

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/5323/P	Bristol House Ltd	23/12/2024 16:39:58	OBJ	<p>Bristol House is a Victorian mansion block with 26 flats housing around 50 people. This planning application is to replace a valued community newsagent and general store.</p> <p>I am responding on behalf of Bristol House Ltd. the head leaseholder for the residential part of the building. The shareholders are all residents of Bristol House and the company is run for their benefit.</p> <p>The ground floor has 8 commercial units, which, with one exception, will soon be restaurants/takeaways. These businesses already create significant issues for residents, including noise, odours, , pavements blocked with delivery bikes, and large piles of rubbish on the street overnight including food waste that attracts vermin. Our drains are frequently blocked with fat and food waste. These units were never designed for restaurant use, making them unsuitable in many ways.</p> <p>Our primary concern is the impact this new business will have on the block. The residents must be prioritised & protected. Strict operating hours should be enforced for both the business and the ventilation/air conditioning systems. These systems should not operate overnight. Everything must be turned off by 11 pm and not turned on again until 9 am to allow residents peace and sleep. During operation, noise levels must stay below current background noise levels at the rear of the building.</p> <p>The proposed heat pumps and extractors are very close to several flats. Notably, there is a basement flat (not acknowledged in the plans) just 1.5 meters from the proposed heat pumps, in a confined area lined with sound-reflective glazed bricks. The noise measurements in their supporting document were taken from 5 meters away, making them invalid (see Noise Impact Assessment, page 4, figure 1).</p> <p>A particular concern is the handling of ventilation at the rear, which conflicts with what the landlord/freeholder is willing to allow. The extractors are located in a small, confined space close to many residents' windows. As stated in the planning application (cooling statement drawing M200), the "kitchen extract will discharge through a window" at the landlord's request. However, the discharge would be into a courtyard with residents nearby, but the flue should discharge 1.2 meters above the building route—above the roof of a six-story building. The flue would require a license from Bristol House Ltd., and would place it directly outside many residents' windows. The proposed ventilation system emits fumes at ground level, which is unacceptable.</p> <p>The odour assessment addendum claims that only soups and prepared dishes will be reheated. However, the Institute of Air Quality Management (IAQM) makes no reference to the SPR method used in the assessment, which is typically applied to pollution risk evaluation. Since the assessor has not explained their calculations, this assessment is unreliable and, at best, a guess. The original DEFRA/EMAQ+ risk assessment approach still classifies this situation as "HIGH RISK" (quoted from the Odour Control and Management file note).</p> <p>There are already ongoing odour issues with cooking fumes from the Holborn Hub (on the other side of our front door), which fill the common areas due to kitchen windows being left open constantly, despite repeated requests from residents and Camden Council to close them.</p> <p>If a new proprietor or menu change leads to actual cooking (as would usually be expected in a restaurant), this must be addressed. The application should include a condition that grilling, frying, or other cooking methods are strictly prohibited, and that all windows must remain closed with no alternative ventilation systems operating.</p> <p>You should be aware that significant building work in these two units has been ongoing for several weeks and may be completed before this planning process concludes.</p>

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2023/5323/P	Bristol House Ltd	23/12/2024 19:13:55	COMMNT	<p>I am responding on behalf of Bristol House Ltd. the head leaseholder for the residential part of the building. All of the shareholders, including the directors are residents and the company is run for the benefit of the residents.</p> <p>Bristol House is a Victorian mansion block with 26 flats home to around 50 people. This planning application is to replace a valued community newsagent and general store.</p> <p>The ground floor has 8 commercial units, which, with one exception, will soon be restaurants/takeaways. These businesses already create significant issues for residents, including odours, noise, pavements blocked with delivery bikes, and large piles of rubbish on the street including food waste that attracts vermin. Our drains are frequently blocked with fat and food waste. These units were never designed for restaurant use, making them unsuitable in many ways.</p> <p>Our primary concern is the impact this new business will have on the block. The residents must be prioritised & protected. Strict operating hours should be enforced for both the business and the ventilation/air conditioning systems. These systems should not operate overnight. Everything must be turned off by 11 pm and not turned on again until 9 am to allow residents peace and sleep. During operation, noise levels must stay below current background noise levels at the rear of the building.</p> <p>The proposed heat pumps and extractors are very close to several flats. Notably, there is a basement flat (not acknowledged in the plans) just 1.5 meters from the proposed heat pumps, in a confined area lined with sound-reflective glazed bricks. The noise measurements in their supporting document were taken from 5 meters away, making them invalid (see Noise Impact Assessment, page 4, figure 1).</p> <p>A particular concern is the handling of ventilation at the rear, which conflicts with what the landlord/freeholder is willing to allow. The extractors are located in a small, confined space close to many residents' windows. As stated in the planning application (cooling statement drawing M200), the "kitchen extract will discharge through a window" at the landlord's request. However, the discharge would be into a courtyard with residents nearby, but the flue should discharge 1.2 meters above the building route—above the roof of a six-story building. The flue would require a license from Bristol House Ltd., and would place it directly outside many residents' windows. The proposed ventilation system emits fumes at ground level, which is unacceptable.</p> <p>The odour assessment addendum claims that only soups and prepared dishes will be reheated. However, the Institute of Air Quality Management (IAQM) makes no reference to the SPR method used in the assessment, which is typically applied to pollution risk evaluation. Since the assessor has not explained their calculations, this assessment is unreliable and, at best, a guess. The original DEFRA/EMAQ+ risk assessment approach still classifies this situation as "HIGH RISK" (quoted from the Odour Control and Management file note).</p> <p>There are already ongoing odour issues with cooking fumes from the Holborn Hub (on the other side of our front door), which fill the common areas due to kitchen windows being left open constantly, despite repeated requests from residents and Camden Council to close them.</p> <p>If a new proprietor or menu change leads to actual cooking (as would usually be expected in a restaurant), this must be addressed. The application should include a condition that grilling, frying, or other cooking methods are strictly prohibited, and that all windows must remain closed with no alternative ventilation systems operating.</p> <p>You should be aware that significant building work in these two units has been ongoing for several weeks and may be completed before this planning process concludes.</p>

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2023/5323/P	Elizabeth Heaney	29/12/2024 18:30:42	OBJ	<p>I live in Bristol House, 80a Southampton Row, WC1B 4BA. I would like to object to the planning permission requested by the new business which is replacing a much missed newsagents shop to the right of our front door. The newsagents was a very valuable asset in our building's community and the wider local community. We have a situation now where nearly every commercial premises along the building (and the street in general) is a restaurant. These buildings were designed for shops originally so they have to be adapted to accommodate their use as a restaurant, meaning that smells are pumped out into the residential area, food waste litters the street, drains become clogged with fat and people urinate in our doorway. It has become so bad lately that some residents are considering moving, a huge upheaval to their lives and not an option for everyone.</p> <p>I would urge you to consider the impact yet another restaurant will have on the residents of this building and the street in general - it will not be a positive one.</p> <p>If you do decide to pass this planning application it MUST be with all the provisos suggested by Bristol House Limited, sound experts reports and environmental impact advice, in order to mitigate the negative effects of noisy fans, smell, extra footfall, delivery bikes clogging the pavement, rubbish etc. There must also be no late opening which adds antisocial noise and behaviour to the list of cons. A further note - this are not minor alterations, the whole interior has been gutted and new plant will be installed.</p>
2023/5323/P	Jones	30/12/2024 16:54:36	COMMNT	<p>This will be the ninth food outlet in an unedifying row of takeaways /restaurants tarnishing residential Bristol House. The NINTH.</p> <p>The crucial issue here is not the applicant's request for an awning, louvres and air con units. .</p> <p>It is whether the premises should be allowed to become yet another eatery. The unanimous opinion of Bristol House residents is a resounding NO.</p> <p>We have been plagued by disgusting cooking stench and noise for years - some for decades. It must stop - not get worse.</p> <p>I urge you to prioritise residents this time and reject the application so that the restaurant plans are abandoned.</p>
2023/5323/P	Chia Llewelyn	30/12/2024 00:45:27	COMMNT	<p>The ground floor of Bristol House has too many restaurants. This is resulting in strong food odour in Bristol House both in the common areas and in many apartments. There should be greater diversity of shops on the ground floor instead of a row of restaurants which do a lot of cooking as this is impacting directly on the residents. Greater consideration needs to be given to the residents and their living conditions. Please consider the smells and noise from the restaurant and ensure that there are strict controls on operating hours. There should also be controls on operation of any air conditioning and ventilation systems, as these are also causing noise to the residents. These should not be on after 11pm at night as the noise will particularly affect certain apartments in Bristol House. The location of these systems should also be within the premises and not in front or near the windows of the apartments which face the back of Bristol House.</p>

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2023/5323/P	Ian McKinnell	23/12/2024 19:10:38	COMMNT	<p>I live with my family in Bristol House, directly above the premises concerned with this planning application.</p> <p>I'm very concerned with the impact that this proposal will have on the quality of life that this business will have on us and the rest of the block.</p> <p>My reading of the plans they've submitted are that even their own noise & odour consultants say that the plans are not compliant with the relevant regulations.</p> <p>For the sake of our quality of life any plant and opening hours allowed for this restaurant must be carefully proscribed & reflect that this is primarily a residential block. The plant must not be allowed to operate at night when the residents are sleeping & when we are trying to enjoy relaxing at home.</p> <p>Almost every unit in our mansion block is now a takeaway/restaurant and we suffer from noise, unpleasant smells that fill the common parts, huge piles of rubbish on the pavement all night which attract rats and block the pavements along with all the delivery bikes. This business should not be allowed to make this even worse.</p> <p>The residents, many of whom (including myself) have lived here for most of their lives must take priority.</p>
2023/5323/P	Natacha Osorio	24/12/2024 14:31:52	COMMNT	<p>I, as the director of The Bloomsbury Therapy Centre, oppose this nearby premises' proposed air conditioning and ventilation units, located in a confined lightwell outside our windows. The units would discharge kitchen fumes and noise into the courtyard, causing odour and nuisance, while also violating landlord restrictions. This development could seriously harm the Centre's ability to provide vital physical and mental health services to the local community. Furthermore, the premises are proceeding with the works without obtaining the necessary planning permissions, and Camden Council is urged to prevent this unauthorised development.</p>

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2023/5323/P	Jennet Walton	30/12/2024 18:56:36	COMMNT	<p>I am writing to object to the 'minor alterations' proposed to this commercial property:</p> <p>My mother has been resident in Bristol House since 1965 and I am currently a resident carer for her. Since we have lived on Southampton Row it has been very depressing to watch the decline of the area due to the increase in restaurants and fast food outlets on the ground floor. This has had a detrimental effect on not only the appearance of the street but also the health and well being of the residents. .</p> <p>The smell and the noise from the restaurants' ventilation at the back of the building is already so bad that we cannot have the windows open - which is obviously suffocating in hot weather. The smell of cooking is now even very strong inside the common areas of the block.</p> <p>The increase in mice activity in the past few years is very significant and particularly worrying due to the health impact for a vulnerable elderly person.</p> <p>The increase in noise and general nuisance from delivery vans, obstructions on the pavement, delivery bikes and late night revellers who use the doorway to the mansion block to loiter, smoke, drop half eaten takeaway rubbish or even urinate feels threatening and completely unacceptable.</p> <p>The planning permission for yet another restaurant seems to imply that no consideration is being given to people who live in the block and any sense of 'neighbourhood' that used to exist. There is a community in Southampton Row that is trying to survive with the detrimental effects of a dirty, noisy and extremely antisocial and unhygienic living environment.</p>

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2023/5323/P	Carl Miller	30/12/2024 18:01:53	OBJ	<p>This application is in significant areas inaccurate, misleading and/or deficient in key detail. It is impossible that it could be accepted as a viable description of the proposed works in its current state. The glaring flaws in its most basic aspects make it hard to take any other documentation submitted on trust, and independent verification must be needed on all claims made by the applicant, who shows scant consideration for the integrity of the planning process or readiness to consider the implication of the proposal on the neighbourhood, local residents and visitors or the wider environment.</p> <p>1. At 'Existing and Proposed Uses': The application misrepresents the use to which the premises will be put as a result of this approval. Although it claims the proposed use is: E(a) Display or retail sale of goods, other than hot food; the design and specification of the work are clearly closer to: E(b) Sale of food and drink for consumption (mostly) on the premises. This misrepresentation (which has had effects in other Camden premises which have become fast-food takeaways and / or mostly seated food and drink establishments by the back door) implies a much less significant change of use (with attendant issues for pollution, noise, waste disposal, safety, licensing and other environmental concerns) than is in fact the case.</p> <p>2. At 'Materials': The application falsely states that the proposed development does not require any materials to be used externally. This is contradicted by the description of the proposed works.</p> <p>3. At 'Foul Sewage': The application claims that the way the premises will manage foul sewage is 'unknown'. This is either false or negligent. As just one example, the application introduces new toilets for public use at ground and basement levels. No consideration appears to have been given to this key area of environmental health and building capacity.</p> <p>4. At 'Trade Effluent': The application falsely states that the proposal does not involve the need to dispose of trade effluents or trade waste. This is contradicted by the description and design of the proposed works which will indisputably produce trade effluent and trade waste. There have been significant drainage problems in the block in recent years involving the misuse of the block's plumbing systems for food preparation waste.</p> <p>5. At 'Waste and recycling provision': The application claims that every unit in this proposal has dedicated internal and external storage space for dry recycling, food waste and residual waste. Yet no evidence in the application supports this assertion.</p> <p>6. At 'Fire Safety':</p>

Application No: **Consultees Name:** **Received:****Comment:** **Response:**

The application states that no fire suppression system of any sort is proposed. Yet it gives no explanation of why this is an appropriate risk given the change of use to a place where commercial heating activities and large numbers of seated members of the public are planned to be present (let alone the risk to residential properties above).

7.

At 'Industrial or Commercial Processes and Machinery':

The application states that this proposal does not involve the carrying out of industrial or commercial activities and processes. This is clearly false.

8.

At: 'Hazardous Substances':

The application states that this proposal does not involve the use or storage of Hazardous Substances. It is impossible that the activity envisaged can take place without the use or storage of Hazardous Substances (see, for example the HSE Guidelines 'Working with substances hazardous to health'). These may not be on a scale requiring statutory regulation but the false statement here (combined with the others) suggests serious concerns about the applicant's commitment to Health and Safety.

9.

At: 'Description of the Proposal':

The application states that the work has not already started. This is false. Work has been going on for some time.

Whether or not this catalogue of blatant flaws in the application is deliberate misrepresentation or an expression of disregard for the planning process, or both, they clearly invalidate the application, making it impossible to approve in its current form.

It also suggests a worrying lack of consideration from the developer for their neighbours and the interests of the wider neighbourhood, as protected by the local authority planning process. This suggests rigorous controls are needed should the application be resubmitted in a more accurate form, in order to ensure this lack of consideration does not cause ongoing environmental damage and lack of amenity.

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/5323/P	Matthew Griffin	30/12/2024 23:46:17	OBJNOT	Objection to Planning Application 2023/5353/P and Related Applications

By: Matthew Griffin, Flat 14 Bristol House, 80a Southampton Row, WC1B 4BA, resident living above the subject premises

Bristol House is a Victorian building comprising 26 residential flats, housing at least 50 people, directly above eight retail shops facing the street on ground level.

Planning Application 2023/5353/P is by the lessee of two of those retail shops, which were joined to form a community newsagent and general store, to change their use to a restaurant and cafe. This objection is by Matthew Griffin, flat-owner living above the premises the subject of the planning application.

I am very concerned about the impact these businesses will have on this residential building and the local area. The ground floor has eight retail shops. None of which were designed as food outlets as the building does not have adequate structural arrangements for exhaust or to deal with waste from food preparation. Those shops, with one exception, will soon be restaurants or takeaways. This has caused and continues to cause major issues for the building and its residents, as well as the local area, including odours, noise, pavements blocked with delivery bikes, and large piles of rubbish and food waste that attracts vermin. The building's drains are frequently blocked with fat and food waste as the shops were not designed for restaurant use, making them unsuitable in many ways. The residents of the building are completely fed up with the absolute disregard for residents and the local area. We often have to walk on the road to pass the food delivery bikes which block the pavement, causing danger to ourselves and motorists. A serious accident is likely, particularly with more restaurants given the change of use in this proposal.

Unlike other retail stores which make limited or no noise, the use of these retail shops as restaurants and takeaways is a source of noise. If they are to go ahead, strict operating hours would need to be enforced for both the business and the ventilation/air conditioning systems. The shops and the ventilation/air conditioning systems should not operate later than 10pm at night or before 9am in the morning to allow residents peace and sleep. During operation, noise levels must stay below current background noise levels at the rear of the building. Otherwise, there is material risk that parts of this building will become uninhabitable. We have noticed that the shops often disregard restrictions on operating hours. There must be a perception that there is no enforcement of operating hours by Camden Council as the shops often do not bother with compliance.

The proposed heat pumps and extractors are very close to several flats. Notably, there is a basement flat (not acknowledged in the plans) in our building just 1.5 metres from the proposed heat pumps, in a confined area lined with sound-reflective glazed bricks. The noise measurements were taken from 5 meters away, making them invalid (see Noise Impact Assessment, page 4, figure 1).

A particular concern is the handling of ventilation at the rear, which conflicts with what the landlord is willing to allow. The extractors are located in a small, confined space close to many residents' windows. As stated in the planning application (cooling statement drawing M200), the "kitchen extract will discharge through a window" at the landlord's request. However, the discharge would be into a small light well shared with residents. The flue must discharge 1.2 meters above the building route—above the roof of a six-story building. The flue would require a license from the residential lessor, Bristol House Limited, owned by residents, as it would be attached to residents' flats and discharge directly outside many residents' windows. The proposed ventilation

Application No: **Consultees Name:** **Received:****Comment:** **Response:**

system emits fumes at ground level, into the shared lightwell, which is unacceptable as it will just flow into our windows (as already happens with the other takeaways and restaurants – the lovely merged smell of their cooking fats is a smell to behold).

The odour assessment addendum claims that only soups and prepared dishes will be reheated. However, the Institute of Air Quality Management (IAQM) makes no reference to the SPR method used in the assessment, which is typically applied to pollution risk evaluation. Since the assessor has not explained their calculations, this assessment is unreliable and, at best, a guess. The original DEFRA/EMAQ+ risk assessment approach still classifies this situation as “High Risk” (quoted from the Odour Control and Management file note).

There are already major ongoing odour issues with cooking fumes from the Holborn Hub (on the other side of our front door), which fill the common areas due to kitchen windows being left open constantly, despite repeated requests from residents and Camden Council to close them.

If a new proprietor or menu change leads to actual cooking (as would usually be expected in a restaurant), this must be addressed. The application should include a condition that grilling, frying, or other cooking methods are strictly prohibited, and that all windows must remain closed and no alternative ventilation systems operating.

We are completely exhausted having to constantly fight and just wish Camden Council would have some consideration for residents and the local area with reasonable enforced restrictions on hours of operation, equipment noise and odour pollution.

Lastly, building work in these two units has been ongoing for several weeks and we query whether it may be completed before the planning process concludes.

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2023/5323/P	Dr Jonathan Sheldon	30/12/2024 15:31:02	INT	<p>I have been a resident at Bristol House since 1997. Bristol House is a mansion block built in the late Victorian era, with 26 flats. The majority of people living in the block are long-term residents, many are families and older people.</p> <p>As you will know, the current planning application relates to a commercial unit on the ground floor level of Bristol House where for over twenty years, there was a newsagent which was a valued resource for the local community. There are eight commercial units, which over the years have nearly all become food outlets. As a result of these restaurants/fast food a number of issues have been created for those of us living in the building. For example, there are constant food odours which penetrate the common parts and a number of the individual flats; there is often a lot of noise even late into the night and the pavements can become congested with delivery bikes. Very often there are multiple bags refuse on the street containing food waste. These can attract rats and mice and this has been an ongoing issue in the residential part of the building and has become very difficult to control. We have also had issue with blocked drains in the building as a result of restaurateurs disposing of fat-based waste into the sinks and drains.</p> <p>I am very concerned about the potential impact of this new food outlet on the quiet enjoyment of my family and other residents of Bristol House. It is imperative that, if planning permission is granted for this unit, there be strict enforcement of hours of operation. This applies to both the restaurant opening hours when customers will be served and for any ventilation and air conditioning units, which are likely to cause intrusive noise and odours. Under so circumstances should these systems operate overnight and all equipment must be turned off by 11 pm remain off until 9 am. There must also be a guarantee that noise levels must stay below current background noise levels at the rear of the building where there are proposed heat pumps and extractors. These are very close to certain flats and, being in the lightwell, the noise from them is likely to be transmitted upwards. It should be noted that there is one flat in the basement (Flat 1) which is not acknowledged in the submitted plans which is approximately 1.5m meters from the proposed heat pumps. The noise measurements in the supporting documentation were taken from 5m which makes them inaccurate in terms of the noise impact on Flat 1.</p> <p>I am also concerned about the flue which is to discharge 1.2 meters above the above the roof of the building. The flue would require a license from Bristol House Ltd (of whom I am a director, and permission has not been sought for this). The flue would be placed directly outside the windows of a number of residents which is likely to impact them with fumes and odours. The proposed ventilation system emits fumes at ground level, which is unacceptable. I am concerned that the Odour Assessment which is contained in the application states that only soups and prepared dishes will be reheated in the new restaurant. One of my colleagues has been through this and has formed the opinion that the assessment in the application may be unreliable. The original DEFRA/EMAQ+ risk assessment approach still quotes the situation as being high risk. Bristol House is already dealing with ongoing odour issues relating to cooking fumes from the Holborn Hub in another of the ground floor units. These odours fill the common parts of the building and are creating significant problems for residents and also clients of the Bloomsbury Alexander Centre and Bloomsbury Therapy Centre.</p> <p>In this regard, it is imperative that, if there is a change in practice from just heating up soups and pre-prepared dishes and they actually start cooking (which seems fairly likely in a restaurant), the proprietors must be compelled to seek further consent. If this current application is successful, any conditions attached should state that grilling, frying, or any other cooking methods which are not simply re-heating pre-prepared food is strictly prohibited, and that all windows must remain closed with no alternative ventilation systems operating.</p> <p>Finally, I bring your attention to the fact that building works have been taking place in this unit for several weeks, even though planning consent has not been given. I live directly above and there is loud noise relating</p>

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2023/5323/P	Louise Hardwick	30/12/2024 19:30:20	OBJ	to the building works every weekday and Saturday mornings. I am anxious that they may actually complete their proposed works before planning consent is granted which might make it extremely difficult for the Local Authority to object.
2023/5323/P	Timothy Walton	30/12/2024 16:03:10	OBJ	<p>We object to this application because, if it goes ahead, our flat will suffer further from cooking smells (which already cause us problems as the windows cannot be opened in the summer,) ventilation fan noise and the loss of peace and quiet from late opening times.</p> <p>I note that permission is being sought for "Commercial Minor Alterations". I assume this for the conversion a much loved and needed newsagents into yet another Chinese restaurant on this stretch.</p> <p>I have been a resident of Bristol House, 80A Southampton Row since 1968, and object wholeheartedly to the conversion of this retail premises into a restaurant.</p> <p>10 years or so ago this part of Southampton Row was a delightful row of shops - Newsagents, Florists, Arts & crafts etc. which catered to the local community and local businesses. Today it is an ugly row of takeaways and restaurants that have had the following negative impact:</p> <ul style="list-style-type: none"> - HYGEINE: the foul stench of cooking that now permeates the entire mansion block from morning to night. I would invite someone to please visit so that you can understand the disgusting circumstances under which we are now required to live due to the opening of restaurants underneath. - HEALTH: the visible increase in rodents within the building and on the street due to the excessive garbage created by these outlets. This part of Southampton Row is now a disgrace and the Council would be well advised to place greater controls on the existing outlets rather than wave through another one to add to the demise - NUISANCE: the constant congregation and noise of food delivery bikes late at night has become intolerable. We are now a meeting spot for late night revelers who have no respect for the residential community - all attracted by these take away establishments. The Council should increase its inspection/compliance visits to these premises before considering that another such establishment would be a good idea in this part of Camden. <p>The planning permission submitted will add further to this steady decline of our neighborhood. It will add to the hygiene and nuisance issues due to poor ventilation, late night noise and carefree rubbish disposal that these outlets have demonstrated over the last 20 years.</p> <p>This mansion block was never designed or built to house restaurants. To further permit this kind of establishment (as opposed to retail) to operate here is of significant detriment to the local community and de-values our neighborhood.</p> <p>Please turn down this application and instead provide more thorough scrutiny to the poor decisions already made in allowing these establishments to be set up over the last 10-15 years.</p>