42 Kilburn High Road

We are applying for premises at 42 Kilburn High Road to be granted a change of use from current A1 (ex Holland and Barret), historic A2 (as a bank) to restaurant use A3, specifically as a branch of Franco Manca, a neighbourhood pizzeria. We appreciate that there have been previous applications refused at this location but feel that circumstances have changed sufficiently for a change of use to be granted this time.

This parade currently runs from north to south as follows:-

Traid| Marks & Spencer| To let A1|Boots|JD Sports |Primark |HSBC bank |Cross fit |Nationwide |Rush |Shape | our site.

If change of use is granted, this will be the only A3 use in the parade, with 2 A2 and 7 A1, so there is little dilution of the parade as a shopping area.

The previous recent application was for the entire premises of 42 - 46 Kilburn High Road, whereas following the letting of 44-46 to a hairdresser, this application is only for the corner unit with a gross size of 127m2 at ground, and 174m2 at basement, though both of these areas reduce considerably as net useable space. The intention is to use the basement as ancillary space only, for toilets, staff areas, preparation and storage, leaving space on the ground floor for approximately 80 covers. Previous objections at this site related to the scale of the operation, which is now much reduced. In addition the bar element of the previous application was seen as a source of noise and disruption; our application does not include a bar at all - all service is at table and it will be a restaurant, not a bar, license that will be applied for .

As all restaurants, we will require a flue from the oven to a metre above the highest part of the building, but there is already a (redundant) duct of a similar size in position within the enclosed courtyard, and we propose to put our oven flue in exactly the same position. Here it will be invisible from the street and only visible from the courtyard itself and a limited number of windows. Franco Manca uses a specialist Italian oven that only requires a 250mm diameter twin walled flue, and the discharge is cleaned using a specialist type of ventilation control unit called a Smoki (which will be located within the unit). We have noise information for these units and there is only a very low level from this type of installation. In addition we will want to position compressors for air conditioning and refrigeration within this courtyard. There are already some compressors here belonging to other occupiers and which do not seem to be causing a nuisance, but mindful of the local inhabitants we intend to use equipment designed for low noise environments. In any event, air conditioning and air handling equipment will only be running when the restaurant is open, so there should be no noise overnight.

Franco Manca is a local-resident-friendly operator providing good quality very affordable food to a wide range of customers. The premises are well run, clean, open and inviting to look at. The hours are typically midday to 11.00, in some locations 11.30 on a Saturday, but not late night or early morning, so local residents are not inconvenienced. Our application calls for an opening shopfront as we want to be a vibrant part of the street scene rather than divorced from it, but the opening section is only above a stall riser so there are no customers spilling into the street. Typically the opening shopfront would be closed by around 9.00pm, and we would be prepared for this to be a condition if required. There is a branch of Franco Manca within the borough of Camden already at 216 Haverstock Hill, NW3 2AE, and I would be happy to arrange a visit to the branch to show planning officers and your other specialists around the unit, both front and back of house. Should you wish to look at the planning information for that branch, the application was no 2015/0963/P. The current application would use precisely the same equipment as already approved for that Haverstock Hill location.

On this basis we request a change of planning use to class A3.

MS 23/09/15

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