

Dike, Darlene

From: Herman Tribelnig [REDACTED]
Sent: 07 January 2015 19:45
To: Dawson (development), Barry; Hope, Obote; Planning
Cc: [REDACTED]
Subject: 188 Drury Lane WC2 - Appl No 2014/6765/P Quiznos Sub restaurant and take-away

Dear Barry,

OBJECTION TO PROPOSAL and complaint.

this is further to our brief telephone conversation earlier this afternoon.

The two queries arising out of the above current submission are:

- 1 No permanent provision for physical disabled persons to the premises (Building Regs):
- 2 Change-of-use class of reconstructed premises for occupant's use ?

To 1: On behalf of a disabled local resident I emailed the Camden Building Control department on 12 and 19 December, enquiring whether their services are being sought for the approval and inspection of work under the BRegs in the creation of the reconstructed ground floor commercial space and basement, or whether notification was received under the scheme of appointing an 'approved inspector' by the applicant? A simple enough enquiry, but as to date, I have had no response from that department... so I am trying my luck with you...

The above planning application before you is solely for the approval of a new shop front. My contact and I noticed, and that was the reason for the email to the Building Control department in December, that a step is proposed under the front door from the level of the public pavement to the new floor of the proposed establishment and that, according to the submission, a temporary/mobile ramp will be provided by the staff if a ramp is required by a customer for entering or departing the premises.

We feel this is not a satisfactory solution considering the total amount of reconstruction work undertaken to the premises (literally new). Further, the pavement in front of the establishment is hardly one meter in width and a temporarily placed ramp would be a tripping hazard and an obstruction of the narrow public pavement.

It would be easy to provide a permanent internal ramp integral to the floor structure. The photo in the application shows the frontage of the building behind a builder's hoarding and through the open gate one can see the floor structure exposed. Timber joists are visible in the direction to the pavement, which means, a ramp with landing could be cut into the structure inexpensively and since the basement is also part of the premises, any strengthening required to the structure from underneath should cause no problem. So, why is it not being thought of?

A permanent ramp internally is the only acceptable solution. Please REFUSE the submission unless one can be demanded via a planning condition.

To 2: The reconstructed premises have already opened for business on 11 December as a franchised establishment - Quiznos Sub - selling hot and cold food for eating in or take away. A good number of tables and chairs/fixed seats are provided.

The opening hours are far beyond mid-evening, 7/7, so, these opening hours are very different from the previous opening hours of the electrical shop.

Residential units are above from first floor up and these will need to be consulted of this change.

The established use group of the space is 'retail' with ancillary storage space at basement level, having been an electrical retail shop for well over 50 years, I am told.

No application for a change-of-use is being submitted.

Could you please investigate and ENFORCE if appropriate.

This short stretch of Drury Lane already has four establishments for eat-in or take away hot/cold food. One being the White Hart Pub, the other, Ecco Pizza (both suitable with disabled access), Cafe Verona and Petit Cafe.

Look forward to hearing from you.

Sincerely

Herman Tribelnig

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