

London Borough Of Camden
Camden Planning & Development Management
Town Hall , Judd Street ,
London , WC1H 9JE

16/08/2016

Att: Robert Lester / Planning Dept.
Re: Planning Application Ref: 2016/3674/P
Address: 181/183 York Way , London , N7 9LN

Dear Sir,

I refer to the above and copy attached previous communications with your colleague John Nichols.

I am the owner of 282 Camden Road, NW1 9AB , adjacent to 282a Camden Road & rear of 181/183 York Way.

Below please see our objections , against this application ;
"change of use G.F. and Basement from internet cafe(A1) to "restaurant & cafe (A3)"

- 1.Amenity harm by way of smells , odours, noise from users, increased "people traffic" and further added impact noise from new plant & equipment
- 2.much higher impact of the "proposed development & change of use" , on traffic, parking and Road safety (currently the car park @ 282A Camden Road, is being used by the "un-official cafe & Shisha Marque , by their workers , visitors and customers .
- 3.Loss of privacy to neighbours, residential flats & tenants , with added loss of amenities of "noise", "Smoke" pollution

Our objections against this application

" ancillary "Shisha Cafe Use " , replacement of existing (un-officially erected) Marque with single storey smoking shelter ."

- 1.Amenity harm by way of " smoke" , "bad smells" , "odours" , "noise" , "flash & colour lights" " Tv & music played loud day & night "
- 2.increased people traffic , impact of further noise/smoke from new plant & equipment (shishas!)
- 3."Shisha"smoking creating & adding to pollution, bad smells , fire hazards, and health & safety Issues ,most likely to cause nuisance & disturbance to all adjoining residents & occupiers of flats .
- 4.the design and size of "shisha cafe" has an impact ;
 - a) proposed to be erected at the end of the existing car park @282a Camden road , taking away the minimal existing spaces and cause more car congestion nearby with added "un- addressed" road safety issues .
 - b) the design and size of the proposed "shisha cafe" , is overbearing & totally out of character in the nearby quiet & residential part of Camden road.



L.G. Floor , Office, 282 Camden Road, NW1 9AB

in 6/8/16



Regeneration and Planning
Development Management
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Tel 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Owner/Occupier
Flat Ground Floor
282 Camden Road
London
NW1 9AB

Application Ref: 2016/3674/P
Please ask for: Robert Lester
Telephone: 020 7974 2188

01 August 2016

Dear Sir/Madam

PLANNING APPLICATION CONSULTATION

We have received a planning application for work to the property or site listed below. I am inviting you to comment on the application so that your views can be taken into account before the application is decided.

Address:
181/ 183 York Way
London
N7 9LN

The Proposed Work:

Change of use of ground floor and basement from internet cafe (A1) to restaurant/ cafe (A3) with ancillary shisha cafe use, replacement of existing marquee with single storey smoking shelter with green roof, retention of decking and alterations to railings.

You can comment for or against an application or simply raise an issue without saying whether you support the application or not. You can see the application details and comment on them using our website www.camden.gov.uk/planningcomments. Or if you prefer you can send your letter by post using the address at the top of this page. The webpage also gives advice about which types of comment we can take into account.

The formal consultation period for the application is 21 days from the date of this letter but you can still send us comments after this time if we have not already made a final decision on the application.



INVESTOR IN PEOPLE

Hi Steve,

The whole building was approved in 1995 under that address and the shisha part is linked to the café at 181 York Way despite being in the car parking bays of 282 Camden Rd.

I had a call from a planning agent about this yesterday and they would like to apply to retain/amend. I have said they will need to sort out the following.

-Application to amend the planning conditions regarding car parking (they now partly occupy) from the 995 decision notice.

-Make a change of use application for the current café which should be an A1 retail shop and is clearly operating as an A3 café use.

-Submit a new application to propose something more formal for their shisha smoking area.

could publicise would be needed shisha customers of car park

Obviously, all of these will need to be assessed against current policy, so we may not object to losing the car parking spaces because we would go for a car free agreement nowadays. The A1 to A3 use will need to be assessed against policies on loss of A1 retail shops and on amenity harm by way of smells and odours and noise. Lastly we will need to assess the use of the space at the rear for shisha smoking, which seems to be the most controversial part to all of this.

Obviously there are amenity concerns you have already raised on this.

We will see how they proceed. They may cut their losses and just go with the change of use from A1 to A3 and remove the current tent and gate... but we will see in the next few weeks.

If they don't submit an application in the next few weeks then I will just crack on and serve a Notice.

Kind regards

John

John Nicholls
Planning Enforcement Officer

Telephone: 020 7974 2843




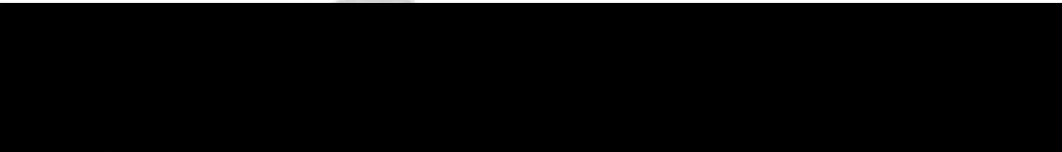
Hello John ,

Thank you for the below , much appreciated and I note the Cafe Shop above address, I guess this still comes under the L.B.Camden.

(though the Marquee Shisha Lounge is on the parking ground of 282A Camden Road).

I wait your confirmation of the final outcome .

Kind Regards,
Steve Joannou
282 Camden Road, NW1 9AB




Dear Steve,

Many thanks for your query.

I am in the process of writing to the café on York Way which has had the marquee and shisha lounge attached to it, to get it removed because I consider there is no scope for this to be permitted. I have changed the address of the query as a result, please note the subject line above.

I hope to get that letter in the post tonight. I will then give them a few weeks to remove the marquee and paraphernalia or risk an Enforcement Notice being served upon them.

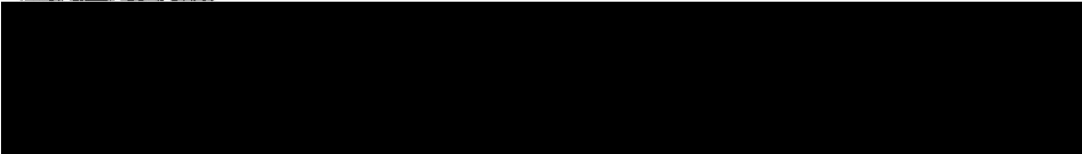
I will update you again once I know how they intend to react to my request, or we are about to serve the Notice.

Kind regards

John

John Nicholls
Planning Enforcement Officer

Telephone: 020 7974 2843



Dear Steve,

This case is being dealt with by my colleague John Nicholls, who is copied in. He did visit the site last month – I'm not sure if he updated you after his visit.

Regarding the green roof, what is the latest on this?