

Planning application - 2015/2757/P - 47 Marchmont Street, London, WC1N 1AP

As the residential owners of the Basement Flat at number 45 Marchmont Street, we object to the proposed plans for a new pizzeria in the basement of number 47 Marchmont Street for the following reasons.

FIRE

Crucially because the kitchen and the pizza oven (which will be in use all day) along with other electrical equipment, abuts our party wall.

This is of grave concern to us, the proposed oven is literally next to our bedroom. We are not only worried about the huge amount of heat emanating from here but also the potential risk of a fire.

In the event of a fire, we currently have one exit to the front of the flat (the back access is very limited because the courtyard belongs to the ground floor flat upstairs and has been sectioned off)

The risk of fire is even more great considering the American grill on the ground level and a pizzeria in the basement.

The constant heat coming through from the oven will also be unbearable for us in the basement (particularly during the summer)

NOISE POLLUTION

The proposed bar area for the pizzeria runs the entire length of my flat. This of course means there will be a lot of noise throughout the day and evening from both the staff and customers.

In the noise report, section 2.6 it states that "it was not possible carry out noise measurements on the party walls as access to neighbouring residential properties was not provided" This is not the case. No access was requested to carry out any tests either formally or informally. The construction to the lower ground floor wall is not "substantial" as claimed in the document. In fact, the noise from the ground floor restaurant Burger and Shake at number 47 can be heard as it stands now (especially when the windows and doors are open) without the further addition of the pizzeria.

It is also important to note that customers will also be walking up and down the metal staircase to get in and out of the restaurant.

PRIVACY AND LOSS OF LIGHT

Other concerns would be further loss of light and privacy in my flat in the basement. I would like to know more with regards to this. This is not made clear in the plans.

Other General Concerns -

Having a second kitchen would also mean having a second extractor fan so the smell really would be quite unbearable if we opened our windows and door at the back of our property.

I note that the pizzeria is described as a separate entity, however, it includes a 'Food Lift' in the basement which suggests otherwise.

There seems to be nothing in the application regarding the signage to the front.

There is already an abundance of restaurants throughout the Brunswick Centre and along Marchmont Street itself. My fear is that there is going to be a loss of diversity between residential and eateries than when we bought our flat over 10 years ago.

Along the road at the moment is a pub, an Indian Restaurant, a Chinese Restaurant, Burger and Shake, Cafe no. 49, Costa Coffee and Balfore Restaurant. My view is that there are quite enough restaurants already without the further addition to a Pizzeria sandwiched between two residential properties.

My last concern is that that plans for the 'change of use' seem to have been kept very quiet. We did not received a letter from the Council regarding the planning application, we just happen to have seen the notice on a nearby lampost. It may also be worth noting that the date on the website to object is the 16th July however on the notice it is the 19th July.

I am also aware that the applicant, Mr Marc Abomnes is on the committee of the 'Marchmont Street Association' and I would hate for this to influence the committees decision in any way.

Please could you send me confirmation that you have received our objection to the plans and whether you would like us to note it on the website as well.

Many thanks and I hope to hear from you soon Ian.

Kind Regards,

Jade and Matthew Thomas

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[REDACTED]