

Dike, Darlene

From: Miller, Hugh
Sent: 03 November 2014 12:07
To: Planning
Subject: FW: 19-21 Sicilian Avenue ; 2014/4428/P & 2014/4644/L; 2014/5973/A

Please log to M3

Hugh Miller
Planning Officer

Telephone: 020 7974 2624

From: Elena Johnson [REDACTED]
Sent: 30 October 2014 16:41
To: Miller, Hugh
Subject: Re: 19-21 Sicilian Avenue ; 2014/4428/P & 2014/4644/L; 2014/5973/A

Dear Mr Miller,

Application Ref 2014/4428/P

We wish to notify you of our objection to the above planning application for change of use to a mixed use including A1/A3/A4 at 19-21 Sicilian Avenue.

Sicilian Avenue is a unique thoroughfare in Holborn, renowned for its restaurant and cafés and boutique retail outlets. Residents and existing retailers would like this to continue and indeed to develop the character and vibrancy of the avenue. However, this is already being undermined by the existence of the A4 unit at the west end of the avenue with the presence of the Holborn Whippet. This has resulted in customers in the Holborn Whippet spilling out in to the avenue causing nuisance to residents and neighbouring retailers by excessive noise and anti-social behaviour, major obstruction to the avenue preventing free access to other retail units and litter. The police have been called on occasions to consider the impact of the premises licence issued to the Holborn Whippet and an application to review their licence is shortly to be made. Evidence of the impact of the activities of the Holborn Whippet on residents and other retailers within the avenue will follow shortly.

Consequently, an application for change of use to A3 to enable the establishment of another café or small restaurant may be acceptable to enhance the avenue as a place to eat and relax and enjoy the atmosphere (the impact of Holborn Whippet apart), although we anticipate that the application being for change of use to a mixed A1, A3 and A4 use would

succeed or fail in total. But, in any event, change of use to A4 would be unacceptable on the following grounds:

1. Such change of use would appear to be against the council's own development policy DP12, which seeks to ensure that the development of shopping, services, food, services, food, drink, entertainment and other town centre uses does not cause harm to the character, function, vitality and viability of a centre, the local area or the amenity of neighbours. We believe that the introduction of an A4 use in this particular location would have a substantially adverse impact on the character of the avenue.
2. CPG 5 2.7 establishes the principle that the council seeks to protect and promote retail uses within any of its town centre uses. So in order to provide for and retain the range of shops in the borough the council aims to keep a certain proportion of premises in its centres - and presumably therefore within Sicilian Avenue - in retail use. 2.9 goes on to state that where a planning application proposes the loss of a shop in retail use the council will consider whether there is a realistic prospect of such use continuing. The council may be interested to ascertain evidence as to advertising of the unit for retail use. The premises have been unoccupied for only a few months, presumably because the landlord has been negotiating the letting of the site to the applicant for the latter's proposed mixed use rather than actively marketing the unit for the existing A1 use.
3. Further A4 use within the avenue would be against development policy DP12.2 in which the council seeks to make sure that the impact of food, drink, entertainment and other town centre uses on residents and their local area are minimised. Further nuisance and anti-social behaviour which would result from additional A4 use in the avenue. The council states that it would consider the cumulative impact of food, drink and entertainment uses taking into account the number and distribution of existing uses.
4. 19-21 Sicilian Avenue, unlike the Holborn Whippet's premises, is situated within the avenue so A4 use here would have even greater impact on residents and neighbouring retailers.
5. High buildings overlooking the avenue would increase the level of noise generated by drinkers even more than already suffered at the hands of the Holborn Whippet.
6. A4 use would increase the potential for crime and anti-social behaviour and additional litter. The application is for any A1, A3 and A4 use. Consequently, assurances given by the applicant regarding their particular business model are not relevant. Anti-social behaviour concerns remain.
7. It is specifically the outside drinking associated with A4 use which will have a detrimental impact which cannot be mitigated by the imposition of any planning conditions. Moreover, the red and blue lines on the submitted location plan defining the application site and other land in the applicant's control do not include the external area of the avenue. Therefore the council cannot impose planning conditions to control the use of the external area to mitigate any anti-social behaviour and consequent loss of amenity.

8. Specifically, our objections are based upon DP12 (b), (c), (e) and (g) and DP26 (d) and generally, A4 use will have a detrimental impact on customers seeking to enjoy a coffee or a meal at other establishments within the avenue.

Kind regards



The information in this email and any files transmitted with it are confidential and intended for the addressee only. No other person is authorised to copy, forward, disclose, distribute or retain this email in any form. If you have received this email in error, please notify the originator. Please note any views expressed may be those of the originator and do not necessarily reflect those of this organisation

On 21 October 2014 13:38, Miller, Hugh [REDACTED] wrote:

Dear Elena Johnson,

No forms required, submit your written representations via email, online, letter or fax either via the Council's website or to me or the planning portal.

Hugh Miller
Planning Officer

Telephone: 020 7974 2624

From: Elena Johnson [REDACTED]
Sent: 21 October 2014 08:57
To: Miller, Hugh
Subject: Re: 19-21 Sicilian Avenue ; 2014/4428/P & 2014/4644/L; 2014/5973/A

Dear Mr Hugh

thank you for this

how can we send it our objections?

is there a form you could please forward to me?

kind regards



The information in this email and any files transmitted with it are confidential and intended for the addressee only. No other person is authorised to copy, forward, disclose, distribute or retain this email in any form. If you have received this email in error, please notify the originator. Please note any views expressed may be those of the originator and do not necessarily reflect those of this organisation

On 16 October 2014 15:23, Miller, Hugh [REDACTED] wrote:

To whom it may concern

I'm the case officer responsible for the determination of the proposals referenced above. My colleague has informed me that you raised concern about not being notified about the submitted applications above. I'm able to confirm the following:

1. The Council received 3x applications; **a]** *Change of use from A1 retail to mixed A class uses; A1, A3 (Cafe restaurant) and A4 (drinking establishments) replacing signage to front elevation and installation of A/C unit to rear, and b]* *Works in association with change of use from A1 retail to mixed A class uses; A1, A3 (Cafe restaurant) and A4 (drinking establishments) replacing signage to front elevation and installation of A/C unit to rear, c]* *Display of 2 x non-illuminated projecting signs and 2 x awning skirt.*
2. Consultation letters were sent to 19-21; 23 Sicilian Avenue also addresses at Southampton Row; in total 78 letters.
3. The Council also advertised the applications in the Ham & High in addition to the display of site Notice.
4. I have no explanation as why no. 20 Sicilian Avenue did not received consultation letters from the Council; NB, the letters are marked to 'The Owner / Occupier' and not the named company or individual owner/ trader of the building.
5. Now that you are aware of the proposal, you can make written representations if you wish as there is still time to make comments.

Trust you find the above helpful.

Hugh Miller BA (Hons) Town & Country Planning
Planning Officer
Regeneration and Planning
Culture and Environment
London Borough of Camden

Telephone: 020 7974 2624
Web: camden.gov.uk

2nd floor
5 Pancras Square
5 Pancras Square
London N1C 4AG

Please consider the environment before printing this email.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected.
This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected.
This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.