

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/5073/P	AJW Gow	2 Priory Mansions England's Lane London NW3 4TH	31/10/2016 14:25:24	OBJ	<p>1. I write on behalf of myself and my wife and son. We live in the construction of which 2A England's Lane forms part.</p> <p>2. The concerns regarding this business and address are such that there can be no question of the Applicants' using the provisions of the Town and Country Planning Act (2015) to avoid full planning permission. These are major concerns, only partly and somewhat evasively addressed in the current submission, after the failure of the earlier application. The new application seeks to evade the reasoning of the Final Decision of 26 May 2016 regarding the original application, viz. that it would have 'a detrimental impact upon the sustainability, function, vitality and viability of the of the parade and the wider England's Lane Neighbourhood Centre.' It does so by detailing all commercial activity along England's Lane to minimise the sense of detrimental impact. However, the situation remains one in which the concentration of a third A3 (even if code-shared as A1 as well) at the corner of England's Lane and Antrim Road, within the single structure that is Antrim and Priory Mansions and the single frontage (or parade) it presents would be unacceptable and untenable. It is fallacious to try to dilute the impact on this block, both on residents and neighbouring A3 businesses, that sanctioned A3 usage for 2A England's Lane would have by broadening the frame to the opposite end of England's Lane. A change of use would clearly also cause a further loss of amenity to neighbouring residential properties in the Belsize Conservation Area, specifically in Antrim Mansions and in the neighbouring areas of England's Lane and Chalcot Gardens. Antrim and Priory is a small purpose built small block of apartments (not a 'townhouse' in our understanding as the Applicant's Planning Statement erroneously asserts) with commercial premises at ground level. 2A England's Lane shares a common structure and rear aspect and yard with all the other occupants, residents and businesses.</p> <p>3. We and the whole area would suffer considerable loss of amenity if this unlawful operation in place for some years (see below) 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. In addition, 2A England's Lane has been operating unlawfully in effect as A3 since 2012 - and was finally subject to enforcement visits by Camden local authority, which, we believe may have been the prompt for the original application regarding A3 status. Our loss of amenity in terms of odours, noise, rubbish and other nuisance (see below) is compounded by 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.</p> <p>4. In making our objection, we wish it to be noted that 2A England's Lane 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.</p>

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5. 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.

6. 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 not 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.

7. In terms of the loss of amenity within the Antrim and Priory structure, 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 England"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).

8. Regarding the Final Decision of 26 May 2016 and its judgement that granting (or allowing with out Prior Approval) would have 'a detrimental impact upon the sustainability, function, vitality and viability of the of the parade and the wider England"s Lane Neighbourhood Centre,' nothing has changed. The introduction of a further (lawful) A3 business would affect the sustainability, vitality and viability of the neighbouring businesses, which would inevitably have to adjust to further lawful competition and suffer further problems from what is already an uncooperative business, which generates nuisance and rubbish in the yard affecting those businesses and residents. In terms of function, another A3 lawful business would broadly be a replication of the existing activity in this parade/frontage. And in terms of 'sustainability, function, vitality and viability', a change to A3 status would also bring significant pressures on the Antrim and Priory Structure. This would not easily, if at

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					<p>all, support the developments that would accompany a change of status. There is no further space to locate the extraction and ventilation equipment that would be required (and the absence of which, as the business operates unlawfully, alllows unpleasant and pungent odours to penetrate our bedroom and kitchen, when the business in question uses its 'open window' ventilation system). Already, we have suffered repeated problems with drainage in the block as a result of the heavy pressure resulting from the operation of two A3 and one 'operating as A3' business - the capacity is not there to allow such additional use.</p> <p>9. On no grounds should A3 status be granted to Cinnamon/Bonjour Brioche, or for 2A England's Lane.</p>
2016/5073/P	Michele Sklar	1 Antrim Mansions Antrim Road London Nw34xt	31/10/2016 13:07:49	OBJ	<p>This was refused initially and nothing should be changed. I live at the rear of these restaurants and continually have to complain about rubbish and food debris left to rot and attract vermin and flies. The noise levels are going to be unacceptable in the evening and this cafe which was supposed NOT to be preparing food on site regularly has patrons blocking the pavement. With a full restaurant licence this would be unbearable.</p>