

Dear Sir/Madam,

re: Time Out Market, 106 Commercial Street, E1 6LZ, PA/16/03535

Spitalfields Community Group (SCG) objects to the above planning application at 106 Commercial Street.

Spitalfields Community Group was formed in September 2011 with the aim of promoting and protecting the quality of life of people living and working in the ward of Spitalfields and Banglatown. We have over 200 members and are growing. Our current survey, conducted to identify priorities for action, highlighted the growing problems faced by locals as a result of the existing dense concentration of licensed premises in the area, exacerbating the negative impact on us of the night time economy.

Our objections to this application are several-fold:

- Time Out plan to operate a 'fine dining' experience on the site comprising 17 restaurants and 4 bars. However, as is clear from their concurrent licence application, there is definite emphasis being placed on the bars which dominate the main space on the ground floor. With customers buying their food at serveries and carrying it on trays to a communal eating area we believe the experience will be anything other than 'fine dining' and the premises will inevitably be viewed by patrons as primarily a drinking establishment. The bars are being run by Time Out themselves and are separate to the food operation – there is no obligation for customers to purchase any food at all. We therefore believe that the application should be for A4 use rather than A3.
- Given the predominance of the proposed bars at the premises, we are extremely concerned about the disturbance caused by large numbers of drunk patrons spilling out onto neighbouring residential streets. Alcohol-fuelled antisocial behaviour is a significant problem in Spitalfields, as evidenced by our survey of members and by the actions of LBTH in introducing a Cumulative Impact Zone to recognise the saturation of licensed premises in the area. A change of use of a site with large capacity such as this can only serve to exacerbate these problems.
- Many of our members live in properties immediately adjacent to the site. They already suffer problems with the extraction fans from restaurants on Hanbury Street, both through noise and smells. These problems will inevitably increase if 17 new kitchens are added. While measures are being proposed to mitigate noise pollution from the site, there will undoubtedly be some leakage through ventilation ducts.
- The site is in the middle of a crowded block of properties. Access to the site is through entrances that are extremely small compared to the area within. This will inevitably lead to problems: patrons will gather and queue on the Commercial St pavement that is already extremely busy with pedestrian traffic. The dangerous junction between Hanbury Street and Commercial St will become more crowded.
- There is inadequate provision for smoking. The proposed 2,000 visitors per day will undoubtedly include many smokers and many of these will be looking for a place to have a cigarette while drinking at one of the 4 bars. As there is no provision on the site this will inevitably happen on the Commercial St pavement, adding to congestion there. The frontage of the site is relatively narrow on Commercial St meaning that

the smokers will spill over in front of other properties, troubling commercial and residential tenants alike.

- Given the emphasis on the drinking element of the operation and the scale of the business, we feel that the toilet provision is inadequate. There is already a huge problem with street urination in Spitalfields, a disgusting issue which causes distress to local residents and businesses. This will undoubtedly increase with the poor provision of facilities here.
- We have concerns over the fire escape routes, especially the one that opens only the narrow passageway between the almshouses on Puma Court. Our understanding is that there is currently no legal agreement between the owners of the almshouses and Time Out for use of this passageway. We have spoken to some of the residents of the almshouses and they are extremely concerned, especially as they seem not to have been consulted about any possible change of use of the private alley that passes their front doors.

We believe that the proposed operation is ill-conceived. It is also of a scale that is out of proportion to the site, especially given its limited access. The site is in the centre of a sensitive residential area whose residents and businesses are already suffering significant problems through an over-concentration of the night-time economy. This proposal can only make matters worse.

We therefore ask you to reject these plans.