipated from amplified music, customer noise, deliveries, collections, lighting, litter/waste, obstruction and plant and machinery
- While it may be possible to reduce noise breakout, deep vibrating noise of the sort generated by powerful sound systems will likely penetrate Queen Alexandra Mansions, creating nuisance and disturbing sleep and normal life. The applicants' now dissolved previous companies, Grosvenor 9 Ltd and Belgravia 9 limited, were operational in a clubbing venue putting on Belgian house music. Deep repetitive beats are an extreme nuisance to residents.
- The only possible delivery location for the building is Bidborough Street, as it is not possible to use Judd Street, Euston Road or the walkway which bound the other three sides for these purposes. Even before the premises are operational, Bidborough Street has become blocked by delivery vehicles on occasions. As well as increased pollution, and a compromised air quality, this will impede the progress of the emergency services, including to the school.

- The applicants propose to permit use of the terraces. One of these looks directly into my children's bedroom. As a mother, I cannot express strongly enough how unconscionable this would be.

The protection of children from harm

- The application site is extremely close to Argyle Primary School.
- The council has adjusted traffic flow around Queen Alexandra Mansions to create a safer environment for parents and children.
- The intensification of deliveries at day and night will arise if the licence is granted. During the day, this will directly conflict with the council's objective of reducing the impact of traffic pollution, the risk from vehicle movement coming into conflict with pedestrians.
- The use of the terraces will create a line sight into the children's playground and the school area generally, which is clearly not desirable.

Yi-Ching Hsieh

27th August 2024

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**

Ian

Last name

Steele

Telephone number (optional)**Email address**

[REDACTED]

AddressFlat 97 Queen Alexandra Mansions
Hastings Street
London
WC1H 9DP**Remain anonymous**

No

Grounds of representation

- ensuring public safety
- prevention of public nuisance
- protection of children from harm

Details of representation

.increased traffic in Bidborough Street and surrounding area Increased noise in evenings until late hours Proximity to primary school and impact on pupils due to traffic increase.

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Contact phone 020 7974 4444

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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**

Chaeun

Last name

Shim

Telephone number (optional)**Email address**

[REDACTED]

Address

Flat 145 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

Details of representation

Late night lighting and noise will disturb the neighborhood and also increase the change of crime or a threat to local people's on Bidborough street

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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**

Adrian

Last name

Fourcin

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 68-69 Tavistock Court
Tavistock Square
London
WC1H 9HG

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 The proposed late night, early morning, introduction of large numbers of alcohol consuming visitors will introduce both crime and disorder #2 the proposal if allowed would be a source of many hazards as the result of the presence of so many visitors and the proximity of major main line stations #3 The inevitable influx of pick pocketers,

revellers and drunks will make the area unsafe. #4 the close proximity of school and children's club combined with the overview of the playground is quite inadmissible

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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 Mark

Last name Caven

Telephone number (optional)

Email address

Address

Flat 29 Hastings House
Hastings Street
London
WC1H 9DT

Remain anonymous No

Grounds of representation

- prevention of crime and disorder
- prevention of public nuisance

Details of representation The noise, traffic and purposed extended hours, in a highly residential street.

About this form

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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**

Michael

Last name

Mattingly

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 1
55 Marchmont Street
London
WC1N 1AP

Remain anonymous

No

Grounds of representation

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

Details of representation

A use of the building for entertainment purposes characterised by high noise levels both in the building and on the streets is very likely to be a nuisance to the high density residential accommodations on two sides of the building and to the hotel on a third side owing to the disruption to the peace and quiet which currently prevails in these areas at nighttime. Particularly the serving of alcoholic beverages late a night

promises to send a number of those patronising the facility onto the nearby streets in a disorderly condition which could lead to anti-social behaviour which at the very least will be threatening to the general public who pass in and out and through this area.

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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**

Tunc

Last name

Erbil

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressFlat 31 Whidborne House
Whidborne Street
London
WC1H 8HG**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 representationDrug violence noise pollution and I wanna
be able to sleep in my flat**About this form****Issued by**

Camden Town Hall

Judd Street

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WC1H 9JE

Contact phone

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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**

Christie

Last name

Ryan

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressFlat 99 Clare Court
Judd Street
London
WC1H 9QW**Remain anonymous**

No

Grounds of representation

- prevention of public nuisance

Details of representation

prevention of public nuisance

About this form**Issued by**Camden Town Hall
Judd Street
London
WC1H 9JE**Contact phone**

020 7974 4444

Data protection

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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**

Vicky

Last name

Cattell

Telephone number (optional)**Email address****Address**4 Parkhill Road
London
NW3 2YN**Remain anonymous**

No

Grounds of representation

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

Details of representation

1 the scale of the building and the proposed activities will present a big opportunity for criminal activity. There is already a big drug dealing activity in and around Kings X area esp as the clientele will present a good target for robbery and drug dealing 2. The nuisance effect of the above is self evident. Local residents will feel intimidated by the surge in criminal activity and threatened themselves as they come and go about their daily business. The huge numbers of

people involved in this entertainment development will cause serious disturbance local residents especially after midnight. This is unacceptable in a largely residential area. There will be light pollution in addition to noise pollution. Serving such a large venue will result in traffic congestion in already crowded streets with one-way systems already struggling. The rise in delivery lorries will severely impact a current safe cycling route in Judd St, a designated N/S Super-Highway. Additional strain on the already severely limited parking (as a frequent visitor to Alexandra Mansions this would affect me) 3 As a residential area with a primary school and several mansion blocks, all the increase in traffic, noise, unsavoury characters will render the area unsafe for local children the noise and air pollution will be considerable and have an adverse effect on children's' health. There are already cases of asthmatic children dying in central London from traffic fumes. There will be light pollution affecting local children's sleep. There are potential safeguarding issues with the influx of visitors and unsavoury characters, drug dealers, criminals, who could target children for their own ends - country lines, pornography, drugs.

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**

Jane

Last name

Richardson

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressAPARTMENT 204 9B CLERKENWELL
ROAD
LONDON
EC1M 5PY**Remain anonymous**

No

Grounds of representation

- prevention of crime and disorder
- prevention of public nuisance

Details of representation

I object on the grounds that serving alcoholic drinks from 10am to 2am is highly likely to lead to criminal disorder and violence. It is also highly likely to lead to considerable noise late at night when people are leaving. This is a residential area

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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**

Renate

Last name

Nahum

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address5 Bloomsbury Square
London
WC1A 2TA**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

all of them - alcoholic licenses in private populated areas are an outrage

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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**

Jim

Last name

Monahan

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressFlat 5 Goldsmith Court
Stukeley Street
London
WC2B 5LF**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

Prevention of crime and disorder There is ample evidence that venues that are open to the early hours and have late night licences are honey pots for drug dealing in and around the premises. The police time and again report the same to the licencing committee . Already the Town Hall has the Camden Centre a venue for dance and

functions; to increase the area that will potentially cater for up to 700 patrons where alcohol and refreshments can be sold and parties take place throughout the whole town hall other than the debating chamber is both hugely disrespectful to the civic and symbolic nature of the building but completely wrong as it will inevitable cause disorder and the possibility of crime because of the numbers of people who be able to drink and party every day of the week till the early hours. The committee must be mindful that the planning permission granted to the applicants purposefully excludes the use to which they now seek to adopt ; it is designated for office /work activities NOT for licensed gathering, and social events with alcohol available from 10.00am till midnight up . and as a venue for special preformances and events /parties . The CXouncil turned diown an application only recently see 2023/4956/P because of the effect it would have on the neighbourhood. The CXouncil must be consistent with their actions and therefore must refuse this application Public Safety: The idea of having a potential of 700+ people leaving the building late at night every night into the quiet residential street is just asking for trouble especially as the drug dealing and associated crime is so prevalent around the adjacent rail stations and existing late night liscenced premises in the Euston Rd. The potential of this number of patrons exiting into Bidborough Street late at night is encouraging and inevitable provoking the likelihood of disturbances and disruption and danger . Prevention of public nuisance A licensed premises can

not control the noise and disturbance its patrons cause in the neighbouring street; it can endeavour to ask patrons to be considerate but at the end of the day whenever there are disturbances from late night licensed venues the owners claim they are doing all they can. In this particular case the entrance and exists are all into a residential street that is currently quite and safe at night ; it would be completely irresponsible to grant approval that will immediately potentially undermine the current tranquility. An office/co-working venue has no reason to need to have a late night licence. It is blatantly obvious that the Bottaccio Group wish to use the premises as a club where parties and drinking is the norm not run a working/office facility. Already the neighbourhood suffers when football supporters arrive and depart from St Pancras and Kings Cross stations congregating around the PH in Judd Street and Euston Road To facilitate indeed encourage yet more people who are very likely to be inebriated to come to this location is just asking for problems. The cumulative effect runs completely againsts the Council's protestations that they wishg to protect and enhance the quality of life of local residents and to protect their amenity . To Protection of Children from harm The residential accommodation directly opposite the propped licenced premises contains many families and Argyle primary school is very close by. Clubs that operate late at night attract drug dealers and the detrius and activities cause immense disruption and constitute a danger to children. To grant a license to these

premises will inevitably cause major disruption to the local residential community.

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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 BILL

Last name REED

Telephone number (optional)

Email address [REDACTED]

Address 40 Argyle Square
London
WC1H 8AL

Remain anonymous No

Grounds of representation

- prevention of public nuisance

Details of representation This is a dense residential area which has been experiencing ever increasing noise late at night from numerous sources. We think that there is already too much, and that it should be reduced, rather than adding more.

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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**

Paul

Last name

Crichton

Telephone number (optional)**Email address**

[REDACTED]

AddressFlat 72 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

significant risk of drug and alcohol related offences significant risk of violent offences as a result if drug and alcohol abuse public nuisance as a consequence of noise and music over many hours, often extending into the night significant risk to safety of

children at the Argyle Primary School,
especially from people intoxicated by drugs
and alcohol

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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**

Christopher

Last name

Tribble

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 122 Queen Alexandra Mansions
Tonbridge Street
London
WC1H 9DW

Remain anonymous

No

Grounds of representation

- prevention of public nuisance

Details of representation

I am a resident in Queen Alexandra Mansions and view these proposed changes with extreme concern. I can only see negative outcomes for the residents arising from the changes. Traffic will increase and the noise from those coming in and out of the premises, and the noise of music and other entertainment taking place on the premises will have a massive negative impact on the amenity value of our homes. We value the peace that had characterised QAM (I've lived here since 1995), and although this has been

damaged by recent building works and airconditioning systems in nearby buildings, the current proposals will inevitably cause great harm for all of us who live nearby. I strongly oppose the change of use of these premises. In particular, I object to the specific changes outlined in the proposal as follows: Second Floor Open until 01.00 on occasion (Sale of Alcohol and Regulated Entertainment) Third Floor Open until 01.30 on occasion (Sale of Alcohol and Regulated Entertainment) Terraces • Bidborough Street The terraces will be open between the hours of • 16th Oct – 15th March: Mon–Sun: 09.00 – 19.00 • 16th March – 15th Oct: Mon–Sun: 09.00 – 21.00

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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**

Chris

Last name

Self

Telephone number (optional)**Email address**

[REDACTED]

Address

Flat 165 Queen Alexandra Mansions
Bidborough Street
London
WC1H 9DJ

Remain anonymous

No

Grounds of representation

- prevention of public nuisance

Details of representation

The proposal to permit a licence to run a club over two floors so close to a residential area (15 yards or so from the residents in Queen Alexandra Mansions) is inappropriate. Not to mention the inevitable side effects of club attendees using Bidborough Street to gather on, make noise, engage in potential antisocial behaviour or worse and so on. Extra lighting would potentially disturb residents at night, intimidation of residents arriving home at night is possible as well as the extra traffic and deliveries that will be required and the

extra waste created in an already congested area would all be reasons making this licence unsuitable. There is already a pub at both ends of Bidborough street and a hotel/bar. In summary this is a wholly unbecoming use of a town hall building in the context of the area surrounding it.

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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**

Dan

Last name

Thompson

Telephone number (optional)**Email address**

[REDACTED]

Address

Flat 114 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

Details of representation

We live very near the premises and what is currently a relatively quiet residential street with a primary school nearby will change beyond all recognition. Very late night entertainment will mean significant noise and disruption with drunk people on the streets, taxis and pedestrians coming and going creating noise, litter and who knows what else? The kitchens will create smell and additional rubbish and the size and

scale makes this on an industrial scale. In summer we need to keep windows open as the flats get hot and that means noise pollution is an even bigger issue - even in winter we don't have double glazing so noise will be an issue.

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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**

Isabella

Last name

McLeod

Telephone number (optional)**Email address**

[REDACTED]

AddressFlat 43 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

Isabella McLeod – representation I urge the panel to reject this application as in complete conflict with Camden’s licensing policies. My name is Isabella McLeod. I am about to start my third year at university, and aim to start a career in the law or media after that, living and working in London, with my home in Queen Alexandra Mansions.

This summer I have undertaken work placements which involve a wide range of working hours. Most recently I have been working at ITN on the Jeremy Vine show. This has involved getting up at 5am to start work at 620am at the ITN studios on Gray's Inn Road. I have other placements at law firms coming up. Prevention of public nuisance The proposed application will create serious disruption to my future work patterns. The application site is directly opposite my bedroom. Late night events will disturb my sleep and make it impossible to go to work rested. If approved, it would make it very difficult for me to take a full-time job at a local employer like ITN. Legal work requiring concentration would become very difficult and I would not be able to perform well. If approved, revellers will be able to look into my bedroom from the terraces. That is frankly unacceptable and a gross invasion of my privacy and my right to a private life under article 8 of the European Convention on Human Rights. Prevention of children from harm I can't believe a party venue (and don't try to kid me that this is a co-working space – I can read and the application is all about noise, events and parties) would open up so close to a Primary School. All the noise, traffic, deliveries and pollution, and undesirables hanging around close to school kids – it's disgusting. Ensuring public safety The application will be the straw that breaks the camel's back. QAM is a residential block. We already have O'Neills, The Dolphin, The Standard and The Skinners surrounding us – fair enough – but asking a major residential block to put up with a mega

venue bang opposite is a sick joke. Prevention of crime and disorder The applicants have said nothing about dealing with hate and intolerance (para 4.26 of your policy statement on licensing). As a member of the LGBTQ+ community, it is already often intimidating to walk from the station to the flat as a result of public drunkenness and revellers. This application is going to majorly increase the quantity of such behaviour and I would invite the applicants to walk in my shoes to understand just how that will be. It will be horrible and frightening to have such goings-on close to the place I call home.

Supporting documents (optional)

- IsabellaMcLeod.pdf

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Isabella McLeod – representation

I urge the panel to reject this application as in complete conflict with Camden's licensing policies.

My name is Isabella McLeod. I am about to start my third year at university, and aim to start a career in the law or media after that, living and working in London, with my home in Queen Alexandra Mansions.

This summer I have undertaken work placements which involve a wide range of working hours. Most recently I have been working at ITN on the Jeremy Vine show. This has involved getting up at 5am to start work at 620am at the ITN studios on Gray's Inn Road. I have other placements at law firms coming up.

Prevention of public nuisance

The proposed application will create serious disruption to my future work patterns. The application site is directly opposite my bedroom. Late night events will disturb my sleep and make it impossible to go to work rested. If approved, it would make it very difficult for me to take a full-time job at a local employer like ITN. Legal work requiring concentration would become very difficult and I would not be able to perform well.

If approved, revellers will be able to look into my bedroom from the terraces. That is frankly unacceptable and a gross invasion of my privacy and my right to a private life under article 8 of the European Convention on Human Rights.

Prevention of children from harm

I can't believe a party venue (and don't try to kid me that this is a co-working space – I can read and the application is all about noise, events and parties) would open up so close to a Primary School. All the noise, traffic, deliveries and pollution, and undesirables hanging around close to school kids – it's disgusting.

Ensuring public safety

The application will be the straw that breaks the camel's back. QAM is a residential block. We already have O'Neills, The Dolphin, The Standard and The Skinners surrounding us – fair enough – but asking a major residential block to put up with a mega venue bang opposite is a sick joke.

Prevention of crime and disorder

The applicants have said nothing about dealing with hate and intolerance (para 4.26 of your policy statement on licensing). As a member of the LGBTQ+ community, it is already often intimidating to walk from the station to the flat as a result of public drunkenness and revellers. This application is going to majorly increase the quantity of such behaviour and I would invite the applicants to walk in my shoes to understand just how that will be. It will be horrible and frightening to have such goings-on close to the place I call home.

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

MCLEOD

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 43 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

Representation from Andrew McLeod My name is Andrew McLeod. I was born in Camden at UCH. I can see the hospital from my flat window on the Judd Street side. My bedroom faces on to Bidborough Street on the 6th, almost level with the terrace. I work in London supporting refugee programmes for those displaced by

violent conflict in the Middle East. My work is complex and demanding. Like many, I work from home in the day and evening in my bedroom. I am worried about this application, which conflicts with the council's own licensing policy statement, for the following reasons: - Prevention of crime and disorder: a venue with noisy events and alcohol will attract negative elements to the area where I live – the area around the Town Hall is already sketchy and the proposals in this application will make things worse. There is lots of drug use on the streets and many guests attending 'party' events will be tempted to buy and take drugs. The venue will become an unpleasant magnet. - Ensuring public safety: a new party venue close to mainline stations and the Eurostar terminal will attract more crowds in an already busy area. I am also worried about the threat of terrorism and terrorist attacks. The Government has published a new law that will require venues to have credible plans to prevent and deal with the threat of terrorist attacks. This will become law during the lifetime of this application. But the applicants seem completely unaware of this and have no credible plans for addressing this issue. This venue is in a high risk category – close to transport links and a large and prominent public building. I have read that an IRA car bomb once went off outside our flats. I am worried that nothing has been done to address this issue. I do not feel that the applicants are taking this seriously. - Public nuisance: this application says it is for a co-working space, but that is nonsense – it is all about posh events and

parties that will disturb my work and sleep. That is a terrible way for the Council to treat a young person just starting out in his career trying to help people in some very difficult parts of the world. People on the terraces will smoke and drink and make noise whatever the applicants say – get real – they won't be able to stop it and this is right opposite my bedroom. I worry about smoke harming my health and the extra traffic pollution which is bad for my lungs. This application will be terrible for my mental health too. - Harm to children: a big druggy party building on the same street as a school? Do me a favour: this is a horrible thing to do, and I wouldn't want to send my kids to Argyle Primary if I knew all this stuff was going on around them. It's a real recipe to break up a community and force people away from the area, which used to be a nice one. I can't believe Camden could let this happen next to a residential block and a school where normally people would want to start families. I urge councillors to reject this application as a con and an attempt to create noise and nuisance which will harm local people. 21 August 2024

Supporting documents (optional)

- [RepresentationfromAndrewMcLeod.pdf](#)

About this form**Issued by**

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WC1H 9JE

Contact phone

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Representation from Andrew McLeod

My name is Andrew McLeod. I was born in Camden at UCH. I can see the hospital from my flat window on the Judd Street side. My bedroom faces on to Bidborough Street on the 6th, almost level with the terrace.

I work in London supporting refugee programmes for those displaced by violent conflict in the Middle East. My work is complex and demanding. Like many, I work from home in the day and evening in my bedroom.

I am worried about this application, which conflicts with the council's own licensing policy statement, for the following reasons:

- Prevention of crime and disorder: a venue with noisy events and alcohol will attract negative elements to the area where I live – the area around the Town Hall is already sketchy and the proposals in this application will make things worse. There is lots of drug use on the streets and many guests attending 'party' events will be tempted to buy and take drugs. The venue will become an unpleasant magnet.
- Ensuring public safety: a new party venue close to mainline stations and the Eurostar terminal will attract more crowds in an already busy area. I am also worried about the threat of terrorism and terrorist attacks. The Government has published a new law that will require venues to have credible plans to prevent and deal with the threat of terrorist attacks. This will become law during the lifetime of this application. But the applicants seem completely unaware of this and have no credible plans for addressing this issue. This venue is in a high risk category – close to transport links and a large and prominent public building. I have read that an IRA car bomb once went off outside our flats. I am worried that nothing has been done to address this issue. I do not feel that the applicants are taking this seriously.
- Public nuisance: this application says it is for a co-working space, but that is nonsense – it is all about posh events and parties that will disturb my work and sleep. That is a terrible way for the Council to treat a young person just starting out in his career trying to help people in some very difficult parts of the world. People on the terraces will smoke and drink and make noise whatever the applicants say – get real – they won't be able to stop it and this is right opposite my bedroom. I worry about smoke harming my health and the extra traffic pollution which is bad for my lungs. This application will be terrible for my mental health too.
- Harm to children: a big druggy party building on the same street as a school? Do me a favour: this is a horrible thing to do, and I wouldn't want to send my kids to Argyle Primary if I knew all this stuff was going on around them. It's a real recipe to break up a community and force people away from the area, which used to be a nice one. I can't believe Camden could let this happen next to a residential block and a school where normally people would want to start families.

I urge councillors to reject this application as a con and an attempt to create noise and nuisance which will harm local people.

21 August 2024

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

Making a representation as

As a business

Your details**Business name**

Murgatroyd Ltd

First name

Wendy

Last name

Holden

Telephone number (optional)**Email address**

[REDACTED]

AddressFlat 43 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

Overview My name is Wendy Holden. I am a creative entrepreneur. I am the Leaseholder of 43 Queen Alexandra Mansions, which I purchased in 1993. I am the sole director of Murgatroyd Ltd, whose registered address is 43 Queen Alexandra

Mansions. The property is on the 6th floor on the corner of Bidborough Street and Judd Street. The application premises have a line of sight into my children's bedroom. I am writing to urge the licensing panel to reject the application as unsuitable in its present form. It purportedly relates to a 'co-working space', but it is utterly apparent that the operating hours proposed in the application (for licensable activities, regulated entertainment and late night refreshment) reveal that what proposed here is an entertainment and events venue that will effectively extend the licence granted in respect of the former Camden Centre. Breaches of the licensing objectives

The application before the panel contains a variety of breaches of the licensing objectives, which I would describe as follows. The prevention of crime and disorder: - This is an application that will effectively create a large-scale 'house of fun' in a magnet location within Camden. The proximity of three mainline stations and numerous transport links see people arriving from far and wide, some of whom, unfortunately have criminal intent, some of whom will, sadly become victims of crime. - Many of the adjacent pubs, notably O'Neills and The Dolphin as used as drinking gathering places for football fans, and there is the risk of cumulative impact on adjacent premises leading to clashes between different groups of revelers. - Drug use, drug-dealing and their after-effects are already apparent in the area and a very large venue of this nature will exacerbate a situation with which the police are already struggling. Public safety - I am a woman

from Camden who is concerned that this venue will make the walk to and from my property unsafe and menacing on account of the significant increase of events and associated activities and know other women who feel the same. - The walkway between new and old town hall buildings and the whole of Bidborough Street is at risk of becoming crowded, unsafe and difficult to navigate. - Importing large numbers of people who will inevitably drink their fill will make the area less safe. - The proposed use of the terraces, which give direct access to dangerous plant and machinery creates the risk of drunken incursion on to the roof. - There has already been a death from the roof of the Standard hotel.

Opening four terraces creates the risk of the terraces, which have no barriers at their perimeters, becoming a focus for those who have be drinking or using psychoactive substances. The risk of accident or suicides through the inappropriate use of these terraces should not be understated. Public nuisance - The proposal for late night licensing and music so close to my property can only result in unreasonable interference in my personal comfort and amenity. The premises are 14 metres away from my children's bedroom. This is also likely to represent a breach of convention law rights enshrined in the European Convention on Human Rights, as enshrined in UK law, not least the right to family life. - The applied for hours add music and drinking to a building which was previously part of public administration. The scale of the operation and its timings cannot be reasonably mitigated in terms of their direct impact on a

residential block directly facing the town hall on Bidborough Street. It is important to remember that Queen Alexandra Mansions was built before the old town hall building. The area has always been residential. - Given the scale of the operation, nuisance can be anticipated from amplified music, customer noise, deliveries, collections, lighting, litter/waste, obstruction and plant and machinery - While it may be possible to reduce noise breakout, deep vibrating noise of the sort generated by powerful sound systems will likely penetrate Queen Alexandra Mansions, creating nuisance and disturbing sleep and normal life. The applicants' now dissolved previous companies, Grosvenor 9 Ltd and Belgravia 9 limited, were operational in a clubbing venue putting on Belgian house music. Deep repetitive beats are an extreme nuisance to residents. - The only possible delivery location for the building is Bidborough Street, as it is not possible to use Judd Street, Euston Road or the walkway which bound the other three sides for these purposes. Even before the premises are operational, Bidborough Street has become blocked by delivery vehicles on occasions. As well as increased pollution, and a compromised air quality, this will impede the progress of the emergency services, including to the school. - The applicants propose to permit use of the terraces. One of these looks directly into my children's bedroom. As a mother, I cannot express strongly enough how unconscionable this would be. The protection of children from harm - The application site is extremely close to Argyle

Primary School. - The council has adjusted traffic flow around Queen Alexandra Mansions to create a safer environment for parents and children. - The intensification of deliveries at day and night will arise if the licence is granted. During the day, this will directly conflict with the council's objective of reducing the impact of traffic pollution, the risk from vehicle movement coming into conflict with pedestrians. - The use of the terraces will create a line sight into the children's playground and the school area generally, which is clearly not desirable.
Wendy Holden Director Murgatroyd Ltd 21 August 2024

Supporting documents (optional)

- WendyHoldenrepresentation210824.pdf

About this form**Issued by**

Camden Town Hall
Judd Street
London
WC1H 9JE

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Overview

My name is Wendy Holden. I am a creative entrepreneur. I am the Leaseholder of 43 Queen Alexandra Mansions, which I purchased in 1993. I am the sole director of Murgatroyd Ltd, whose registered address is 43 Queen Alexandra Mansions. The property is on the 6th floor on the corner of Bidborough Street and Judd Street.

The application premises have a line of sight into my children's bedroom.

I am writing to urge the licensing panel to reject the application as unsuitable in its present form. It purportedly relates to a 'co-working space', but it is utterly apparent that the operating hours proposed in the application (for licensable activities, regulated entertainment and late night refreshment) reveal that what proposed here is an entertainment and events venue that will effectively extend the licence granted in respect of the former Camden Centre.

Breaches of the licensing objectives

The application before the panel contains a variety of breaches of the licensing objectives, which I would describe as follows.

The prevention of crime and disorder:

- This is an application that will effectively create a large-scale 'house of fun' in a magnet location within Camden. The proximity of three mainline stations and numerous transport links see people arriving from far and wide, some of whom, unfortunately have criminal intent, some of whom will, sadly become victims of crime.
- Many of the adjacent pubs, notably O'Neills and The Dolphin as used as drinking gathering places for football fans, and there is the risk of cumulative impact on adjacent premises leading to clashes between different groups of revelers.
- Drug use, drug-dealing and their after-effects are already apparent in the area and a very large venue of this nature will exacerbate a situation with which the police are already struggling.

Public safety

- I am a woman from Camden who is concerned that this venue will make the walk to and from my property unsafe and menacing on account of the significant increase of events and associated activities and know other women who feel the same.
- The walkway between new and old town hall buildings and the whole of Bidborough Street is at risk of becoming crowded, unsafe and difficult to navigate.

- Importing large numbers of people who will inevitably drink their fill will make the area less safe.
- The proposed use of the terraces, which give direct access to dangerous plant and machinery creates the risk of drunken incursion on to the roof.
- There has already been a death from the roof of the Standard hotel. Opening four terraces creates the risk of the terraces, which have no barriers at their perimeters, becoming a focus for those who have been drinking or using psychoactive substances. The risk of accident or suicides through the inappropriate use of these terraces should not be understated.

Public nuisance

- The proposal for late night licensing and music so close to my property can only result in unreasonable interference in my personal comfort and amenity. The premises are 14 metres away from my children's bedroom. This is also likely to represent a breach of convention law rights enshrined in the European Convention on Human Rights, as enshrined in UK law, not least the right to family life.
- The applicant has added music and drinking to a building which was previously part of public administration. The scale of the operation and its timings cannot be reasonably mitigated in terms of their direct impact on a residential block directly facing the town hall on Bidborough Street. It is important to remember that Queen Alexandra Mansions was built before the old town hall building. The area has always been residential.
- Given the scale of the operation, nuisance can be anticipated from amplified music, customer noise, deliveries, collections, lighting, litter/waste, obstruction and plant and machinery
- While it may be possible to reduce noise breakout, deep vibrating noise of the sort generated by powerful sound systems will likely penetrate Queen Alexandra Mansions, creating nuisance and disturbing sleep and normal life. The applicants' now dissolved previous companies, Grosvenor 9 Ltd and Belgravia 9 limited, were operational in a clubbing venue putting on Belgian house music. Deep repetitive beats are an extreme nuisance to residents.
- The only possible delivery location for the building is Bidborough Street, as it is not possible to use Judd Street, Euston Road or the walkway which bound the other three sides for these purposes. Even before the premises are operational, Bidborough Street has become blocked by delivery vehicles on occasions. As well as increased pollution, and a compromised air quality, this will impede the progress of the emergency services, including to the school.
- The applicants propose to permit use of the terraces. One of these looks directly into my children's bedroom. As a mother,

I cannot express strongly enough how unconscionable this would be.

The protection of children from harm

- The application site is extremely close to Argyle Primary School.
- The council has adjusted traffic flow around Queen Alexandra Mansions to create a safer environment for parents and children.
- The intensification of deliveries at day and night will arise if the licence is granted. During the day, this will directly conflict with the council's objective of reducing the impact of traffic pollution, the risk from vehicle movement coming into conflict with pedestrians.
- The use of the terraces will create a line sight into the children's playground and the school area generally, which is clearly not desirable.

Wendy Holden

Director

Murgatroyd Ltd

21 August 2024

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**

Mickey

Last name

Bonin

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 84 Queen Alexandra Mansions
Hastings Street
London
WC1H 9DP

Remain anonymous

No

Grounds of representation

- prevention of public nuisance

Details of representation

It would appear from the application that this will be an entertainment venue and not a place of work. I ask those reviewing the license do they have music, films, open bars restaurants in their places of work? The licensing hours will ensure a steady stream of revellers at unsociable hours, causing a public nuisance. Parking for residence will be impacted and those leaving the premises late at night and the surrounding streets will cause a nuisance by opening and closing their vehicles and starting up their vehicles at unsociable

hours. If the application does go ahead, I would strongly recommend that parking in the surrounding area only be made available to local residence 24/7 to avoid what will become a public nuisance.

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

From: licensing inbox <licensing@camden.gov.uk>
Sent: Monday, September 2, 2024 10:17 AM
To: Samina Khan [REDACTED]
Subject: FW: Bidborough Works

FYA

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

From: ellie dickens [REDACTED]
Sent: Saturday, August 31, 2024 2:25 PM
To: licensing inbox <licensing@camden.gov.uk>
Subject: Bidborough Works

[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.

I am a resident of Queen Alexandra Mansions. I live at number 86, and I am 76 years old.

I am writing to state my objection to the proposed development of the Town Hall by Eventhia. I use the back door of my block and rely on using the alley behind the Town Hall to get to the bus stop and King's Cross station. As I suffer from arthritis and spinal stenosis I have some difficulty walking. Having to run the gauntlet of all the 'works' which will be involved in the first place, and then crowds of noisy drunks who will inevitable gather there, fills me with despair.

I have lived in Queen Alexandra Mansions since 1985, and I deeply resent the fact that the Town Hall, a public building, should be allowed to become a centre for late night drinking, with all its awful consequences for local residents.

Dr Jean Elliott

From: [licensing inbox](#)
To: [Samina Khan](#)
Subject: FW: 122977 Bidborough Works.
Date: 21 August 2024 12:26:36

Hi Samina,

FYI

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

From: Simon Mitchell <[REDACTED]>
Sent: Wednesday, August 21, 2024 12:02 PM
To: licensing inbox <licensing@camden.gov.uk>
Subject: 122977 Bidborough Works.

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[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.

From:

Simon Mitchell Flat 4 Queen Alexandra Mansions. WC1H 9DQ

Resident.

Director of Queen Alexandra Mansions Ltd.

Herewith, a letter of Objection.

Reasons:

1. I'm fearful that Bottaccio/Eventhia haven't been straightforward in their intent for the proposed usage of the second or third floor.

a) Plans originally submitted by their agent Purcell showed bars, catering sized kitchens. The floor finishes plan showed no raised (Access) floor which is required in any office/workspace.

b) My conclusion was that those two floors were actually intended for hospitality (bar/restaurant). Should a licence to sell alcohol be granted.

c) Once challenged they submitted a further plan showing 'conference' spaces and a division (stud partition subject to listed building consent) across what could revert to a catering kitchen - shown as meeting rooms.

2. The suitability of the building to receive supplies and services. There's no off street parking or service/delivery bay. A mature (subject to a TPO) and much valued Plane tree preventing any enlargement of the east facade's loading area.

3. The proximity of both a school and our permanent homes.

It's dangerous to underestimate the requirement for servicing/deliveries, recycling and waste - the intended usage which I believe Eventhia/Bottaccio intend for the two additional floors.

We the residents' would be affected, perhaps 24 hours a day.

I have forwarded already, to David Fowler and to Jonathan, a video taken of Bidborough Street. Deliveries being attempted (to the Camden Centre) proving just how difficult it is. A lorry reversing down the one way

street contrary to the Highway Code onto Judd Street as its only means of escape. The right turn into Tonbridge Street impossible.

4. Guests of the 'Members Club' (Eventhia/Bottaccio's description) exiting the building during the night:

If it's impossible (Listed Building) to allow internal alterations to provide night time exit onto Euston Rd, then the only exit will be Bidborough Street.

The masonry/glazing within the circulation space (Bidborough and Tonbridge Streets) will provide a text book example of intolerable acoustic resonance - within a residential area.

Our demise, the north west façade of Queen Alexandra Mansions being only a short distance away from where it's possible that (sometimes) intoxicated members/guests will exit the members club.

A description of how people behave under these circumstances isn't required. But can be imagined.

Despite Eventhia/Bottaccio's protestation's regarding prescribed taxi pick up points, their security personnel being adequately trained, the policing on a nightly basis will defeat them.

The numbers of guests overwhelmingly on occasion.

5. My opinion is that after a short tenure (the holy grail, your hospitality licence in place) Eventhia/Bottaccio will sell on the lease and the business.

Do you know that they have either the experience or the intention to run a long term operation from the Town Hall, should they sell, yet another operator, for good or for bad will be bequeathed to us. We shall be obliged to begin again policing/objecting, debating with yet another organisation.

FYI: The Standard Hotel has an extraordinary turn over of staff/management. We have to begin anew each and every time - attempting to remind them of their promises. We are more experienced than we'd like to be with the hospitality industry upon our doorstep.

It's the prime responsibility of your committee to safeguard our way of life here.

There are children, families with teenagers, students studying hard for their degrees, the elderly and infirm, pensioners, entrepreneurs, lawyers and architects living peacefully in the 180 flats here.

Each and every one of us will be adversely affected should you decide to grant this further licence.

We are aware that the authority requires income. But I would respectfully ask you to consider carefully whether you're certain that the repurposed Town Hall is suitable as a hospitality venue.

Camden should be offering these two floors to fledgling businesses, as originally agreed (in fact it was for the basement in the early days of Lendlease and Purcell's original Listed Building consent) as an asset to the local community.

To close this worry down;

Do not offer a hospitality licence for the second or third floors + associated roof gardens.

Insist that they are truly 'work/co-working spaces', ergo; an alcohol licence unnecessary- the local bars and pubs adjacent will benefit being hugely being able to offer hospitality to the office workers occupying those two floors.

Yours.

Simon Mitchell

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**

Aratrika

Last name

Kar

Telephone number (optional)**Email address**

[REDACTED]

Address
 Flat 2 Jessel House
 Judd Street
 London
 WC1H 9NX
Remain anonymous

No

Grounds of representation

- prevention of crime and disorder
- prevention of public nuisance

Details of representation

There is a risk of drunk and disorderly behaviour from patrons of the club, affecting local residents. Additionally, rowdy behaviour can cause excessive noise pollution. Residents may also face harassment when returning home at night.

About this form**Issued by**

Camden Town Hall



Representation for application reference no. APP\PREMISES-NEW\122977

Contact Camden

Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

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From: [Billy Clark](#)
To: [licensing_inbox](#)
Subject: Letter of Support: APP\PREMISES-NEW\122977
Date: 12 September 2024 18:33:30

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[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 Members of the Licensing Authority,

I am writing to offer my full support for Eventhia's application for a new Premises Licence for the co-working spaces at Camden Town Hall, reference APP\PREMISES-NEW\122977.

As a long-time Camden resident and someone actively involved in the arts and music industry, I believe Bidborough Works has the potential to greatly benefit the local community. This project aims to create a collaborative hub for the creative sector, providing a dynamic space for individuals to connect, share ideas, and participate in cultural activities. As someone who set up their own company last year and have been trying to get an office space, but with the ever growing rent it's not possible - this would help with it being in my local area and a place to work freely from.

Eventhia's commitment to safety and its high standard of operational procedures will ensure a secure environment, making it an ideal space for artists and entrepreneurs to grow their networks and businesses.

I am confident that granting this licence would address an important need in Camden's professional community and serve as a valuable resource for local creatives and businesspeople. I strongly encourage the Licensing Authority to consider the many positive contributions this project will bring to the area.

Thank you for your time and consideration.

Best regards,

Billy Clark
10 Medburn Street
Nw1 1rj

Sent from my iPhone



Support for licence application reference APP \PREMISES-NEW\122977

Please register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

I am currently leading Hestia Hospitality plc – a new investment vehicle in the Hospitality sector, acquiring and building premium restaurant groups.

I have over 20 years' experience in leading hospitality and culture organisations. He has produced over two dozen West End and Broadway shows, winning Tony Awards, Olivier Awards, Evening Standard Theatre Awards and many more. I have built and run theatres (including the first new, purpose-built theatre in London in over half a century) and has sat on the boards of a wide variety of cultural and arts institutions.

I returned to the hospitality sector as interim CEO for several organisations which included multi award-winning gastro pub, restaurant groups and hotels.

I am Executive Chair for SALT, a leading marketing consultancy specialising in food and drink which he also founded. I am also a Trustee for Home Kitchen, a charity working to training and employ people from the homeless community into the Hospitality sector. Home Kitchen opened its first site in Primrose Hill in September 2024.

I have previously been a board member of the British Institute of Innkeepers as well as a mentor for the Prince's Trust.

I was elected as a Fellow of The Royal Society of Arts and has just completed his MBA from Warwick Business School. Furthermore, I have recently also been awarded the Freedom of the City of London for services to Business and the Arts.

I understand that over many years, the experienced Bidborough Works team have engaged with the authorities and local people. Like any serious, seasoned operator looking to make a successful business, well thought out operational procedures and management plans that consider everything in detail such as safeguarding, customer welfare and traffic management, are essential.

To my knowledge, they have been devised very carefully, ensuring best practices are implemented by coordinating with and seeking advice from respective authorities such as police, EHO and Camden Council.

Having experience of using similar environments to the Bidborough Works proposal, I feel reassured that the measures highlighted in these management plans go into appropriate detail concerning licensing elements such as additional security, zero tolerance policies and the likes of dispersal. I have toured the building and understand that noise control and prevention measures have been designed into the project, alongside robust traffic management and delivery plans, which I am sure are some concerns for nearby residents. These include triple glazed windows and screening to cut out light pollution, and strict delivery and unloading

schedules within framework hours. I have confidence that all these very important points have been practically considered in order to create a viable business proposition that ultimately benefits so many.

Importantly, a venue of this nature is a much-needed hospitality venture, not only providing affordable and flexible places for individuals and professionals to meet and work, but essentially, providing over 200 jobs for an essential industry that has been so corroded by COVID in recent years. These employment opportunities naturally benefit those who live nearby and are offered to people at all levels of experience. The coworking spaces, to which the application refers to, provides a unique and inspirational environment for people to work in, and creates an invaluable opportunity for employees to learn, furthering their careers by capitalising on professional member networks, all of which would be exceptional work -place experience for self-development.

Added to this, the substantial lease of millions over the building's tenure provides direct revenue for the Council which will be reinvested into the borough for much needed infrastructure - community assets such as youth programmes, helping to address homelessness, maintenance of public parks, services and social programmes, health services and community leisure facilities to name but a few - strengthens an application of this nature overall.

Granting this license will provide jobs and security and has a wide-reaching impact on the community and borough to which shouldn't be rejected, especially in these uncertain times where opportunities for many are becoming harder and harder to come by.

Yours sincerely,

Andrew Fishwick

CEO

Hestia Hospitality plc

28 Parkhill Road

London

NW3 2YP



From: [licensing_inbox](#)
To: [Samina_Khan](#)
Subject: FW: Application Ref: APP\PREMISES-NEW\122977 Letter of Support
Date: 10 September 2024 11:45:00
Attachments: [~WRD0003.jpg](#)

fyi

Karly Wyatt
Licensing Support Officer

Telephone: [REDACTED]

From: Chantal Rickards OBE [REDACTED]
Sent: Tuesday, September 10, 2024 11:04 AM
To: licensing_inbox <licensing@camden.gov.uk>
Subject: Application Ref: APP\PREMISES-NEW\122977 Letter of Support

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[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 Sirs,

As a long-standing member of the creative and culture industry based in central London, an Honorary Fellow and graduate of University College, London, and former CEO of BAFTA in the USA, I would like to strongly support Application Ref: APP\PREMISES-NEW\122977 Licence ref: PREM-LIC\122976. Should the appropriate licenses be granted, The Bidborough Works premises will become a wonderful resource for young professionals based in one of the world's most culturally significant cities. I am delighted to support their endeavours.

Please register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

The application is thoughtfully prepared by an experienced team with a proven track record. Bidborough Works seeks to establish a central London hub for young professionals and the local business community to work, collaborate, and share knowledge, revitalising a historic landmark and ensuring it remains a valuable asset to the Camden community.

I understand that the Bidborough Works team has engaged extensively with authorities and local residents to develop robust operational procedures that focus on inclusivity, safety, customer welfare, traffic management, and noise control. They are committed to being a responsible neighbour, managing patron dispersal, and improving street safety with security measures and 360-degree CCTV. These efforts will significantly enhance safety on the south side of Euston Road and align with the core licensing objectives.

The team's professionalism and the proposed operating hours will ensure Bidborough Works becomes a relevant coworking venue in a challenging economic climate. By granting this licence, Camden can support a community-focused initiative that will contribute culturally and economically to the area, expand the local knowledge economy, and enhance opportunities for residents and professionals to develop networks and engage in a forward-thinking cultural programme.

Thank you for taking the time to consider my letter of support.

Yours sincerely,



CHANTAL RICKARDS OBE



From: [licensing inbox](#)
To: [Samina Khan](#)
Subject: FW: PREM-LIC\122976
Date: 05 September 2024 14:22:27

FYA

Paru Bhudia
Licensing Officer

Telephone: [REDACTED]

From: Chris McGill <[REDACTED]>
Sent: Thursday, September 5, 2024 12:32 PM
To: licensing inbox <licensing@camden.gov.uk>
Subject: PREM-LIC\122976

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Chris McGill

24 Hillfield Avenue, London N8 7DT

[REDACTED]
Licensing Committee
London Borough of Camden
Camden Town Hall
Judd Street
London, WC1H 9JE

Dear Members of the Licensing Committee,

Re: Support for Bidborough Works Premises Licence Application

I am writing to express my strong support for the premises licence application submitted by Bidborough Works. I am a frequent visitor to Kings Cross holding meetings, popping up my business nearby and socialising in the area. Having lived in London and seen how the area has changed since 1991 I believe that Bidborough works would be a fitting and beneficial addition to the area. I'm aware that the application has been meticulously prepared by a team with significant experience and a commendable track record in similar projects. Bidborough Works are aiming to establish a dynamic hub in central London that caters to young professionals and the local business community, fostering collaboration and knowledge-sharing while revitalising a historic landmark.

I know that (having attended a lecture at the Model Railways Club and from personal experience) that before its redevelopment, Kings Cross was often associated with criminal behavior. However, Camden Council's forward-thinking approach has made a notable difference. By issuing licenses to experienced and responsible operators, and implementing

enhanced CCTV, security measures, and plans for safer streets, the Council has effectively reduced anti-social behavior. This initiative highlights the Council's commitment to the four licensing objectives—preventing crime and disorder, ensuring public safety, preventing public nuisance, and protecting children from harm. Consequently, Kings Cross has become a safer and more culturally vibrant neighborhood. Bidborough Works would fit seamlessly into this.

The professionalism of the Bidborough Works team and the proposed operating hours underscore the venue's potential to become a vital co-working space which I would hope to use in the current challenging economic climate. By granting this licence, Camden can support a forward-thinking initiative that will not only provide cultural and economic benefits but also bolster the local knowledge economy. The venue will offer invaluable opportunities for residents and professionals to network and participate in a vibrant cultural programme.

In addition to the immediate benefits of revitalising a historic building, Bidborough Works will contribute significantly to the Camden community in several ways:

- **Restoration and Heritage:** The project will sensitively restore a listed building, celebrating and preserving the Borough's architectural heritage.
- **Community Engagement:** Annually, Bidborough Works will provide 100 free community memberships to local individuals and organisations who might not otherwise have access to such facilities. This includes prioritising underrepresented groups such as care-experienced young adults, individuals with protected characteristics, young adults with SEND, and other diverse backgrounds.
- **Free Facilities Access:** The project will offer 20 days of free use of conference and event facilities to the Camden community, further embedding it within the local fabric.
- **Economic Impact:** It is projected that Bidborough Works will generate over £100 million in direct revenue for the London Borough of Camden throughout the lease term.
- **Affordable Co-working Spaces:** The venue will provide affordable co-working spaces, making them accessible to thousands of Camden residents at rates significantly lower than the average cost per desk in the area.

In summary, Bidborough Works represents a highly beneficial addition to the Camden community, promising to enhance local economic and cultural landscapes while ensuring the preservation and celebration of architectural heritage. I strongly support the application and encourage the Committee to grant the premises licence.

Thank you for considering my support.

Yours sincerely,

Chris

Chris McGill



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

Making a representation as

As a business

Your details**Business name**

Clueit Webb Interiors

First name

Corinne

Last name

Webb

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address95-97 NORTHDOWN ROAD
MARGATE
CT9 2QY**Remain anonymous**

No

Grounds of representation

- prevention of crime and disorder

Details of representation

I'm not quite sure what the above means but I am writing in support of Bidborough Works. Please attached letter in support.

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Support for licence application reference APP\PREMISES-NEW\122977

Please register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

I am an interior designer and upholsterer. I have an interiors shop in Margate and we offer upholstery, soft furnishings and interior design services to residential and commercial clients. Our clients are mainly in the South East and London.

I commute into Kings Cross St Pancras at least once a week. For years I've hoped there was a workspace in the area that I could use when I come to London to conduct business. Whilst there are a variety of coworking facilities in the city, I'm specifically after an environment where the creative community resonates with my industry practice in a well-designed space, which is conducive to a really good output.

The beautifully restored venue with its fantastic location close to the station and in the centre of the Kings Cross Knowledge Quarter creates a much-needed and very convenient meeting place where individuals like myself can work and conduct meetings from morning to night. When I come to London, I make the most of my day and often host client meetings or work from morning until late into the evening (outside of rush hour when the train tickets are more affordable) and I, therefore, need a place that has long hours of operation and has a really strong hospitality offering in order to entertain.

Having gone through the licence application on the Council's website, it is clear that the proposal has been carefully considered with people like myself in mind. The Bidborough Works proposition will contribute to the local culture, economy and business of the area and create a platform for me and my peers to further enhance our professional networks.

Like most professional operators with licenses in London, the application includes robust operational procedures and management plans and supports the prevention of crime and disorder with a subscription-based membership model which implements a comprehensive structure to select and manage those who apply to be a part of Bidborough Works.

All the necessary licensing objectives such as an enforced zero-tolerance drug policy as well as 360 CCTV makes the area around the Camden Town Hall significantly safer for myself and the people living and working nearby.

Having lived in Hackney for 14 years, I was forced to move outside of London due to the affordability of rent and property prices. Taking into account the train travel and moving around the city which adds up on a weekly basis, it is imperative I have a space to work from that is also reasonable and that doesn't compromise my monthly overheads. Bidborough Works membership scheme for the coworking space is a very attractive proposition and can only be beneficial to local people, particularly creatives, and really builds on the vibrant community of those who also work in the area.

It is great to know that Bidborough Works are investing in the local community and that they plan to implement a community membership scheme to create opportunities for young entrepreneurs in line with Camden's mission of affordable workplace schemes.

Please grant this license to facilitate professional young business owners like myself to flourish, especially in a historic building of this calibre and in a modern, safe and productive environment.

Yours sincerely,


Corinne Webb

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**

Danielle

Last name

O'Brien

Telephone number (optional)**Email address**

[REDACTED]

AddressFlat A
11 Marquis Road
London
NW1 9UD**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

Danielle O'Brien 10/09/2024 11a Marquis Road London, NW1 9UD Dani.o.b@hotmail.co.uk 07949902259 RE: Support for Eventhia's Application for a New Premises Licence for Camden Town Hall - Application reference APP\PREMISES-NEW\122977. To the Members of the Licensing Authority, I am writing to express my strong support

for Eventhia's application for a new Premises Licence at Camden Town Hall, specifically for the co-working areas located within the building. As a long-time resident of Camden and a professional working in the area, I have seen first-hand the growing need for accessible, flexible, and well-managed workspaces in our community. The proposal for Bidborough Works at Camden Town Hall would address this need, providing essential amenities and opportunities for professionals like myself. The co-working space promises to offer not only networking and start-up support programmes but also a safe, modern environment to host cultural events and meet the varied needs of local businesses and professionals. It is important to note that the Bidborough Works team has a proven track record of responsible business practices and has actively engaged with local authorities and the community. Their well-devised operational procedures, including noise control measures, traffic management plans, and safeguarding policies, give me great confidence that this space will be managed with public safety and the prevention of public nuisance in mind. Features such as triple-glazed windows and carefully scheduled deliveries ensure that concerns from local residents regarding potential disturbances are addressed. This initiative will create over 200 jobs, directly benefiting the local economy and community, which has been severely impacted by COVID-19. Furthermore, the long-term lease will generate substantial revenue for the Council, which can be reinvested into

essential public services such as youth programmes, homelessness support, and the maintenance of community facilities. In light of the considerable benefits that Bidborough Works will bring, I strongly urge the Licensing Authority to approve this application. This project offers an invaluable opportunity for Camden to support its residents, foster economic growth, and provide a much-needed community hub. Thank you for your time and consideration. Yours sincerely, Danielle O'Brien

About this form

Issued by

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

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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.

From: [licensing inbox](#)
To: [Samina Khan](#)
Subject: FW: Licence Application Reference APP\PREMISES-NEW\122977
Date: 12 September 2024 18:01:31

FYA

Sarah Williams
Licensing Enforcement Officer

From: Deborah Frances-White [REDACTED]
Sent: Thursday, September 12, 2024 5:00 PM
To: licensing inbox <licensing@camden.gov.uk>
Subject: Licence Application Reference APP\PREMISES-NEW\122977

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Licensing Department
Camden Council
Judd Street, WC1H 9JE

Subject: Support for Licence Application Reference APP\PREMISES-NEW\122977

Deborah Frances-White
94C College Place, NW1 0DJ
12th September 2024

Dear Sir/Madam,

I am writing to express my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

As a long-time Camden resident, and founder & host of *The Guilty Feminist* podcast (our residency theatre of the past eight years is Kings Place, and we have loved watching the Kings Cross area evolve in this time). I have always been passionate about fostering creativity, collaboration, and community in this vibrant borough. Camden has long been a hub for culture, arts, and progressive ideas, and I believe that the Bidborough Works project perfectly aligns with this spirit.

For years, I've been deeply connected to this area—not just as a resident, but as

someone who is constantly working to create spaces where people can come together, support each other, and work towards positive change. The Camden Town Hall is such a historic and important landmark in our community, and the opportunity to see it revitalized as a hub for professionals, entrepreneurs, and creatives is incredibly exciting.

The Bidborough Works team has put in place thoughtful and responsible plans to ensure that this space will be managed safely and with care. I understand that measures such as enhanced security, noise control, and traffic management have been carefully considered in collaboration with local authorities. This gives me confidence that the project will benefit the community while minimizing any disruption.

It's vital that we support projects like this, which offer flexible working spaces and foster professional growth, especially for those who are often underrepresented in traditional workplaces.

The importance of community spaces cannot be overstated. As someone who has spent much of my career working to give a platform to diverse voices, I see Bidborough Works as a place where those voices can come together—whether it's through collaboration, mentorship, or simply having a space to work and grow. This is more than just a business proposition; it's an investment in the future of Camden and the people who live and work here.

I sincerely hope that the council will recognize the positive impact this project will have on the community and grant the necessary licence. It is an opportunity to create a dynamic, creative, and safe space in the heart of Camden, and I look forward to seeing the difference it will make.

Yours sincerely,

Deborah Frances-White

Bloomsbury Ballroom
Victoria House, Bloomsbury Square,
London, WC1B 4DA

RE: Support for Licence Application Reference APP\PREMISES-NEW\122977

Dear Members of the Licensing Authority,

I am writing on behalf of Bloomsbury Ballroom, situated in Victoria House, Holborn, a Grade II listed building with notable similarities to the Camden Town Hall. I wish to express my full support for Eventhia's application for a new Premises Licence for Bidborough Works.

Bloomsbury Ballroom has proudly been part of the Camden community for many years, showcasing how a well-managed hospitality venue can positively impact the local area. By operating with a focus on community engagement and public safety, we have seen first-hand how businesses like ours contribute to reducing crime, minimizing antisocial behavior, and promoting a vibrant and secure environment. I am confident that the Bidborough Works project will bring similar benefits to the Camden Town Hall area. Eventhia's proven commitment to high standards of operation, including strong security and management protocols, will ensure that the venue positively contributes to the neighborhood.

I kindly request that you register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, under reference APP\PREMISES-NEW\122977.

Thank you for your time and consideration.

Warm regards,
Doni Fierro
Director of The London Cabaret Club

Hire Space Website Ltd

[REDACTED]

40 Ashley Gardens
London SW1P 1QE

[REDACTED]

10/09/2024

Support for licence application reference APP\PREMISES-NEW\122977

Please register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

We represent dozens of local businesses in the local, from bars and restaurants, to event venues and historic meeting spaces. As such we are keen to see further investment into the area, and provision of accessible spaces that will benefit the community. Bidborough Works seeks to establish a central London hub for young professionals and the local business community to work, collaborate, and share knowledge, revitalising a historic landmark and ensuring it remains a valuable asset to the Camden community.

By granting this licence, Camden can support a community-focused initiative that will contribute culturally and economically to the area, expand the local knowledge economy, and enhance opportunities for residents and professionals to develop networks and engage in a forward-thinking cultural programme.

The application is thoughtfully prepared by an experienced team with a proven track record, with whom we have worked for many years. We trust the team deeply to deliver on initiatives which will benefit borough residents.

Thank you for considering my support.

Yours sincerely,

Edward Poland
Chief Commercial Officer, Hire Space [REDACTED]

From: [licensing inbox](#)
To: [Samina Khan](#)
Subject: FW: Support for application APP\PREMISES-NEW\122977
Date: 09 September 2024 13:51:00
Attachments: [image001.jpg](#)
[image004.jpg](#)
[image002.jpg](#)

FYA

Sarah Williams
Licensing Enforcement Officer

From: Emma Phelan [REDACTED]
Sent: Monday, September 9, 2024 1:48 PM
To: licensing inbox <licensing@camden.gov.uk>
Subject: Support for application APP\PREMISES-NEW\122977

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The California Hotel
4-8 Belgrove St, King's Cross, London,
WC1H 8AB

RE: Support for licence application reference APP\PREMISES-NEW\122977
Please register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

Dear Members of the Licensing Authority, I am writing on behalf of The California Hotel on Belgrove Street to express our full support for Eventhia's application for a Premises Licence at Bidborough Works. Our hotel has served visitors to this area for years, and we understand how vital a safe and well-managed environment is for both guests and residents. The growth of businesses and late-night venues has already contributed to a noticeable improvement in public safety. Establishments that prioritize security and surveillance, such as Bidborough Works, play a crucial role in maintaining this positive trend. Eventhia's experience and commitment to the area will only strengthen these efforts. We strongly encourage the Council to consider the benefits this new venue will bring to our community. Thank you for your consideration.

Kind regards,
Emma

Emma Phelan
Front of House Manager
The California

thecalifornialondon.com | [REDACTED] | 4-8 Belgrove Street, London, WC1H 8AB

A lamp next to a bed Description automatically generated



-
-

From: [licensing_inbox](#)
To: [Samina_Khan](#)
Subject: FW: Eventhia Application support letter
Date: 11 September 2024 08:14:45
Attachments: [~WRD0000.jpg](#)

fyi

Karly Wyatt
Licensing Support Officer

Telephone: 0207 974 3222

From: Evelina Girling - The London Cabaret Club [REDACTED]
Sent: Tuesday, September 10, 2024 11:30 PM
To: licensing_inbox <licensing@camden.gov.uk>
Subject: Eventhia Application support letter

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RE: Support for Licence Application Reference APP\PREMISES-NEW\122977

Dear Members of the Licensing Authority,

On behalf of Bloomsbury Ballroom and The London Cabaret Club, located in Victoria House, Holborn, a Grade II listed building with characteristics similar to the Camden Town Hall, I am writing to express my full support for Eventhia's application for a new Premises Licence known as Bidborough Works.

At Bloomsbury Ballroom, we have a long-standing presence in the Camden community and are a testament to how a well-run hospitality business with a strong community focus can significantly benefit the local area. Our venue, which operates into the evening hours, has helped contribute to a reduction in crime, antisocial behavior, and general disorder, fostering a safer and more vibrant Neighbourhood. We believe that Eventhia's Bidborough Works project will further this positive trend. Their commitment to high standards of management, including security measures, ensures that their presence will enhance the safety and well-being of the community, just as we have seen at our own venue in Victoria House.

Please register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

Thank you for your consideration.

Kindest regards
Evelina Girling



Evelina Girling / CEO

[REDACTED]

The Bloomsbury Ballroom & The London Cabaret Club

[REDACTED]

The Bloomsbury Ballroom, Victoria House, Bloomsbury Square
London, WC1B 4DA

[REDACTED]

From: [Filipe Rosa](#)
To: [licensing inbox](#)
Subject: Support for licence application reference APP\PREMISES-NEW\122977
Date: 12 September 2024 20:41:29

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Dear Members of the Licensing Authority,

I am a qualified Accountant who commutes and regularly has work meetings around King's Cross. I'm writing in support of Eventhia's Premises Licence application for Bidborough Works, as I believe this project will play a key role in continuing the positive transformation of the area from a place plagued by crime to a vibrant business hub.

The proposed mix of co-working spaces and hospitality services will attract more professionals like me and businesses to the area, increasing security through responsible oversight. The police can't do it all, but well-run businesses with modern security infrastructure can step up to fill the gaps.

This type of development is exactly what King's Cross needs to continue improving, and I wholeheartedly support the application.

Kind regards,
Filipe Rosa, MAAT

From: [licensing inbox](#)
To: [Samina Khan](#)
Subject: FW: Application reference: APP\PREMISES-NEW\122977.
Date: 09 September 2024 11:41:59
Attachments: [Outlook-fbqi01ke.png](#)

FYA

Sarah Williams
Licensing Enforcement Officer

From: Gabriella Fraia [REDACTED] >
Sent: Monday, September 9, 2024 11:13 AM
To: licensing inbox <licensing@camden.gov.uk>
Subject: Application reference: APP\PREMISES-NEW\122977.

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Dear Members of the Licensing Committee,

I am writing to express my enthusiastic support for Eventhia Ltd's application for a Premises Licence for Bidborough Works, located on the second and third floors of Camden Town Hall, Judd Street, WC1H 9JH, reference APP\PREMISES-NEW\122977.

Bidborough Works promises to be a transformative addition to the Kings Cross Knowledge Quarter, meeting the growing needs of the young creative community.

With Eventhia Ltd's extensive 40-year experience in managing historical properties and their dedication to fostering an inclusive and dynamic environment, this project is poised to make a significant positive impact on our local area.

The proposed venue is designed with careful consideration for both security and safety.

The membership-only model, supported by comprehensive security measures such as CCTV and a strict zero-tolerance policy for drugs, will help maintain a secure and respectful atmosphere.

Granting this licence would not only support an innovative and community-focused initiative but also enhance the cultural and economic vibrancy of Camden.

Bidborough Works is set to become a hub for professional development and community engagement, and I believe it is a project deserving of the Council's support.

Thank you very much for considering my endorsement of this important application.

Please feel free to reach out if you need any additional information.

Warm regards,

Kind regards,

Gabriella Fraia (she/her/hers)

Hotel Manager

The Standard, London

10 Argyle Street

London WC1H 8EG



We're back! Come stay, play, drink and dine with us [here](#), and be sure to check out our newest spot, The Rooftop at The Standard, London.

Feeling spontaneous? Our One Night Standard app is back. [Download it](#) now for our lowest rates around the world.

From: [licensing inbox](#)
To: [Samina Khan](#)
Subject: FW: Support for licence application reference APP\PREMISES-NEW\122977
Date: 12 September 2024 18:06:02

FYA

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

From: Gina Decio <[REDACTED]>
Sent: Thursday, September 12, 2024 4:48 PM
To: licensing inbox <licensing@camden.gov.uk>
Subject: Support for licence application reference APP\PREMISES-NEW\122977

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Gina Decio
26 Rochester Square, London NW1 9SA
Wednesday 11th September

Licensing Department
Camden Council
Judd Street, WC1H 9JE

Letter of Support for Licence Application Reference APP\PREMISES-NEW\122977

Dear Sir/Madam,

I am writing to offer my wholehearted support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

As someone who has lived in Camden for many years, the area holds a special place in my heart. My connection to the Camden Town Hall goes beyond just proximity—I work directly opposite (in St Pancras Chambers) and my daughter's birth was registered in that very building, a memory I hold dear. It's a landmark that's not just significant to our community, but to my family as well.

I've watched Kings Cross and Camden transform over the years, and I am always excited to see positive developments that can bring people together in meaningful ways. The proposal for Bidborough Works is exactly that—a place for people to work, collaborate, and grow in a beautifully restored venue. In an ever-evolving world, having a space like this that nurtures creativity and offers opportunities to local professionals is something that feels truly needed.

The Bidborough Works team has clearly invested a great deal of thought and care into the operational aspects of this project. From robust security measures and zero-tolerance policies to noise control and traffic management, it's obvious that they are committed to minimizing any disruption to the local community. Their coordination with the police, Camden Council, and other relevant authorities gives me confidence that this project will be managed responsibly and with respect for its neighbours.

Moreover, this venture will bring over 200 jobs to the area, which is vital in these times. Our community has seen its fair share of challenges in recent years, especially in the wake of the pandemic. Initiatives like this, which create jobs and offer flexible working spaces, provide a much-needed boost—not just economically, but socially as well.

It's also encouraging to know that the revenue from this project will be reinvested into Camden, supporting

essential services that benefit all of us. From youth programmes to public parks and community health services, my daughter attends Camden School for Girls and I know just how much these contributions are needed and will ripple out and strengthen our borough.

This application represents more than just a business opportunity—it's a chance to contribute to the continued growth and vibrancy of our community. I believe Bidborough Works will be a place that embodies the spirit of Camden: creative, diverse, and forward-thinking.

Thank you for considering this letter of support, and I truly hope the council recognizes the immense value this project will bring to the area.

Warmest regards,

Gina

London, September 2024

Support for license application reference APP\PREMISES-NEW\122977

Dear Members of the Licensing Authority,

I want to express my full support for Eventhia's application for a Premises License at Bidborough Works.

King's Cross, an internationally renowned and vibrant cultural, business and educational hub, is missing a substantial meeting place, and the previous Camden Town Hall will fill this gaping hole in the social, entertainment and business life of the district.

The Bidborough Works project will provide access to unparalleled exhibition, conference and event areas with access to world-class co-working, hospitality, restaurants and relaxation spaces. Led by an experienced team, its manifesto and thoughtful design will set a new precedent for its typology, creating a lasting imprint on the locality of Kings Cross and central London.

As a Camden resident, working in Coal Drops Yard, I am incredibly pleased to support the Bidborough Works premises license application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

Thank you very much for taking the time to consider my letter of support.

Yours sincerely,
Helene

HELENE BANGSBO ANDERSEN
MANAGING DIRECTOR DRS, CREATIVE DIRECTOR DRS & TOM DIXON
THE COAL OFFICE, 1 BAGLEY WALK, LONDON, N1C 4PQ

[REDACTED]

DESIGNRESEARCHSTUDIO.NET

[REDACTED]

RE: Support for licence application reference APP\PREMISES-NEW\122977

Please register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

Dear Members of the Licensing Authority,

As someone who works regularly in King's Cross as Chief Executive Officer of Tom Dixon, I want to express my full support for Eventhia's application for a Premises Licence at Bidborough Works. The area has undergone an incredible transformation in recent years, and responsible businesses like Bidborough Works are essential to maintaining that positive momentum.

While the police do an admirable job, they can't do everything alone. Businesses that operate with security measures, such as CCTV, and ensure activity well into the evening help make this neighbourhood safer. Bidborough Works, with its combination of hospitality and state-of-the-art co-working facilities, sounds like a much-needed addition that will encourage more responsible business activity in King's Cross.

I believe this project will contribute to lower crime rates and bring exciting new services to the area. I urge the Council to support this application.

Sincerely,

Thomas Henry Jones

CEO

Tom Dixon

Tom Dixon Studio

The Coal Office

1 Bagley Walk, Kings Cross

London

N1C 4PQ,

From: [Jay Jadeja](#)
To: [licensing inbox](#)
Subject: Support for Licence Application Reference - APP\PREMISES-NEW\122977
Date: 12 September 2024 18:34:59

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Dear Respected Members of the Licensing Authority,

It is with great pleasure that we submit this letter for your consideration. On behalf of Football For Peace Foundation, a UN-affiliated sports diplomacy NGO dedicated to using football to address pressing societal and environmental challenges. Our initiatives focus on empowering youth and underserved communities, with numerous national programs across the UK, including our peace centre hosted at Regent's University, London.

We are proud to fully endorse Bottaccio and, in particular, their application for a new license, reference.

Our past collaborations with Bottaccio on events and community-focused initiatives have left us highly impressed. Their unwavering professionalism, commitment to social responsibility, and dedication to the well-being of our communities are exemplary. Notably, we successfully co-hosted a major event at the Copper Box Arena in Stratford, in partnership with HRH the Duke of Cambridge. This event required meticulous attention to security, crowd control, and operational excellence, all of which Bottaccio handled with exceptional skill.

We wholeheartedly support Bottaccio's application for their new co-working space and look forward to bringing our high-profile philanthropy and community programs to this location, and to the creative community of Kings Cross.

We firmly believe that a favourable decision by the Licensing Authority will not only enhance the local area but also bring new vitality, culture, and prosperity to the neighbourhood.

Thank you for considering our endorsement.

Best Regards,

Jay JADEJA

Head of Global

في سلام,

En Paz,

平和

Kwa Amani,

शांति से,

En Paix,

LONDON | SANTIAGO | MUMBAI | DC

* WE THRIVE ON BEING A SUSTAINABLE ORGANISATION, SO, PLEASE
CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL *

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33 Courthope Road
London
NW3 2LE

10th September 2024

Support for licence application reference APP\PREMISES-NEW\122977

Please register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

I live in Gospel Oak on Courthope Road. It has been our family house all my life. I went to Gospel Oak School and Acland Burghley for secondary School. I married my husband at the Camden Town Hall in 2016 and have always loved the building.

I work for Compassion in Dying, and as someone who works in the charity sector, am delighted that Eventhia Ltd are working on plans to support several local charities each year, alongside supporting the Mayor's chosen charities by offering the Town Hall as a venue and are committed to offering a series of event days to the community. This kind of support is invaluable to charitable organisations and I know that many will benefit over its tenure.

The prevention of crime and disorder is a key objective I am particularly conscious of. Raising my children in the borough, my priority is to ensure their safety at all times. There are areas in Kings Cross that historically I have avoided due to it feeling unsafe. However, the more established businesses that invest in the area, implementing rigorous security and safety measures are put in place, the better the area will become.

The subscription based membership offer described in this application is a comprehensive model to manage those who apply to be a part of Bidborough Works. The business enhances accountability and deters disorderly conduct and includes additional infrastructure of CCTV to make the neighbouring streets safer. On top of this I understand that a zero tolerance drug policy is enforced and management will adhere to safer working practices and operational schedules.

This license application should be granted to further invest in the local business economy, support charitable organisations and create many job opportunities for those living in the borough, as well as making our neighbourhoods a safer and wonderfully vibrant community.

Yours sincerely,

Jennifer Coe

From: [licensing inbox](#)
To: [Samina Khan](#)
Subject: FW: Support for licence application reference APP\PREMISES-NEW\122977
Date: 11 September 2024 17:24:26

FYA

Sarah Williams
Licensing Enforcement Officer

From: JJ Connolly [REDACTED]
Sent: Wednesday, September 11, 2024 4:23 PM
To: licensing inbox <licensing@camden.gov.uk>
Subject: Support for licence application reference APP\PREMISES-NEW\122977

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Please register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

John Joseph Connolly
35 Tonbridge House
Tonbridge Street
WC1H 9PB

My name is John Joseph Connolly. I am a local resident and writer. I write under the pen name of JJ Connolly. I wrote the original novel and the screen adaptation of the film Layer Cake. Much of Layer Cake was set in and around Kings Cross - all of it, every word, was written here. I have earned my living as a writer for the last 24 years, which is quite a remarkable for a man who left school at 15 with no qualifications.

I have lived on Tonbridge Street, Kings Cross - a stone's throw from Bidborough Street - since 1993. I was given council accommodation after completing residential rehabilitation for a serious drink and drug problem. I am now 33 years clean of any chemical substances.

When I first moved to Kings Cross, it was a glaring example of inner city deprivation and decay. The area was rife with helplessness: serious, organised drug dealing, exploitative prostitution and rampant street homelessness.

In the last 30 years, I've witnessed a gradual but miraculous transformation of Kings Cross that has been down to the hard work as many people in Camden Council and other government agencies. Kings Cross is now a far safer place to live and work. It has adopted a new identity.

I fully support the Bidborough projects application for a license. This is an incredibly beautiful building with beautiful architecture and a fantastic history. I have been given a tour of the building and have been incredibly impressed by the developers, [REDACTED], practically address the local resident's concerns

desire to retain that legacy and to seriously regarding their project.

During the tour I also asked my own pertinent questions – as a potential neighbour - regarding public safety, prevention of crime, possible disorder, and any increased nuisance in the area and on the streets where I live. I feel reassured that the company have anticipated these anxieties in advance and have liaised with Camden Council and other agencies and are prepared to work with the relevant authorities to guarantee key licensing term and conditions will be observed in the future. It is in the developer's long-term interest that the property they have been granted a lease on is operated professionally and earns a reputation as a safe and welcoming space.

This building needs to be a working building. It is far too beautiful to lay dormant. With a much needed creative space it will come to life. I feel that the creative community in and around Kings Cross would appreciate, and benefit greatly, from a venue of this nature. Kings Cross as an entity needs to continue its journey. The venue would - very importantly - also create jobs for local people in hospitality sector and be an inspiration to the young people of the area.

What we have to bear in mind is Kings Cross at the moment, is not exactly a sedate area. It is a bustling, noisy Inner city terminus, with two major railway stations, where five major roads intersect. Trains arrive from continental Europe. Having a venture like the Bidborough project could actually serve as a calming influence – more security professionals and CCTV. The proposed clientele are serious, professional people, not an antagonistic, disrupt element.

The events space in the old Camden Centre/ballroom could be amazingly exciting new chapter in the rich, on-going musical history of the borough of Camden. It is not huge venue, but it is intimate and purpose built. I feel the licence should be granted so the project can go ahead. An act of goodwill is required to repay the energy, faith and heavy financial outlay already invested by the developers.

JJ Connolly ---- jjconnolly.com

From: [licensing inbox](#)
To: [Samina Khan](#)
Subject: FW: Support for licence application reference APP\PREMISES-NEW\122977
Date: 11 September 2024 08:08:14

fyi

Karly Wyatt
Licensing Support Officer

Telephone: 0207 974 3222

From: Jolene Price [REDACTED]
Sent: Tuesday, September 10, 2024 6:13 PM
To: licensing inbox <licensing@camden.gov.uk>
Subject: RE: Support for licence application reference APP\PREMISES-NEW\122977

You don't often get email from [REDACTED]. [Learn why this is important](#)

[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 Members of the Licensing Authority,

I've been working as a Head of Business Development in the King's Cross area for nearly seven years, and during that time, I've watched the neighbourhood evolve in ways that benefit everyone—particularly when it comes to safety. I'm writing to support Eventhia's application for a Premises Licence at BidboroughWorks.

It's become clear that businesses committed to high standards of management and security play a crucial role in reducing crime and improving public safety. Bidborough Works, with its proposed state-of-the-art co-working spaces and hospitality services, is the kind of project that will bring more structure and surveillance to the area, making it safer for both professionals and residents. I believe the Council should welcome this type of responsible business development, as it will benefit the entire King's Cross community.

Please register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

With thanks
Jolene Price

From: [Julian Alcantara](#)
To: [licensing inbox](#)
Subject: Application Ref: APP\PREMISES-NEW\122977 Letter of Support
Date: 13 September 2024 00:09:12
Attachments: [image001.png](#)

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[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.

To Whom It May Concern,

I have been a member of the creative industries based in London for over 25 years, a voting member of BAFTA for over 20 years and a Camden resident for almost 15 years. I would like to strongly support Application Ref: APP\PREMISES-NEW\122977 Licence ref: PREM-LIC\122976.

I have no doubt that should the appropriate licenses be granted, the Bidborough Works premises will become a great resource for young creative professionals in one of the most dynamic areas of our city.

Please register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

The experienced team with a proven track record, Bidborough Works, is revitalising a historic landmark and ensuring it remains a valuable asset to the Camden community. I understand that the Bidborough Works team has engaged extensively with authorities and local residents to develop robust operational procedures that focus on inclusivity, safety, customer welfare, traffic management, and noise control.

They are committed to being a responsible neighbour to those in the immediate area with appropriate security and safety measures in place. These efforts will significantly enhance safety on the south side of Euston Road and align with the core licensing objectives.

The team's professionalism and the proposed operating hours will ensure Bidborough Works becomes a relevant and necessary coworking venue in the current challenging economic climate.

By granting this licence, Camden can support a community-focused initiative that will contribute culturally and economically to the area, expand the local knowledge economy, and enhance opportunities for both residents and professionals to develop networks.

Thank you for your consideration of my support.

Kind regards,

Julian Alcantara

Julian Alcantara ACA | **Random Character Pictures**

Producer



OUTERNET VENUE LIMITED

The Licensing Panel
Camden Council
licensing@camden.gov.uk

September 10th, 2024

Support for licence application reference APP\PREMISES-NEW\122977

To Whom It May Concern:

I am writing to register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

I was introduced to Emilie and her team about 18 months ago through my most trusted colleagues of 20+ years that I have worked with in Manhattan on large-scale events. I was immediately impressed; it was clear they are truly first-class operators.

Since our introduction, I have been to the venues to walk the site numerous times, and our teams are in touch about ways to support each other. They will be an excellent addition to the neighbourhood, and we look forward to finding ways to collaborate.

I have reviewed the application, and, to no surprise, it is thoughtfully prepared and illustrates a seasoned team with a proven track record. It has been clear from the start that the vision and mission of the group to develop a hub for young professionals and local business community is a cornerstone of their offering all while being underpinned by bringing back to life a historic landmark. I believe their business will be a valuable asset to the Camden community as a whole.

I understand the Bidborough Works team has been actively involved with the local authorities and residents to make informed decisions on best protocols around noise control, traffic management, patron dispersal, customer welfare and more. I truly believe they will help to improve the overall quality of the surrounding area with their security measures and CCTV. Similarly to our set up in Outernet, we have proven data that our businesses have vastly decreased crime and disorder and increased public safety, I am confident that this business will have the very same impact.

By granting this license, Camden has a great opportunity to support a very needed community-focused initiative. It would be an excellent addition to the area to develop further ways for the community to interact and encourage more forward-thinking cultural activities.

Knowing the applicants, I have the utmost confidence that the venue(s) will be run in a very professional manner and will contribute positively to the Camden Council and UK music scene in general.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

10.09.24

To the Members of Camden Licensing Authority,

I am the director of the European School of Economics, an institution with centres in London, Madrid, Milan, Florence and Rome, and a longstanding history of collaboration with Bottaccio. For over three decades we have had the privilege of working closely with Bottaccio in various historical buildings throughout London and Europe, and I am pleased to extend my support for their application for a new Premises Licence for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference: APP\PREMISES-NEW\122977.

As an educational institution with a commitment to historical preservation and community engagement and having just completed a MA in Architecture at the University of Westminster whose various projects often focused on the regeneration of the King's Cross/San Pancras area myself, we have watched with special interest Bottaccio's project in Camden. I am sure that their approach to co-working, hospitality and keen sense of community will have a significant and positive impact on the area's sense of inclusion across the many existing demographics, and that their forty years of experience will allow them to do so in a way that brings only benefits to the lives of the residents.

Their dedication to maintaining and managing historical and listed venues should provide great comfort that they will operate the Camden Town Hall with the utmost care, preserving the unique cultural significance of the site as a focal point of local, national, and international exchanges, while creating opportunities for work and educational and cultural enrichment of the community.

We endorse Bottaccio's application, and I kindly request that their licence for Bidborough Works be considered favourably by the Licensing Authority. If you require any further information or clarification regarding our support, or would like to discuss our ongoing involvement, please do not hesitate to reach out to us.

Thank you for considering our endorsement.

Sincerely,


Kristin Sharpe
Director
European School of Economics
11-13 Mandeville Place, W1U 3AJ
London, UK


Charlie Long
171A Gloucester Ave
Primrose Hill
London
NW1 8LA

20/08/2024

RE: Support for licence application reference APP\PREMISES-NEW\122977

My name is Charlie Long and I have lived in the London borough of Camden for most of my life, I now have 2 children and my business is based in the borough as well.

As someone with experience in similar environments to the proposed Bidborough Works, I am confident that the measures outlined in the management plans adequately address key licensing aspects, such as additional security, zero-tolerance policies, and effective dispersal strategies. Having toured the building, I have observed firsthand that noise control and prevention measures have been thoughtfully integrated into the project design, along with robust traffic management and delivery plans, which should help alleviate concerns for nearby residents. These measures include triple-glazed windows to mitigate noise and light pollution, as well as strict delivery and unloading schedules within designated hours. I am confident that these critical points have been thoroughly considered to create a viable business that benefits the community in numerous ways.

The Bidborough Works project is a much-needed hospitality venture that will not only provide affordable and flexible spaces for individuals and professionals to meet and work but also generate over 200 jobs in an industry that has been severely impacted by the COVID-19 pandemic. These employment opportunities will primarily benefit local residents and will be available to individuals with varying levels of experience. The coworking spaces mentioned in the application offer a unique and inspiring environment for people to work and learn, fostering career growth and self-development through professional member networks and invaluable work-place experiences.

Please register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

Sincerely,

A solid black rectangular box used to redact the signature of Charlie Long.

Charlie Long

Cleo Kozaki
Flat 2
44-46 Kingsway Holborn
London, WC2B

19/08/2024

RE: Support for licence application reference APP\PREMISES-NEW\122977

My name is Cleo Kozaki and I am living in the borough of Camden during my undergraduate studies at the London School of Economics.

Please register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

As a student, I strongly believe that the team's professionalism and the proposed operating hours will make Bidborough Works an essential coworking venue, especially during these challenging economic times. By approving this license, Camden can empower a community-driven initiative that not only enriches the area culturally and economically but also fosters growth in the local knowledge economy. This innovative cultural programme will expand opportunities for residents, professionals and students like myself to forge meaningful connections and engage in forward-thinking ideas.

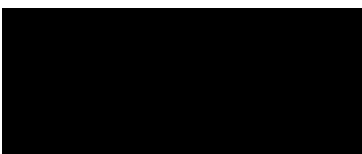
The application is thoughtfully prepared by an experienced team with a proven track record. Bidborough Works seeks to establish a central London hub for young professionals and the local business community to work, collaborate, and share knowledge, revitalising a historic landmark and ensuring it remains a valuable asset to the Camden community.

I understand that the Bidborough Works team has been actively collaborating with authorities and local residents to create thorough operational procedures that prioritise inclusivity, safety, customer welfare, traffic management and noise control. Their dedication to being a responsible and considerate neighbour is evident through their commitment to managing patron dispersal and enhancing street safety with security measures and comprehensive 360 degree CCTV coverage. These efforts will significantly bolster safety on the southern side of Euston Road and are in line with the core licensing objectives. The team's commitment to fostering a safe and inclusive environment is truly commendable and aligns with the community's values and goals.

Therefore, I wholeheartedly support this application as it aligns with the best interests of our community and its future.

Thank you for considering my support.

Sincerely,
Cleo Kozaki



Indira Ray
Flat 103, Dulke House
12 Goodluck Hope Walk
London, E14 0XF

20/08/2024

RE: Support for licence application reference APP\PREMISES-NEW\122977

My name is Indira Ray and I am situated in the London borough of Camden during my undergraduate studies at the London School of Economics. I sincerely believe that this project will facilitate networking opportunities for young people and create a safe, enjoyable environment for young people from different backgrounds to come together.

The Bidborough Works initiative is a project spearheaded by a team of seasoned professionals with an impressive track record in the industry. Their objective is to revitalise a historic site, transforming it into a bustling epicenter for young professionals and the local business community to collaborate, innovate and exchange knowledge. This endeavor will ensure the site remains a cherished asset for the Camden community while providing a significant boost to the local economy.

The Bidborough Works team has gone to great lengths to engage with local authorities and residents, diligently crafting robust operational procedures that prioritise inclusivity, safety, customer welfare, traffic management and noise control. They have demonstrated steadfast commitment to responsible neighbourly practices, effective patron dispersal and improved street safety through the implementation of security measures and comprehensive CCTV. These efforts will substantially enhance safety along the southern side of Euston Road while fulfilling core licensing objectives.

Please register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

Thank you for considering my support.

Sincerely,
Indira Ray

Kate Levenstein
82 Harmond Street
London
NW1 8DS

05/09/2024

RE: Support for licence application reference APP\PREMISES-NEW\122977

My name is Kate Levenstein and I have been residing in the London borough of Camden for the past 15 years. I have seen the development of Kings Cross over the years and now not only go to Kings Cross in a work capacity but also with my family and children at the weekend too.

Please register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

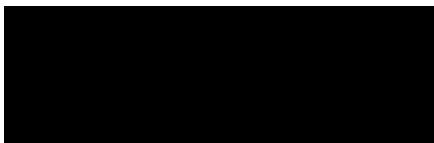
The application is thoughtfully prepared by an experienced team with a proven track record. Bidborough Works seeks to establish a central London hub for young professionals and the local business community to work, collaborate, and share knowledge, revitalising a historic landmark and ensuring it remains a valuable asset to the Camden community.

I understand that the Bidborough Works team has engaged extensively with authorities and local residents to develop robust operational procedures that focus on inclusivity, safety, customer welfare, traffic management, and noise control. They are committed to being a responsible neighbour, managing patron dispersal, and improving street safety with security measures and 360-degree CCTV. These efforts will significantly enhance safety on the southern side of Euston Road and align with the core licensing objectives.

The team's professionalism and the proposed operating hours will ensure Bidborough Works becomes a relevant coworking venue in a challenging economic climate. By granting this licence, Camden can support a community-focused initiative that will contribute culturally and economically to the area, expand the local knowledge economy, and enhance opportunities for residents and professionals to develop networks and engage in a forward-thinking cultural programme. For this reason, I fully support this application.

Thank you for considering my support.

Sincerely,

A solid black rectangular box used to redact the signature of Kate Levenstein.

Kate Levenstein

Seyuri Mei Bothra
London School of Economics,
Houghton St.
Holborn, London WC2A

20/08/2024

RE: Support for licence application reference APP\PREMISES-NEW\122977

My name is Seyuri Bothra and I have been residing in the London borough of Camden having just started my undergraduate studies at the London School of Economics.

Please register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

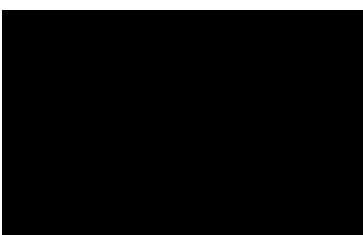
The application is thoughtfully prepared by an experienced team with a proven track record. Bidborough Works seeks to establish a central London hub for young professionals and the local business community to work, collaborate, and share knowledge, revitalising a historic landmark and ensuring it remains a valuable asset to the Camden community.

I understand that the Bidborough Works team has engaged extensively with authorities and local residents to develop robust operational procedures that focus on inclusivity, safety, customer welfare, traffic management, and noise control. They are committed to being a responsible neighbour, managing patron dispersal, and improving street safety with security measures and 360-degree CCTV. These efforts will significantly enhance safety on the southern side of Euston Road and align with the core licensing objectives.

The team's professionalism and the proposed operating hours will ensure Bidborough Works becomes a relevant coworking venue in a challenging economic climate. By granting this licence, Camden can support a community-focused initiative that will contribute culturally and economically to the area, expand the local knowledge economy, and enhance opportunities for residents and professionals to develop networks and engage in a forward-thinking cultural programme. For this reason, I fully support this application.

Thank you for considering my support.

Sincerely,
Seyuri Mei Bothra



Camden Town Hall

TR Studio Ltd
14 Bride Lane
St Bride Foundation
London
EC4Y 8EQ

21st August 2024

RE: Support for Bottaccio's Application for a New Premises Licence for Camden Town Hall

Dear Members of Camden Licensing Authority,

I am writing this letter in support of Bottaccio's application for a new premises licence for Camden Town Hall.

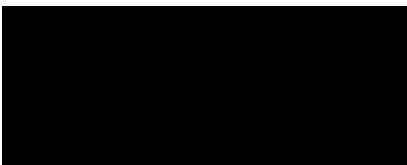
My name is Tom Rutt and I run a design company based in Blackfriars, however I live in Camden on Har-mood Street. I regularly use the Kings Cross area for business as it is the perfect midway point between home and work and very accessible for people I work with. Both myself and my team would love to have a dedicated space to network and meet within but also enjoy at the weekends. The Kings Cross area does not currently offer something that meets these needs.

Bottaccio's mission: "the Management Company is poised to breathe new life into Camden Town Hall, transforming it into a vibrant community centrepiece, while ensuring optimal functionality, and preservation of heritage. Our vision encompasses contemporary, membership based co-working spaces, complemented by cutting-edge hospitality facilities to support and nurture our members. The venue will also house versatile conference spaces, meeting rooms, and incubators, fostering opportunities for local entrepreneurs under the guidance of industry leaders".

Therefore, I believe Camden Town Hall will be a great addition to the community. I fully support this application for Bottaccio and I urge you to accept their application due to the vast positive impacts it will have on people living and working in the near by areas.

Thank you for your consideration.

Sincerely,



Tom Rutt for and on behalf of TR Studio Ltd

Luci Noel
13a Gaisford St
NW5 2EB

8 September 2024

REF: Support for licence application reference APP\PREMISES-NEW\122977

Dear Sirs,

I would like to register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

I was born and raised in Gospel Oak and have spent my whole life living throughout the borough. I was at school in Tufnell Park for secondary, and then at university at Central St Martins. I continue to live in the area and I am the owner/occupier of a local hospitality business and coworking space, Kentish Town Stores, that was founded on Caversham Road, NW5 and have recently acquired a new premises on Heath Street, NW3. For transparency I should declare I am also an active member of Kentish Town Neighbourhood Forum, however, I must stress that I make this representation in support of Bidborough Works entirely in a non-forum capacity and have not at present actually discussed this application with another committee member.

As an entrepreneur in the borough, I admire the vision and investment the Eventhia team have put into working with the Council to restore the magnificent Town Hall. I have always admired the building, have enjoyed watching the restoration of the façade and have had the pleasure of joining many friends and family in their marriage/civil partnership celebrations over the years. I am delighted to understand that Eventhia are committed to ensuring this still takes place alongside offering twenty days for the use of the building to the community – a facility I have seen first-hand is so desperately needed for so many community uses.

Having worked in large consumer events most of my career, as well as previously owning and operating my own neighbourhood wine bar, I understand the importance of concrete management plans and a strong operational team to ensure many aspects of running a building of this nature. I understand the team have devised these plans in accordance with licensing objectives by seeking advice from respective authorities including Camden Council and the police, as well as seeking counsel from key community stakeholders.

I am reassured the management plans go into appropriate detail concerning security, zero tolerance policies, prevention of crime and disorder, and public safety, especially with effective traffic management plans to ensure delivery schedules are in line with framework hours and keeping disruptions to a minimum. Running my own business, I understand the objectives from Camden and the detail required in the planning stages to ensure these objectives are met. I therefore have confidence that all points of operation have been carefully considered in order to create a viable business proposition that really benefits the community and the borough.

Before I took over my premises in Kentish Town it was unoccupied for eight years, as a result a corner of the community went into disrepair. As a local resident I was also first-hand witness as to

how this lack of use and abandonment exacerbated antisocial behaviour and drug use in the area, which remains rife in so much of the borough. One of the things I am most proud of is how the community has welcomed the enhanced use of our space and feels safer as a result, especially since we installed CCTV on Wolsey Mews (which has since been used in several police investigations into serious crime locally). Enhanced security around the Town Hall building, including 360 CCTV and additional security personnel at night is a positive step forward in the right direction to making streets in the borough safer, and I welcome the measures Evethia have implemented.

Bidborough Works as a hub for business professionals and creatives will contribute to local arts, culture and the wider business and education scene, areas I believe can be enhanced throughout the borough as a whole. A couple of years ago I was invited by Jaclyn Bello, Camden Council's Senior Policy & Project Officer for Strategy & Change, to join Camden's High Street Action Group. A series of workshop looking at the High St Prospectus and the Council aims for regenerating the high st post COVID. My experience of talking to the stakeholders in these sessions and hearing of the work the team are carrying out around the borough, leads me to believe this project will feed directly into the regeneration plans for local high street and be a key player in the enhanced nighttime economies of the area. Personally, I am excited about the potential networking opportunities this third space will offer myself, and my business, offering the scope to host meetings with key customers and suppliers as well as engaging in the cultural programme. Once my business closes to the public, I am often looking for a space that resonates with our ethos and creative remit to continue business practise into the evening, I believe the new vision for the Town Hall will offer this.

By granting this license, Camden consequently supports my independent business by bringing more people into the borough and investing in its economy. It should be welcomed by Camden Council and I look forward to supporting its venture in the future.

Please do get in contact if you have any queries on the above and I look forward to seeing the result of the application.

Yours sincerely,

Luci Noel



From: [Michael Kill](#)
To: [licensing inbox](#)
Subject: Support for Eventhia Ltd (Bidborough Works) Licence - Application Ref: APP\PREMISES-NEW\122977
Licence Ref: PREM-LIC\122976
Date: 12 September 2024 23:46:34

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Licensing Department
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Subject: Support for Eventhia Ltd (Bidborough Works) Licence Application
Application Ref: APP\PREMISES-NEW\122977
Licence Ref: PREM-LIC\122976

Dear Licensing Team,

I am writing on behalf of the Night Time Industries Association (NTIA), the leading trade body representing over 10,000 businesses across the UK, to express our strong support for Eventhia Ltd's licence application for Bidborough Works (Application Ref: APP\PREMISES-NEW\122977).

The NTIA plays a vital role in advocating for the night-time economy, championing venues, operators, and businesses that contribute to the cultural, social, and economic fabric of local communities. We believe that the successful regeneration of Bidborough Works by a proven operator like Eventhia Ltd will have far-reaching benefits for the area and its residents.

The establishment of Bidborough Works will not only enhance the cultural vibrancy of the local area but will also play a significant role in promoting social cohesion, fostering community spirit, and contributing to the physical, social, and mental well-being of Camden's residents. Cultural hubs like this are essential in shaping inclusive and thriving communities, offering spaces where people can come together to engage in shared experiences, which is especially vital as we continue to recover from the social and economic impacts of recent years.

Furthermore, in the current challenging economic climate, it is critical to support experienced operators who are committed to curating positive and well-thought-out environments for people within the borough. Eventhia Ltd has a strong track record of delivering high-quality events and managing venues that contribute positively to their surrounding areas. Their experience and dedication will undoubtedly make Bidborough Works an asset to Camden.

This project presents a significant opportunity to attract further investment into the borough and send a positive message to future businesses looking to establish themselves here. Supporting operators like Eventhia Ltd not only strengthens the local economy but also demonstrates Camden's commitment to fostering a diverse and culturally rich environment that will benefit both residents and visitors alike.

I would urge you to fully consider the importance of this application and the positive impact it will have on the local community, the cultural output of the area, and Camden's future as a vibrant, inclusive, and economically thriving borough.

Thank you for your time and consideration.

Yours sincerely,

Michael Kill FRSA

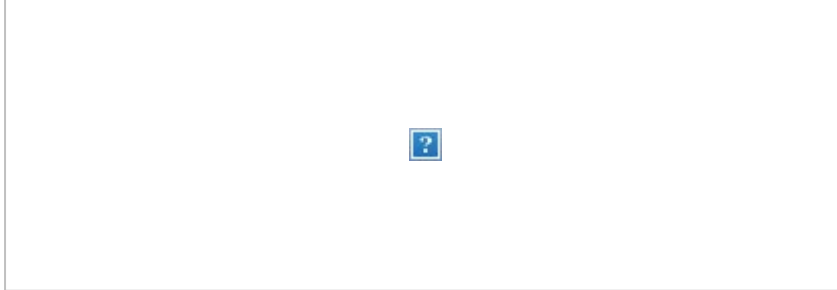
Chief Executive Officer / Chairperson UKDSA

Vice President of the International Nightlife Association



Website: www.ntia.co.uk

Social Media: [Facebook](#) / [Twitter](#) / [Instagram](#) / [LinkedIn](#)



Dear Members of the Licensing Authority,

As a proud operator of Spagnoletti Restaurant on Euston Road, I would like to extend my strong support for Eventhia's application for a new Premises Licence at Bidborough Works. With our restaurant situated in the heart of the area, we've witnessed the transformation that responsible businesses can bring, particularly in terms of safety and community welfare.

Establishments like the proposed Bidborough Works by Eventhia have contributed to a noticeable reduction in antisocial behavior and crime by ensuring a greater presence of activity and security. We believe that by granting this licence the Council will continue to create a more secure environment for residents, businesses, and visitors alike.

Eventhia's experience in managing late-night operations, paired with their dedication to providing outdoor security and surveillance, makes their project a valuable asset to our neighbourhood.

Please consider this letter as our full support for the application **for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.**

Best regards,

Michael Lepre

From: [licensing inbox](#)
To: [Samina Khan](#)
Subject: FW: Letter of Support for licence application reference APP\PREMISES-NEW\122977
Date: 11 September 2024 16:10:45

FYI

Sarah Williams
Licensing Enforcement Officer

From: Nad Hyatt [REDACTED]
Sent: Wednesday, September 11, 2024 2:31 PM
To: licensing inbox <licensing@camden.gov.uk>
Subject: Letter of Support for licence application reference APP\PREMISES-NEW\122977

You don't often get email from [REDACTED]. [Learn why this is important](#)

[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 Sirs,

RE: Letter of Support for licence application reference APP\PREMISES-NEW\122977

As someone who studied in the locality and is now actively involved with investment for several companies and opportunities near King's Cross Station, I have seen firsthand, the challenges this area has faced with crime and antisocial behaviour over the years.

Although my work is primarily in finance, covering sectors from technology, media, and real estate, I have also seen how the introduction of well-managed businesses has had a profoundly positive effect. This is the very reason I am writing to offer my support for Eventhia's application, for a Premises Licence at Bidborough Works.

The project's commitment to high-quality co-working and hospitality facilities, is necessary for the area to keep developing and attracting both investment and activity, especially amongst younger professionals.

The security and surveillance will also help to manage order and safety that the police alone simply cannot maintain, especially in such a busy area.

I believe Bidborough Works will be a great asset to the King's Cross community and strongly encourage the Council to approve this application.

Kindly register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, with reference **APP\PREMISES-NEW\122977**.

Thank you again for your time in reviewing my letter.

Yours sincerely,

Nadeem Hyatt
Partner

MBA Capital



Support for licence application reference APP\PREMISES-NEW\122977

Please register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

We are tenants of Hilsdon House, 2 Outernet Place, our company name is Oak View Group, and we manage and develop an elite roster of arenas, stadiums, and theatres.

I understand that over many years, the experienced Bidborough Works team have engaged with the authorities and local people. Like any serious, seasoned operator looking to make a successful business, well thought out operational procedures and management plans that consider everything in detail such as safeguarding, customer welfare and traffic management, are essential.

To my knowledge, they have been devised very carefully, ensuring best practices are implemented by coordinating with and seeking advice from respective authorities such as police, EHO and Camden Council.

Having experience of using similar environments to the Bidborough Works proposal, I feel reassured that the measures highlighted in these management plans go into appropriate detail concerning licensing elements such as additional security, zero tolerance policies and the likes of dispersal. I have toured the building and understand that noise control and prevention measures have been designed into the project, alongside robust traffic management and delivery plans, which I am sure are some concerns for nearby residents. These include triple glazed windows and screening to cut out light pollution, and strict delivery and unloading schedules within framework hours. I have confidence that all these especially important points have been practically considered to create a viable business proposition that benefits so many.

Importantly, a venue of this nature is a much-needed hospitality venture, not only providing affordable and flexible places for individuals and professionals to meet and work, but, providing over 200 jobs for an essential industry that has been so corroded by COVID in recent years. These employment opportunities naturally benefit those who live nearby and are offered to people at all levels of experience. The coworking spaces, to which the application refers to, provides a unique and inspirational environment for people to work in, and creates an invaluable opportunity for employees to learn, furthering their careers by capitalising on professional member networks, all of which would be exceptional work-place experience for self-development.

Added to this, the substantial lease of millions over the buildings tenure provides direct revenue for the Council which will be reinvested into the borough for much needed infrastructure - community assets such as youth programmes, helping to address homelessness, maintenance of public parks, services and social programmes,

health services and community leisure facilities to name but a few - strengthens an application of this nature overall.

Granting this license will provide jobs and security and has a wide-reaching impact on the community and borough to which should not be rejected, especially in these uncertain times where opportunities for many are becoming harder and harder to come by.

Yours sincerely,

Jessica Koravos



President of International | Oak View Group

Support for licence application reference APP\PREMISES-NEW\122977

Please register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

I am a Camden resident, who mainly works from home, and so having facilities like those proposed at the new Bidborough Works would be really beneficial as they enable me to have an affordable and flexible base for meetings and work in a convenient and central location. But any such facility must have the licenses need to serve food and drinks, and to allow for client entertainment in the evenings as well.

I understand that over many years, the experienced Bidborough Works team have engaged with the authorities and local people. Like any serious, seasoned operator looking to make a successful business, well thought out operational procedures and management plans that consider everything in detail such as safeguarding, customer welfare and traffic management, are essential.

To my knowledge, they have been devised very carefully, ensuring best practices are implemented by coordinating with and seeking advice from respective authorities such as police, EHO and Camden Council.

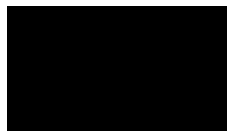
Having experience of using similar environments to the Bidborough Works proposal, I feel reassured that the measures highlighted in these management plans go into appropriate detail concerning licensing elements such as additional security, zero tolerance policies and the likes of dispersal. I understand that noise control and prevention measures have been designed into the project, alongside robust traffic management and delivery plans, which I am sure are some concern for nearby residents. These include triple glazed windows and screening to cut out light pollution, and strict delivery and unloading schedules within framework hours. I have confidence that all these very important points have been practically considered in order to create a viable business proposition that ultimately benefits so many local people and small businesses, like mine.

Importantly, a venue of this nature is a much needed hospitality venture, not only providing affordable and flexible places for individuals and professionals to meet and work, but essentially, providing over 200 jobs for an essential industry that has been so corroded by COVID in recent years. These employment opportunities naturally benefit those who live nearby and are offered to people at all levels of experience. The coworking spaces, to which the application refers to, provides a unique and inspirational environment for people to work in, and creates an invaluable opportunity for employees to learn, furthering their careers by capitalising on professional member networks, all of which would be exceptional work-place experience for self-development.

Added to this, the substantial lease of millions over the building's tenure provides direct revenue for the Council which will be reinvested into the borough for much needed infrastructure - community assets such as youth programmes, helping to address homelessness, maintenance of public parks, services and social programmes, health services and community leisure facilities to name but a few - strengthens an application of this nature overall.

Granting this license will provide jobs and security and has a wide reaching impact on the community and borough to which shouldn't be rejected, especially in these uncertain times where opportunities for many are becoming harder and harder to come by.

Yours sincerely,



Rock Feilding-Mellen

26 Chetwynd Road, London, NW5 1BY.

From: [Sara Vite](#)
To: [licensing inbox](#)
Subject: Please find my letter of support for APP\PREMISES-NEW\122977
Date: 12 September 2024 23:28:35

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[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.

To the Esteemed Members of the Licensing Authority,

I am writing to you with great enthusiasm and in strong support of the application submitted by Bottaccio, application reference APP\PREMISES-NEW\122977.

As a proud representative of Football for Peace Foundation, a UN-affiliated sports diplomacy NGO co-founded by FIFA and Chilean Legend Elias Figueroa and former international footballer Kash Siddiqi, our mission is to harness the power of football to address critical social and environmental challenges. We have implemented numerous national programs across the UK and are currently hosting a peace centre at Regents University in London.

It is with deep conviction that I endorse Bottaccio's application. My experience working with them on various events and community projects has been nothing short of outstanding. Their unwavering dedication to social responsibility, community well-being, and professionalism is truly commendable. Notably, our collaboration on a major event at the Copper Arena in Stratford, in partnership with HRH the Duke of Cambridge, demonstrated Bottaccio's exceptional ability to manage security, crowd control, and operational logistics at the highest level.

We fully support Bottaccio's new co-working initiative and look forward to bringing our high-profile philanthropic and community programs to Kings Cross, a location that is sure to benefit greatly from such a dynamic addition.

I am confident that the Licensing Authority's approval will not only elevate the local area but also enrich the community with culture, vibrancy, and prosperity.

Thank you for considering our endorsement.

--

In Peace,

Sara VITE

Partnerships and Communications Liaison

LONDON | SANTIAGO | MUMBAI | NYC

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IMPORTANT NOTICE:

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Letter of Support from Hokus Pokus Bar (Belgrove Street)

Hokus Pokus Bar

Belgrove St, King's Cross, London,

WC1

RE: Support for licence application reference APP\PREMISES-NEW\122977

Dear Members of the Licensing Authority,

On behalf of Hokus Pokus Bar on Belgrove Street, I want to express my full support for Eventhia's application for a new Premises Licence at Bidborough Works. Our bar has been a fixture in the community for years, and we have seen firsthand the positive impact that well-managed late-night venues can have on the area's safety and vibrancy.

The increase in businesses like ours has played a significant role in reducing crime and antisocial behaviour, particularly around King's Cross. By drawing more foot traffic and providing additional security, we help displace activities that used to plague the area, such as drug use and petty theft.

I believe Bidborough Works will contribute to this positive trend, creating a safer environment for all. Eventhia's commitment to security makes them an ideal candidate for this licence, and I am confident they will continue to enhance the safety and well-being of the community.

Please register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

Thank you for your consideration.

Warm regards,

From: [Sophie Duboisset](#)
To: [licensing inbox](#)
Subject: Subject: Support for Premises Licence Application - Reference APP\PREMISES-NEW\122977
Date: 12 September 2024 19:16:39

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Reference: Support for Premises Licence Application - Reference APP\PREMISES-NEW\122977

Dear Members of the Licensing Authority,

I am writing to express my full support for the premises licence application for Bidborough Works, located on the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE.

I regularly arrive at St Pancras' station due to my work in the area and have seen how the growth of new businesses has had a positive impact on the community by providing essential services and enhancing public safety.

I strongly believe that the proposed development by Eventhia, with its mix of co-working spaces and hospitality services, would be a great asset to the neighbourhood. Its inclusion of CCTV and other security features highlights a strong commitment to making King's Cross a safer and more dynamic place for workers.

Projects like Bidborough Works should be welcomed and encouraged, as they align with the ongoing efforts to reduce crime and improve the local area.

Kind regards,
Sophie D.



Steve Moore
24 Montagu Square
LONDON
W1H 2LF

6th September 2024

Dear Sirs

App\Premises\New\122977
Support for above licence application

Please register my support for the Bborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREM SES-NEW\122977.

I work in and around Kings Cross almost every day and love the slightly chaotic 24/7 street energy of the area. Despite (perhaps because) of this there is a clear need for a calm, collaborative working space for people like myself and my business colleagues - particularly if there is a social element to the space. The area has sorely lacked that since the closure of 6 St. Chad's Place, which itself wasn't really a working space.

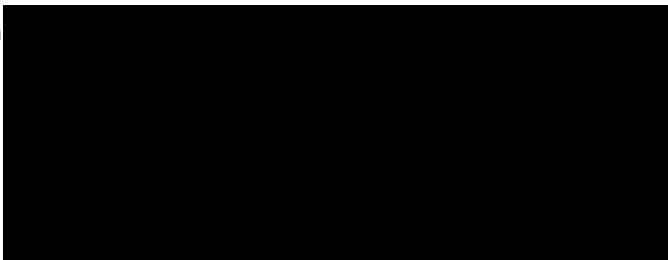
This application has been prepared by an experienced team with a proven track record. It will be great to see this beautiful building restored to public use and I'm sure it will become a terrific asset for the Camden community.

I understand that the Bborough Works team have a ready consulted extensivey with authorities and local residents to develop robust operational procedures that focus on inclusivity, safety, customer welfare, traffic management, and noise control. They are committed to being a responsible neighbour, managing patron dispersal, and improving street safety with security measures and 360-degree CCTV. I'm sure these efforts will significantly enhance safety on the southern side of Euston Road, which can often be a chaotic area, and align with the core licensing objectives.

The team's professional skill and the proposed operating hours will ensure Bborough Works becomes a relevant coworking venue in a changing economic climate. By granting this licence, Camden can support a community-focused initiative that will contribute culturally and economically to the area, expand the local knowledge economy, and enhance opportunities for residents and professionals to develop networks and engage in a forward-thinking cultural programme.

Thanks for considering my support.

Yours sincerely



Steve M



RE: Support for licence application reference APP\PREMISES-NEW\122977

Please register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

Dear Members of the Licensing Authority,

As someone who works daily in King's Cross as a Interior Architect I want to express my full support for Eventhia's application for a Premises Licence at Bidborough Works. The area has undergone an incredible transformation in recent years, and responsible businesses like Bidborough Works are essential to maintaining that positive momentum.

While the police do an admirable job, they can't do everything alone. Businesses that operate with security measures, such as CCTV, and ensure activity well into the evening help make this neighbourhood safer. Bidborough Works, with its combination of hospitality and state-of-the-art co-working facilities, sounds like a much-needed addition that will encourage more responsible business activity in King's Cross.

I believe this project will contribute to lower crime rates and bring exciting new services to the area. I urge the Council to support this application.

Sincerely,

Stuart Mauger

Design Research Studio

1 Bagley Walk, N1C 4PQ

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**

thomas

Last name

dixon

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

The Coal Office
1 Bagley Walk
London
N1C 4PQ

Remain anonymous

No

Grounds of representation

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

Details of representation

prevention of crime and disorder - the more vibrant occupied and active buildings there are in Camden , the more job creation there will be ,- for too long this part of the borough has been host to low end fast food restaurants and mobile phone shops - the arrival of more progressive international and high end businesses such as the standard hotel have allowed the creation of new jobs and commercial activity that has a strong

positive effect on the community and the services available. ensuring public safety - we have observed the development of Coal Drop Yards , and have witnessed at first hand the 'halo' effect of having more purposeful activity, employment and nocturnal activity on the general feeling of security for people in the kings cross area - purposeful and high quality developments and enterprise will ensure a more secure environment beyond the immediate activities in the building. prevention of public nuisance - the introduction of high quality events venue and members club will in itself have a more beneficial impact on public nuisance compared to alternative use of such buildings, the emphasis on the emphasis on th clientele being committed club members and high end event attendees .

About this form

Issued by

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

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From: [licensing inbox](#)
To: [Samina Khan](#)
Subject: FW: Support for licence application reference APP\PREMISES-NEW\122977
Date: 12 September 2024 08:04:44

fyi

Karly Wyatt
Licensing Support Officer

Telephone: 0207 974 3222

From: Ugo Souza [REDACTED]
Sent: Wednesday, September 11, 2024 9:31 PM
To: licensing inbox <licensing@camden.gov.uk>
Subject: RE: Support for licence application reference APP\PREMISES-NEW\122977

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[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.

Please register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

Dear Members of the Licensing Authority,

I am a finance professional working for an IT company that commutes and regularly has work meetings around King's Cross. I'm writing in support of Eventhia's Premises Licence application for Bidborough Works, as I believe this project will play a key role in continuing the positive transformation of the area from a place plagued by crime to a vibrant business hub.

The proposed mix of co-working spaces and hospitality services will attract more professionals like me and businesses to the area, increasing security through responsible oversight. The police can't do it all, but well-run businesses with modern security infrastructure can step up to fill the gaps.

This type of development is exactly what King's Cross needs to continue improving, and I wholeheartedly support the application.

Kind regards,

Ugo Souza

From: [licensing inbox](#)
To: [Samina Khan](#)
Subject: FW: Reference - APP\PREMISES-NEW\122977
Date: 12 September 2024 15:49:16
Attachments: [image001.png](#)

FYA

Sarah Williams
Licensing Enforcement Officer

From: John Nugent [REDACTED]
Sent: Thursday, September 12, 2024 1:18 PM
To: licensing inbox <licensing@camden.gov.uk>
Subject: Reference - APP\PREMISES-NEW\122977

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[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.

Hello

I write in support of the Bidborough Works license application.

I am a resident of Kings Cross and also a business owner - Green & Fortune.

I have admired the work of the parent company Bottaccio for a number of years. The quality of their people and other businesses give huge confidence for the safe operation of this new venue. The effort and investment that has gone into restoring this building is plain to see. It is another positive part of the regeneration of Kings Cross, and in particular to revitalise the south side of Euston Road. Their community engagement plans are to be applauded. Reopening this building, I believe, will enhance security and public safety in the area too.

Kind regards.

John Nugent
Chief Executive

[REDACTED]
Kings Place | 90 York Way | London N1 9AG
www.greenandfortune.co.uk

People, product, personality

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**

Alexander

Last name

Thomas

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address2 ICKNIELD WAY INDUSTRIAL ESTATE
TRING
HP23 4JX**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

Alexander Thomas, Technical Director RE: Support for licence application reference APP\PREMISES-NEW\122977 Please register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977. Dear Members of the Licensing Authority, As

someone who works in the technical production delivery sector near King's Cross Station, I've seen firsthand the challenges this area has faced with crime and antisocial behaviour. However, I've also seen how the introduction of well-managed businesses has had a profoundly positive effect. That's why I'm writing to offer my support for Eventhia's application for a Premises Licence at Bidborough Works. The project's focus on security and surveillance, paired with its commitment to high-quality co-working and hospitality facilities, is exactly what the area needs to keep progressing. It will help to provide a sense of order and safety that the police alone simply cannot maintain, especially in such a busy area. I believe Bidborough Works will be an asset to the King's Cross community and strongly encourage the Council to approve this application. Kind regards, Alexander Thomas

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Judd Street
London
WC1H 9JE

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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**

Zara

Last name

Young

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressFIELD VIEW HOOBY LANE
STRETTON
LE15 7UX**Remain anonymous**

No

Grounds of representation

- prevention of crime and disorder

Details of representation

I have been working as a marketing professional around King's Cross for over a decade. During this time, I have witnessed the area's transformation from a place plagued by crime to a thriving business and leisure hub. As a single female who travels into the area for work, my office is located on St Chad's Street, I am particularly sensitive to crime and safety concerns around this area. I am writing to express my support for Eventhia's Premises Licence application for Bidborough Works, as I believe that this project will play a crucial role in maintaining this positive

transformation and supporting the prevention of crime and disorder in the surrounding area. The proposed combination of co-working spaces and hospitality services is expected to draw more professionals and businesses to the area, thereby increasing foot traffic and enhancing security. While the police cannot handle everything, well-managed businesses with modern security infrastructure can help bridge the gaps. I am a firm believer that the proposed development is precisely what King's Cross needs to further enhance its growth and progress. I wholeheartedly endorse the application, and I am confident that it will make a positive contribution to the area. If the establishment is granted a license, I am convinced that it will significantly enhance safety, particularly for single female travellers like myself, thereby making the area more inviting and secure. Kind regards, Zara Young

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Judd Street
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WC1H 9JE

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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**

Philip

Last name

Hales

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressTHE GABLES BEDFORD ROAD
TURVEY
MK43 8BE**Remain anonymous**

No

Grounds of representation

- prevention of crime and disorder

Details of representation

Additional Business Activity and CCTV, see attached support letter for more details

Supporting documents (optional)

- LetterofSupportfromPhilipHales.docx

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WC1H 9JE

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Letter 1: Philip Hales Senior Project Manager**RE: Support for licence application reference APP\PREMISES-NEW\122977**

Please register my support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977.

Dear Members of the Licensing Authority,

As someone who works regularly in King's Cross as a Senior Project Manager I want to express my full support for Eventhia's application for a Premises Licence at Bidborough Works. The area has undergone an incredible transformation in recent years, and responsible businesses like Bidborough Works are essential to maintaining that positive momentum.

While the police do an admirable job, they can't do everything alone. Businesses that operate with security measures, such as CCTV, and ensure activity well into the evening help make this neighbourhood safer. Bidborough Works, with its combination of hospitality and state-of-the-art co-working facilities, sounds like a much-needed addition that will encourage more responsible business activity in King's Cross.

I believe this project will contribute to lower crime rates and bring exciting new services to the area. I urge the Council to support this application.

Sincerely,
Philip Hales

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**

Roop

Last name

Partap Choudary

Telephone number (optional)**Email address**

[REDACTED]

AddressFlat 10 Halsey House
13 Red Lion Square
London
WC1R 4QF**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

Dear Sir/Madam, I am writing to express my strong support for the Bidborough Works premises licence application for the second and third floors of Camden Town Hall, Judd Street, WC1H 9JE, reference APP\PREMISES-NEW\122977. This application has been thoughtfully prepared by an experienced team who have a proven

track record in managing historical properties. The vision for Bidborough Works is to create a central hub in London for young professionals and the local business community to connect, collaborate, and share knowledge. This initiative will bring new life to an iconic site, ensuring it remains a valuable asset for the Camden community.

Grounds of Representation: 1. Prevention of Crime and Disorder The Bidborough Works team has implemented robust plans to enhance safety and reduce the risk of crime. This includes the installation of 360-degree CCTV and the presence of trained security staff monitoring both inside and outside the premises. The venue will operate on a membership-only basis, which promotes accountability and good behaviour by limiting access to known individuals. Additionally, they have developed a clear dispersal strategy to prevent disturbances and disorderly conduct in the area. These measures will significantly enhance the safety of the surrounding streets.

2. Ensuring Public Safety Public safety is at the heart of the design and operational plans for Bidborough Works. Controlled access, comprehensive emergency procedures, and on-site security will ensure a safe and secure environment for all patrons and staff. The membership model enhances safety by fostering a community of known individuals, and the commitment to a zero-tolerance policy on drugs further reduces risks. These efforts demonstrate Bidborough Works' dedication to creating a safe environment for the local community and visitors alike.

3. Prevention of Public Nuisance Noise control

and the reduction of public nuisance are priorities in this application. Bidborough Works has worked with local authorities, including environmental health officers, to ensure the venue complies with all noise regulations. Investments in acoustic treatments, such as triple-glazed windows, will help mitigate noise disturbances. Furthermore, the dispersal plan ensures patrons leave the venue quietly, minimising disruption to local residents. Their careful approach to waste management and delivery schedules also addresses potential public nuisance concerns.

4. Protection of Children from Harm The venue's operating procedures and membership model will ensure a family-friendly environment in the surrounding community. Strict age-verification policies will be enforced to prevent alcohol sales to minors, and no persons under 18 will be admitted without an accompanying adult. By promoting a safe, secure atmosphere and enforcing framework hours, Bidborough Works will contribute to the well-being of families and children in the area. Beyond meeting the licensing objectives, Bidborough Works will provide significant cultural and economic benefits to the Camden community. The project will create over 200 full-time jobs, prioritising local employment, and offer affordable co-working spaces that will support the local knowledge economy. The team's professionalism and careful planning ensure that Bidborough Works will become a vital cultural and business hub in the area. By granting this licence, Camden can support an initiative that revitalises a historic landmark, fosters community

engagement, and contributes to the local economy. I firmly believe that Bidborough Works will be a positive and responsible neighbour in the heart of Camden. Thank you for considering my support. Yours sincerely, Roop Partap Choudhary

About this form

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Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

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Conditions consistent with the operating schedule

Proposed Conditions for Bidborough Works
with an entrance on Bidborough Street – ground, 2nd & 3rd floors of the former Camden Town

Hall,
Bidborough Street,
Camden,
London

Opening Hours

	Proposed
Monday	0700 to 0200
Tuesday	0700 to 0200
Wednesday	0700 to 0200
Thursday	0700 to 0200
Friday	0700 to 0200
Saturday	0700 to 0200
Sunday	0700 to 0000

Hours for the provision of licensable activities

Limited to no later than Core Hours

Sale of Alcohol (on the premises only)

	Proposed
Monday	1000 to 2330
Tuesday	1000 to 2330
Wednesday	1000 to 2330
Thursday	1000 to 2330
Friday	1000 to 0000
Saturday	1000 to 0000
Sunday	1100 to 2230

Regulated Entertainment**(indoors only – no regulated entertainment to be provided in the terraces)**

	Proposed
Monday	1000 to 2330
Tuesday	1000 to 2330
Wednesday	1000 to 2330
Thursday	1000 to 2330
Friday	1000 to 0000
Saturday	1000 to 0000
Sunday	1100 to 2230

Late Night Refreshment

	Proposed
Monday	2300 to 0130
Tuesday	2300 to 0130
Wednesday	2300 to 0130
Thursday	2300 to 0130
Friday	2300 to 0130
Saturday	2300 to 0130
Sunday	2300 to 2330

Conditions

Use of Premises

1. The primary purpose of the premises shall be as a co-working space with ancillary hospitality facilities.
 2. Sale for alcohol shall be limited to members of the co-working space and their guests and organisers of, and those attending, events.
 3. There will be a receptionist/security or barriers stopping general members of the public from entering the premises.
 4. The maximum capacity of the premises shall not exceed the figures set out below:
 - o 2nd floor **360**
 - o 3rd floor **383**
 5. The maximum capacity on the premises, exclusive of staff, after 0030 will be no more than 150.
 6. Any changes to the fire risk assessment affecting the capacity of the premises shall be notified to the licensing authority.
 7. No person shall be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage.
 8. A direct dial telephone number shall be provided to residents that shall be manned during operating hours of the venue. Details of any calls received shall be logged and a note subsequently made of the action taken. Details to be made available upon request to responsible authorities.
 - ~~9. No business or membership sign-ups/contracts after 5pm that will allow those customer(s) to partake in consuming alcohol on the premises on that same day as joining.~~
- That there must be a period of at least 14 days between the time when a person applies for membership and membership rights being taken up.
10. A list of all guests shall be kept on the premises
 11. There will be no consumption of alcohol on the premises outside of licensed hours save for the 30 minutes at the end of permitted hours for sale of alcohol

12. Each floor will have a minimum of one staff member engaged on the premises at all times while operating.

Second Floor

13. The provision of licensable activities in the area highlighted green on the 2nd floor plan shall be limited as follows:

Sale of Alcohol and Regulated Entertainment

Mon–Thu: 12.00 – 23.30

Fri–Sat: 12.00 – 00.00

Sun: 12.00 – 22.30

14. The provision of licensable activities in the area highlighted brown on 2nd floor plan shall be limited as follows:

Sale of Alcohol

Mon–Thu: 12.00 – 23.30

Fri–Sat: 12.00 – 00.00

Sun: 12.00 – 22.30

Late Night Refreshment

Mon–Thu: 23.00 – 00.30

Fri–Sat: 23.00 – 01.00

Sun: 23.00 – 23.30

15. The provision of licensable activities in the area highlighted pink on the 2nd floor plan shall be limited as follows:

Sale of Alcohol and Regulated entertainment

Mon–Thu: 12.00 – 20.00

Fri–Sat: 12.00 – 20.00

Sun: 12.00 – 20.00

Third Floor

- 16.** The provision of licensable activities in the area highlighted green on the 3rd floor plan shall be limited as follows:

Sale of Alcohol and Regulated Entertainment

Mon–Thu: 12.00 – 23.30

Fri–Sat: 12.00 – 00.00

Sun: 12.00 – 22.30

Late Night Refreshment

Mon–Thu: 23.00 – 01.30

Fri–Sat: 23.00 – 01:30

Sun: 23.00 – 23.30

- 17.** The provision of licensable activities in the area highlighted purple on the 3rd floor plan shall be limited as follows:

Sale of Alcohol and Regulated Entertainment

Mon–Thu: 11.00 – 22.00

Fri–Sat: 11.00 – 23.00

Sun: 11.00 – 22.00

- 18.** The provision of licensable activities in the area highlighted light blue on the 3rd floor plan shall be limited as follows:

Sale of Alcohol

Mon–Thu: 11.00 – 22.00

Fri–Sat: 11.00 – 23.00

Sun: 11.00 – 22.00

Terraces

- Bidborough Street

The terraces will be open between the hours of

- 16th Oct – 15th March: Mon–Sun: 09.00 – 19.00
- 16th March – 15th Oct: Mon–Sun: 09.00 – 21.00

- Euston Road

Save for members of staff carrying out their work duties and persons who wish to temporarily use the terraces for the purposes of smoking the terraces on Euston Road will be open between the hours of

- Monday to Thursday 07.00 – 23.30
- Friday and Saturday 07.00 – 00.00
- Sunday 07.00 – 22.30

General

19. The premises shall maintain a live premises management plan (**the Management Plan**) that shall contain all the documents that are required and necessary to operate a safe premises.

20. The Management Plan shall be risk assessed led, reviewed and revised as is necessary, and shared with the licensing authority and authorised officers from the responsible authorities on request.

21. This shall include, but not be limited to, the following: -

- A copy of the premises licence
- The approved plan
- Membership and Guests Policy
- Fire Risk Assessment
- Electrical installation
- Emergency electrical installation
- Fire rated doors

- Renovation of building to be in line with current building regulations
- Challenge 25 policy
- Crowd control, capacity and queue control policy and procedure
- Refuse storage and collection arrangements.
- Drugs policy
- Adverse weather plan
- Emergency Evacuation policy
- Facility for disabled visitors to the premises
- Security arrangements – Inside and immediate vicinity of the premises
- CCTV Policy
- Arrangements for vulnerable people and underage visitors
- Counter-terrorism plan
- Public liability insurance
- Noise management plan
- Neighbourhood Communication Plan
- Terrace Policy
- First Aid Policy

22. The premises licence holder shall comply with the Management Plan

23. The premises licence holder shall at the request of the local residents or businesses host, a Community Meeting, at least every quarter.

Prevention of crime and disorder

CCTV

24. The Premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open and during all times when attendees remain on the premises and will include the external area immediately outside the premises entrance. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of authorised Responsible Authority Officers throughout the entire 31-day period.

- 25.** A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises are open for Licensable Activities. This staff member must be able to provide authorised Responsible Authority Officers with copies of recent CCTV images or data with the absolute minimum of delay when requested.
- 26.** Subject to Data Protection guidance and legislation, the management of the premises will ensure that key staff are fully trained in the operation of the CCTV and will be able to download selected footage onto a disk/USB Stick for the Police or authorised officers of the Local Authority or UK Border Agency without difficulty, delay or charge.
- 27.** The licensee will ensure that the system is checked every two weeks to ensure that the system is working properly and that the date and time are correct. Any CCTV breakdown or system failure will be notified to the Police and Local Authority immediately & remedied as soon as practicable. Repair records / invoices shall be kept on site for at least 12 months and be readily available to be viewed by all authorised persons upon request.
- 28.** There shall be no consumption of alcohol in areas not covered by CCTV.

Incident Log

- 29.** An incident log shall be kept at the premises and made available on request to an authorised officer of the Camden Council or the Police. It must be completed within 24 hours of the incident and will record the following:
 - a) all crimes reported to the venue
 - b) all ejections of patrons
 - c) any complaints received concerning crime and disorder and public nuisance
 - d) any incidents of disorder
 - e) all seizures of drugs or offensive weapons
 - f) any faults in the CCTV system, searching equipment or scanning equipment
 - g) any refusal of the sale of alcohol including date, time and name of staff member
 - h) any visit by a relevant authority or emergency service.
- 30.** A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by the police or an authorised officer of Camden Council at all times whilst the premises is open

Incident Reporting

- 31.** The police will be called to all incidents of violence and disorder.
- 32.** If a serious assault or sexual offence is committed on the Premises (or appears to have been committed) the management will immediately ensure that:
- (a) The police (and, where appropriate, the London Ambulance Service) are called without delay;
 - (b) All measures that are reasonably practicable are taken to apprehend any suspects where possible pending the arrival of the police;
 - (c) The crime scene is preserved to enable a full forensic investigation to be carried out by the police; and
 - (d) Such other measures are taken (as appropriate) to fully protect the safety of all persons present on the premises.

Training

- 33.** The licensee shall ensure that staff are trained as appropriate, in respect of relevant licensing law, crime scene best practice and upon the sale of alcohol to those under the influence of alcohol and persons underage.
- 34.** This training is to be clearly documented and signed and any training for future staff must also be organised at the appropriate time.
- 35.** Refresher training shall be carried out every 6 months. Details of training are to be made available for inspection by Police or other Responsible Authorities, upon request.

SIA

- 36.** Save as otherwise provided in these conditions, the provision of door security shall be risk assessed
- 37.** At all times that licensable activities are being provided on the premises there shall be at least one member of staff and one SIA registered member of door security on the ground floor
- 38.** The minimum number of members of door security on the premises shall increase to 2 from 20:00

39. Where door supervisors are employed, a door supervisors register shall be updated on occasions when door supervisors are employed. The Register is to be made available for Inspection by the Police and/or Licensing Authority. Details to show:

- Full Name.
- Date of Birth.
- SIA Registration Number.
- Date and Hours Worked; and
- Contact telephone number and email address.
- A coloured photocopy of each door supervisors' SIA badge shall be taken by the DPS and retained at the premises

40. Door supervisors will be easily identifiable whilst working at entry/exit points and around the exterior of the building.

Prevention of Public Nuisance

41. A noise management policy must be prepared and implemented at the premises. The noise management policy to be agreed with Camden Council should be periodically reviewed and updated. A copy will always be available to officers on request.

42. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a public nuisance. All loudspeakers shall be sited and isolated from the structure to prevent noise and vibration public nuisance.

43. External doors and windows on the Bidborough Street side of the premises shall remain closed at all times save for immediate access and egress

44. External doors and windows on the Euston Road side of the premises shall remain closed during regulated entertainment except for immediate access and egress.

45. Save in the case of disabled access/egress and in the case of an emergency there shall be no access or egress to the Premises from the Bidborough Street entrance after the following times:

- Monday to Thursday – 00:00
- Friday and Saturday – 00:30
- Sunday 23:00

46. Signage shall be displayed in a prominent position on the premises requesting that customers leave quietly.
47. In the event that a public noise nuisance is established from the provision of regulated entertainment the premises licence holder will, in consultation with the EHO, instal a noise management device to prevent persons in the neighbourhood from being unreasonably disturbed by noise of music from the premises.
48. Staff will monitor external terraces while they are in use.
49. That screens/planters to a height of no less than 2.1m be installed in the terraces facing on to Bidborough Street.

Public safety

Vulnerable Persons

50. The licensee /DPS will ensure that all staff that are customer facing/engaging at the venue are trained, as appropriate, in respect of Welfare and Vulnerability Engagement and that all new staff attend through this presentation.
51. Refresher training to be conducted every six months. A record will be kept of when the training took place and will be made available for inspection by Police or other responsible authority, upon request.
52. Health and safety risk assessments shall be undertaken, and all staff shall be trained therein.
53. The premises will adopt the Ask Angela (or similar) scheme. All staff will be trained in the process to be adopted when any customer “asks for Angela”. Should the customer “ask for Angela” the matter will be recorded in the incident log.
54. At all times that the premises are open to the public for the provision of licensable activities there shall be at least one member of staff who is First Aid qualified on duty
55. There shall be an appropriate number of First Aid kits placed throughout the licensed premises with regular checks being conducted by the duty manager to ensure that the kits are in place and properly stocked

56. The use of first aid supplies will be recorded in the daily duty managers' report

57. Regular glass collection shall be undertaken by staff.

Protection of children from harm

58. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.

59. Signage advertising the aforementioned proof of age scheme shall be prominently displayed throughout the premises with a particular emphasis on the alcohol display area and service area.

60. No person under the age of 18 shall be admitted to the premises unless accompanied by an adult

61. When children under the age of 18 are in the premises they will be supervised by a parent or guardian

62. All Children under the age of 18 must vacate the premises by no later than 23:00 hours.

Section 1: Background comments of the Borough Solicitor

- 1.1 The purpose of Camden's Statement of Licensing Policy is to make it clear to applicants that wider considerations will be taken into account when determining applications. It is intended to guide the Licensing Panel when considering licence applications. However, the Licensing Panel must always consider each application on its own merits and allow exceptions to the normal policy where the circumstances of the application justify allowing an exception. The burden is on the applicant to show that they comply with the policy.
- 1.2 Members should only address those matters that have formed the subject matter of relevant representations. Matters that arise that are not the subject of relevant representations fall outside the function that the Panel is exercising when it holds a hearing
- 1.3 Members must determine, having regard for the evidence, whether granting the application for a premises licence will impact adversely on the policy criteria listed in paragraph 3 of this report.
- 1.4 In accordance with the provisions of Part 1 of Schedule 5 of the Act, where a Licensing Authority rejects in whole or in part, an application for a new premises licence, the applicant may appeal against the decision, to a magistrate's court within 21 days of being notified of the decision.
- 1.5 Similarly, where a person who made relevant representations in relation to the application contends that the licence ought not to have been granted, or that different or additional conditions should have been imposed on the licence, he may appeal against the decision to a magistrate's court within 21 days of being notified of the decision.
- 1.6 **The Human Rights Act 1998** incorporates the key articles of the European Convention on Human Rights into domestic law. Decisions on licensing matters are actions of a public authority and must be compatible with Convention rights. Consequently, Members of the Panel must be aware of the rights contained in the Convention (particularly those set out below) when making licensing decisions.

(a) Article 6: Right to a fair trial

In the determination of his civil rights and obligations, everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law.

(b) Article 8: Right to respect for private and family life

Everyone has a right to respect for his or her private life, his home and correspondence.

(c) Article 1 of the First Protocol: Protection of property

Every natural or legal person is entitled to the peaceful enjoyment of his possessions, including a licence. No one shall be deprived of his possession except in the public interest and subject to the conditions provided for by law and by the general principles of international law.

(d) Article 10: Freedom of Expression

Everyone has the right to freedom of expression. This right shall include freedom to hold opinions and to receive and impart information and ideas without interference by public authority and regardless of frontiers. This Article shall not prevent States from requiring the licensing of broadcasting, television or cinema enterprises.

The exercise of these freedoms since it carries with it duties and responsibilities may be subject to such formalities, conditions, restrictions or penalties as are prescribed by law and are necessary in a democratic society, in the interests of national security, territorial integrity or public safety, for the prevention of disorder or crime, for the protection of health and morals, for the protection of the reputation or rights of others, for preventing the disclosure of information received in confidence, or for maintaining the authority and impartiality of the judiciary.

(e) Article 14: Prohibition of discrimination

The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.

- 1.7 When formulating policy local authorities must have regard to the **Equality Act 2010**. The Act provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including licensing powers. Members of the panel must be mindful of this duty when determining all licensing applications.

The section 149 Public Sector Equality Duty

- (1) A public authority must, in the exercise of its functions, have due regard to the need to—
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

(2) A person who is not a public authority but who exercises public functions must, in the exercise of those functions, have due regard to the matters mentioned in subsection (1).

(3) Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—

(a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;

(b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;

(c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

(4) The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.

(5) Having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—

- (a) tackle prejudice, and
- (b) promote understanding.

(6) Compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act.

1.8 In determining any application, the Council must comply with the public sector equality duty in s.149 of the 2010 Act. This is a duty to have regard to the need to achieve the statutory goals of s.149, rather than to achieve a particular result. The s149 duty sits alongside and does not override statutory requirements in relation to determining licensing applications, including the duty to consider all evidence on its merits and the legislative criteria listed at paragraphs 3 & 4.

1.9 When members have before them representations or other material on issues relevant to s149, even outside the scope of “standard” licensing considerations such material must still be specifically assessed in the context of s149. However, because s149 creates a requirement to “have regard” the fact a matter raised is relevant to s149 will not automatically translate into a reason for refusing an application that would be sustainable in any subsequent appeal, given the legal requirement to determine applications in compliance with licensing legislation.

Section 2: Financial Comments

- 2.1 Following consideration there are no financial implications concerning this application. The Executive Director Corporate Services has been consulted in the preparation of this report and has no further comments to add.