

Camden Square Conservation Area Advisory Committee

Date: 26 August 2016

Planning application Reference: 2016/3674/P and 2016/3675/P

Proposal: 2016/3674/P. 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

2016/3675/P. Variation of planning conditions 3 & 4 of planning application ref: 9401695 to allow for the removal of the car parking spaces/turning area approved on that application and the provision of 2 car parking spaces for the existing on site commercial use.

Summary: We **object** to the proposed development: it will not enhance the conservation area. It's purpose does not meet the requirements of the Smoke Free Regulations of 2006, is likely to cause excessive noise, light and air pollution that will adversely impact on the lives of neighbours whose privacy will also suffer. Overall there is a lack of detailed technical information.

We also believe that the original planning permission for 4 parking spaces should be upheld.

Comments:

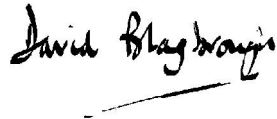
1. The two applications for the same site - one to cover the removal of car parking places and the other the proposed development – will be considered together.
2. The drawings are technically inadequate
 - 2.1. There is scant information about the proposed structure itself and little about its impact on neighbouring buildings, particularly 282 Camden Road and 179 York Way, both of which are directly adjacent to the proposed outdoor dining and smoking area.
3. The bulk (massing) is totally out of keeping with the neighbouring buildings

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- 3.1. The proposed structure would form an inappropriate infill of valued open space within a very densely knit area and would therefore be detrimental to the character of its environment.
4. In the absence of critical information, it is impossible to assess the scale and proportion of the development in relation to neighbouring buildings.
5. There is little or no information about the the choice and colour of materials
 - 5.1. The treatment of the timber structure (painted, varnished etc) is not stated nor is there reference to the material and appearance of the proposed new railings.
6. We have considerable reservations regarding the durability and maintenance of some of the proposed materials
 - 6.1. Despite the endeavour to incorporate allegedly environmentally sympathetic materials in the proposal, there is no clear guidance as to how but the proposed biodiverse green roof will be maintained nor has any consideration been given to its drainage
 - 6.2. Failure to address these two issues will, in a short space of time, lead to a neglected and unattractive appearance
7. The proposal to create a smoking and dining area within the development is totally inappropriate for its location and will significantly and severely impact on the privacy and well being of neighbours
 - 7.1. The proposed smoking and dining area will be on the garden side of the property, immediately adjacent to neighbouring residential gardens and rear rooms
8. The proposed change of use from A1 to A3 is totally inappropriate both for the area and the location. It will, as noted above, have a detrimental impact on the life and privacy of neighbours.
9. The proposal is likely to produce unacceptable levels of noise, air and light pollution which will affect the lives and well-being of neighbours
10. The original planning condition to provide 4 parking spaces for the residential units should be upheld.
 - 10.1. The argument to reduce the number of parking spaces on the basis that the four residential units have, for a number of years, been used for student accommodation for years and that there is excellent public transport is totally disingenuous.
 - 10.2. With the ever increasing availability of purpose built student accommodation and the increasing demand for general accommodation in the immediate neighbourhood the high demand for off street parking will remain

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- 10.3. The neighbourhood suffers greatly from inadequate parking facilities.
11. Given that its purpose is to provide facilities for the "smoking of cigarettes or shisha,, the proposal runs counter to the spirit and letter of the Smoke-free (Premises and Enforcement) Regulations 2006
- 11.1. Under this Regulation, smoking is not permitted in substantially enclosed premises;
- 11.2. The proposed is very clearly enclosed: it has a solid roof and abutting walls on three sides (more than 50%),
- 11.3. As an enclosed space, smoking is illegal.
12. The proposed development fails to enhance the Conservation area and should be rejected
- 12.1. Detailed technical information on the structure is missing
- 12.2. The bulk of the structure is out of keeping with the area
- 12.3. The purpose of the proposed structure is illegal and inappropriate for the area
- 12.4. The proposed structure will adversely impact in the lives and well-being of the neighbours.



Signed:
David Blagbrough
Chair
Camden Square CAAC

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