

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/0948/P	AJW Gow	2 Priory Mansions England's Lane London NW3 4TH	27/04/2016 10:22:00	OBJ	<p>I write on behalf of myself and my wife and son. We live in the construction of which 2A England's Lane forms part. We have five grounds of objection. (1) This property has been operating unlawfully for four years. I have twice raised this with Camden enforcement. As a matter of principle and morality, persistent unlawfulness should not be rewarded by granting it lawful status. (2) We have suffered significant loss of amenity from the unlawful operation of these premises, both in the nuisance of customers making noise on the pavement (which we accept none the less as a fait accompli with other premises also operating, but this adds by 50 per cent to the nuisance) and above all by the odours produced - strong cooking odours, including frying in old oil, frying generally, pungent onions prompting nausea. At times, these odours impede my working at home and prevent me from doing that which I must. We have complained about this to Camden Environment who negligently lost the records delivered by hand. We have also complained within the Management company for the property, which has raised the matter with the business and the leaseholder. This is simply unacceptable behaviour which should be neither encouraged nor rewarded. (3) We suffer (and will suffer if unlawful operation is rewarded) significant loss of amenity from the persistent excess waste produced by this business, which is frequently all over the common rear yard to the property, and for which adequate provision with Camden has never been made, as the waste and recycling palladins for this business are almost always overflowing, black bags and fruit/vegetable crates are left in the yard. This all is unpleasant, ugly and a risk to health and safety. We have complained about this within the Managing company (Antrim and Priory Management Ltd), which has taken action to get excess rubbish cleared. However, the problem persists. Photographs of this have been taken at different points. The neighbouring A3 business, Ginger and White, which operates both lawfully and respectfully, has also raised this issue and assisted in taking action to ensure a tidy and healthy yard. Photographs record the situation with rubbish in the yard. (4) If A3 status were to be granted, there would be insufficient space to install appropriate extraction arrangements and if these were tried they would add to loss of amenity both in terms of noise and nuisance, given that two A3 properties/businesses now exist either side of 2A Engand"s Lane, and in terms of local aesthetic and cultural values, including contravening the Belsize Conservation Zone restrictions (it should also be noted that the rear of the property, with the common gate on Antrim Road, has 1-7 Antrim Mansions, Antrim Road (if not other parts of Antrim Mansions) as near neighbours, directly affected by the noise, nuisance and loss of amenity from these business, addresses from residents have previously complained about A3 business operation on this site and objected to an application to change the status of 2 England"s Lane from A1 to A3 status some years ago (circa 2010). (5) We and the whole area would suffer considerable loss of amenity if this unlawful operation were to be legalised, as it would result in 3 adjacent A3 premises. When Lantern, the original applicants to change the status of 2 England"s Lane from A1 to A3 status were successful, one of the grounds cited by the Council Planning Officer at the time was that granting A3 status would not contravene policy that there should not be three A3 premises in a row. Clearly, this policy would be contravened if A3 status were to be granted. In addition, the granting of A3 status would make 3 out of four commercial premises in the frontage of the Antrim and Priory building/construction businesses - 75 per cent of one frontage operating as A3 is surely unacceptable in terms of policy, the Conservation area and basic culture. We have suffered great loss of amenity since purchasing our property in 1998, as two of the four businesses on the frontage have already become A3 premises, one at an early stage and without our knowing about it at the time and being able to object to it, and 2A England"s Lane has been operating unlawfully in effect as A3 since 2012. Our loss of amenity in terms of odours, noise,</p>

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rubbish and other nuisance is compounded by a loss of a different loss of amenity, the relative value of the property, leaving us trapped (in a place we are otherwise happy) by the presence of A3 premises.

On no grounds should A3 status be granted to Cinnamon/Bonjour Brioche, or for 2A England's Lane.
