

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/4437/P	Andrew Kelland	24/04/2023 18:43:27	SUPC	<p>The addition of commercial a grade extract to a unit with use Class E (Commercial, business &amp; service uses) indicates the intention for a food outlet of some description to operate from the address.</p> <p>Whilst I welcome the activation of a unit that has been vacant for some time, this is primarily a residential area and the homes' residential amenity in the locality must be considered and protected in line with the Camden Local Plan policies, specifically 9.40 as extracted below:</p> <p>Where food, drink and entertainment uses are permitted, they will need to be managed to protect the amenity of residents. To ensure such uses do not harm amenity or the character of an area, either individually or cumulatively, we will consider applying controls on:</p> <ul style="list-style-type: none"> <li>¿ hours of operation;</li> <li>¿ refuse and litter;</li> <li>¿ noise/vibration;</li> <li>¿ fumes;</li> <li>¿ customer area;</li> <li>¿ local management issues; and</li> <li>¿ changes of use.</li> </ul> <p>I am concerned that the external residential amenity (gardens/roof/balconies) of homes at the bottom of Burrard Road which 56-58 Fortune Green Road backs on to will suffer adverse impacts from mechanical extract noise, odour and additional refuse on the streets (refuse on the streets is already not particularly well managed in West Hampstead).</p> <p>To combat the above, the below restrictions should be imposed:</p> <ul style="list-style-type: none"> <li>- Hours of operation</li> <li>- Enhancement of refuse and litter collection/mitigation</li> <li>- Noise restriction on the operation of the extract</li> <li>- Restriction on type of outlet (removing the more odorous types of cuisine)</li> <li>- Camden should monitor the performance of of the extract</li> <li>- No change of use from from a food outlet that is deemed not to harm amenity in the area</li> </ul>