

From: Chivers, Jennifer
Sent: 01 October 2015 15:13
To: Planning
Subject: FW: Objection: 2015/3447/P: 57 South End Road, NW3 2QB

Jennifer Chivers
Planning Officer

Telephone: 0207 974 3303

From: David Kitchen [mailto: [REDACTED]]
Sent: 01 October 2015 13:30
To: Chivers, Jennifer

[REDACTED]
Subject: Fw: Objection: 2015/3447/P: 57 South End Road, NW3 2QB

Jennifer Chivers
Planning Officer
Regeneration and Planning

Dear Jennifer
Planning application 2015/3447/P:
57 South End Road, NW3 2QB
Proposed rear elevation

Your letter of 2 September to residents above the shop was not sent to the South End Green Association who objected (see below) to the shop front application. It has now been brought to our attention.
We object to the proposed rear elevation in the same terms as we objected to the shop front application, namely:

Objection

The applicant has had permission for illuminated fascia signs (2015/1319/A) and has obtained a certificate of lawfulness to incorporate dog grooming in the Retail use of the site (2015/0882/P).

But the applicant now seeks permission to install effluent grilles in the shopfront and on the rear door.

Whereas the Certificate permitted dog grooming as an ancillary to Retail, there was no scope to question the grooming process itself nor, indeed, for any objections to be raised.. These current applications, however, allow us to object to the grooming process per se. The application entails mechanised processes and creates trade effluent and waste management and disposal, none of which are involved in Retail use. Nor are these crucial matters acknowledged or satisfactorily addressed in these several applications.

The application for a certificate of lawfulness states:

We confirm that all the physical works required to create the grooming facility within the premises are internal and therefore do not constitute development as defined by Section 55 of the Town and Country Planning Act 1990 (as amended). It follows that none of the physical works related to the installation of the facility require planning permission.

Clearly if they now have to amend the exterior to allow for ventilation, then the above statement is incorrect. There will now be physical work required that is not internal.

The certificate of lawfulness was not the appropriate route.

These applications (for change of shopfront and rear) had required answers to these questions: 16. trade effluent/waste disposal?; 22. waste management?:

16. Trade Effluent Does the proposal involve the need to dispose of trade effluents or waste? Answer NO.

22. Industrial or Commercial Processes and Machinery. Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site: Answer N/A. Is the proposal for a waste management development? Answer NO
It is unacceptable that noxious waste should be created in the first place and then, even extracted on to the forecourt immediately below Wentworth Mansions residents' windows and in the breathing space of visitors and passers by.

We do not accept that it is adequate for the applicant to conform with Camden's Environmental Health regulations.

We are being told that animal hair and dander cannot be contained to reach such regulatory limits.

It is a planning matter which gives us a voice to deal with the applicant's intentions to create disturbance and effluent.

You will have seen letters from Drs.Sheldon and Zsman and Professor Johnson objecting to the application on health grounds.

SEGA has surveyed local people's views over a period of time on these applications.

We wish, by this objection, to make a clear, emphatic representation of our members' rejection of the shopfront and rear changes and of the machines and effluent that lie behind them.

We strongly propose that this application is rejected by officers and members.

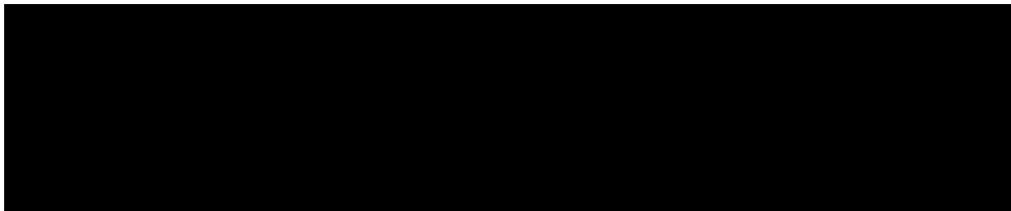
It is a good example of how we can overcome the limitations of certificate of lawfulness to allow local involvement.

This drip-feed of a potentially hazardous activity to be sited in this shop is unacceptable. We need to know what this revised rear design is for, not only what it would look like, and of any consequent shopfront revision envisaged by the applicant.

I gather we are up against a time limit for our objection but I trust in the non-notification circumstances that you will accept and take account of it in your report.

With thanks and kind regards

David Kitchen, chair, **South End Green Association, SEGA**



Jennifer Chivers
Planning Officer
Regeneration and Planning
Dear Jennifer

Planning application 2015/3447/P:
57 South End Road, NW3 2QB
Alterations to existing shopfront.

Objection

The applicant has had permission for illuminated fascia signs (2015/1319/A) and has obtained a certificate of lawfulness to incorporate dog grooming in the Retail use of the site (2015/0882/P).

But the applicant now seeks permission to install effluent grilles in the shopfront. Whereas the Certificate permitted dog grooming as an ancillary to Retail, there was no scope to question the grooming process itself nor, indeed, for any objections to be raised.. This current application, however, allows us to object to the grooming process per se. The application entails mechanised processes and creates trade effluent and waste management and disposal, none of which are involved in Retail use. Nor are these crucial matters acknowledged or satisfactorily addressed in these several applications.

The application for a certificate of lawfulness states:

We confirm that all the physical works required to create the grooming facility within the premises are internal and therefore do not constitute development as defined by Section 55 of the Town and Country Planning Act 1990 (as amended). It follows that none of the physical works related to the installation of the facility require planning permission.

Clearly if they now have to amend the exterior to allow for ventilation, then the above statement is incorrect. There will now be physical work required that is not internal.

The certificate of lawfulness was not the appropriate route.

This application (for change of shopfront) had required answers to these questions: 16. trade effluent/waste disposal?; 22. waste management?:

16. Trade Effluent Does the proposal involve the need to dispose of trade effluents or waste? Answer NO.

22. Industrial or Commercial Processes and Machinery. Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site: Answer N/A. Is the proposal for a waste management development? Answer NO

It is unacceptable that noxious waste should be created in the first place and then, even extracted on to the pavement immediately below Wentworth Mansions residents' windows and in the breathing space of passers by and pavement cafe customers. We do not accept that it is adequate for the applicant to conform with Camden's Environmental Health regulations.

We are being told that animal hair and dander cannot be contained to reach such regulatory limits.

It is a planning matter which gives us a voice to deal with the applicant's intentions to create disturbance and effluent.

You will have seen letters from Drs.Sheldon and Zsman and Professor Johnson objecting to the application on health grounds.

SEGA has surveyed local people's views over a period of time on these applications.

We wish, by this objection, to make a clear, emphatic representation of our members' rejection of the shopfront changes and of the machines and effluent that lie behind them.

We strongly propose that this application is rejected by officers and members.

It is a good example of how we can overcome the limitations of certificate of lawfulness to allow local involvement.

With thanks and kind regards

David Kitchen, chair, **South End Green Association, SEGA**