

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/6113/P	Nebojsa Vuksanovic	Cafe Caesar 17 Northways Parade London NW3 5EN	25/11/2015 20:05:11	OBJ	

#### SERVICE AREA

Contrary to what the application states, the service area is not under used. It is used, on a daily basis, by 5 businesses, for deliveries, often of heavy goods. To use one example, electrical items delivered to 'Richer Sounds' are delivered on big pallets which require a lot of space for unloading. It would be difficult, to say the least, to do this safely and effectively if the new plans were approved. 'Richer Sounds' storage room is accessed through this area only, making deliveries via the front of their premises impossible.

In addition, the service area is also used for temporary storage of goods and as a temporary rubbish disposal area (where rubbish is stored until evenings, when it is left at the front of the premises for collection).

Most importantly, however, the service area is used as a fire exit for all the commercial premises and all of the residential units above.

Reducing this area would have a huge impact on commercial activities and would considerably decrease safety in case of a fire. For example, if back doors of the commercial properties are left open (as they are most of the time), and then the passageway is cluttered with commercial waste (as it would be, since we are not allowed to take rubbish out into the street before nightfall), the service yard would be even more compromised. Not forgetting that the residents from the 8 residential units above would also still need to use this area as a fire exit.

As the recent unfortunate example of fire that occurred near the O2 Centre on Finchley Road clearly showed, having an access at the front of the property only considerably reduced the efficiency of the firefighters and, as a result, furthermore endangered lives and increased the fire damage to the property.

I would also like to emphasise that even parking in this part of the service area has never been allowed; it has always been kept clear so as not to obstruct the fire exit. Therefore, it strikes me as odd that suddenly it is acceptable to almost completely scrap it.

#### DESIGN

The proposed plans state that the improvement of WC facilities within the premises is the main reason for this application. This I find hard to believe, considering the length of the extension. Existing toilets are absolutely adequate for the size of the premises and are positioned as close as possible to the

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wastage mains.

The proposed extension would cover the vital water drains in the service area. Whenever there is a heavy downpour, the service area is always flooded, and this second drain, which is in the covered part of the service area, is always essential in preventing flooding of the premises (3 shops and 2 storage areas). I can't see that the proposed plan addresses this issue.

Before I was granted an A3 licence for 17 Northways Parade unit (Ref. No. 2009/2358P), one big obstacle from Camden's point of view was the objection that potentially the character and the size of the business would be changed subject to this licence. It was eventually approved, provided that the unit stay limited to what it was at the time, and still is at present. I suggest you look at my first application (2008/1092P). With this in mind, I do hope and believe that Camden will adhere to the same policy in this case as well.

#### RESIDENTS AMENITY

The proposed extension could also have a negative impact on the local residents. Two larger units will require larger ventilation equipment. There is no mention in the proposed plan of any information that assesses the impact of the extract ducts from the proposed units to the surrounding residential properties, in line with London Borough of Camden policies SD6 (amenity for occupiers and neighbors), SD7 (light noise and vibration pollution) and SD8 (disturbance). Although No 17 Unit does not have an alcohol licence at present, you should also consider policy R3 (Assessment of drink and food uses and licensed entertainment), as the applicant's intention is not a simple enlargement of those two units (No.16 and No.17 Northways Parade) but a creation of one big restaurant by joining those two in the future, as is evident in their proposal for 'Alternation to the shop fronts to all existing units at Northways Parade' App. Ref. 2015/5976/P.

#### CONCLUSION

Considering this application together with the application Ref.No. 2015/5976/P from the same applicant, it is clear that their final aim is to scrap the small businesses, create bigger commercial spaces and therefore attract bigger businesses. Of course, this scenario is happening in every high street and I understand that the applicant is within their rights to do so. But what I find problematic here, and ask you sincerely to consider, is the extension onto the service area. Taking away this space from any future businesses, mine or someone else's, purely in order to maximise their profit would be very shortsighted.

In short, creating a service yard or, in effect, a service path in this area will greatly reduce the ability of the businesses to carry out their commercial activities in a safe environment and, in case of an emergency such as fire, endanger the lives of all the residents, customers and staff, and greatly increase damage to the property.