

| Application No: | Consultees Name: | Consultees Addr: | Received: | Comment: | Response: |
|-----------------|------------------|---|---------------------|----------|---|
| 2015/6619/P | Liz Roberts | Basement Flat 49 Marchmont Street London WC1N 1AP | 24/12/2015 00:22:26 | OBJ | <p>I consider this planning application to be misleading for the following reasons:-</p> <p>1. Change of Use</p> <p>In the covering letter from JMS Planning & Development (on behalf of the applicant) dated 23 November 2015 it provides that “No proposed change of use of any floor space is proposed”. This point is reiterated in paragraph 1.3 of the Statement supporting the application, which provides that “no actual change of use of the premises is proposed or required” and in paragraph 6.14, which provides that “No change of use of the application site is proposed”. Also, in the letters I received from the Council dated 4 December 2015 no mention is made to change of use. However, in the application details on the website it clearly states that the proposal relates to a “Change of use of part lower ground floor from B1 [office] to A3 [restaurant] to provide additional storage to the ground floor restaurant”.</p> <p>From a review of the Statement the proposal is for a rear extension to be built to provide (amongst other things) a refuse area and to enable the front of the lower ground floor to be used as office space for “employment use”. However, it is difficult to understand how a refuse area at lower ground floor level at the back of the building, which would necessitate carrying rubbish up and down stairs, through a restaurant and back onto street level, can really be a long-term proposition. This is particularly so where there is already ample space for refuse under the pavement at the front of the building.</p> <p>Indeed it would be easy to envisage, in a year or so, the rear extension being used as a restaurant (A3) with that part of the lower ground floor earmarked for “employment use” being used, once again, for storage.</p> <p>2. First Floor Rear Terrace</p> <p>In their covering letter JMS Planning & Development maintain that a precedent for the proposed rear terrace already exists at no. 59 Marchmont Street. However, in that case, the lower ground floor has recently changed use from a restaurant to residential accommodation and the extension is for the purposes of providing additional housing in the area and the terrace for private use. This is very different from an extension which would be used (initially at least) as a refuse and storage area, with the terrace being used for restaurant purposes.</p> <p>In addition to the above, my specific concerns as the owner of the basement flat at no. 49 Marchmont Street are as follows:-</p> <p>Noise: I am concerned about the possibility of unacceptable noise levels from a rear restaurant terrace. Most (if not all) of the neighbouring residential flats (including my own) have the bedrooms at the back of the buildings not least to escape the noise from the street. Therefore any noise from the restaurant terrace could constitute a real nuisance, particularly for those neighbours with babies and young children.</p> |

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Loss of Sunlight / Daylight: I am concerned that the plans for the proposed extension could result in a loss of sunlight / daylight to my flat which, as you will appreciate, is particularly important for a basement flat. However, in truth, it is hard to see from the plans on the website how, if at all, the proposed plans could impact on my light. I can, of course, provide a planning officer with access to my flat if this would assist them to assess the situation.

Odour / Fumes: I am concerned about the possibility of unpleasant odours emanating from the refuse area (particularly in the summer months). In addition, inevitably the restaurant terrace will be used specifically by smokers resulting in the smell of cigarette smoke also constituting a nuisance to neighbouring properties. Again, this could be particularly distressing for those neighbours with babies and young children.

Overlooking / Privacy: I am concerned about overlooking and loss of privacy if the roof of the extension is used as a restaurant terrace, although I do note from the Statement the applicant's apparent willingness to accept a condition relating to balcony screens.

In view of the above I am objecting to the application.
