

From: Michael Pountney [REDACTED] **On Behalf Of** Michael E Pountney
Sent: 08 November 2016 16:46
To: Planning
Subject: Planning Applications for 39 Lamb's Conduit St: Application No: 2016/5068/P

Dear planners

39 Lamb's Conduit St - Application No: 2016/5068/P

This application is made up of two distinct parts to which we will respond separately.

1 - Change of use from A1 Retail to A3 restaurant. We object to this for the following reasons and urge the Council to reject the application.

A. Planning guidance.

The Council's Revised Planning Guidance for Central London: Food, Drink and Entertainment, Specialist and Retail Uses – Lamb's Conduit Street Neighbourhood Centre states that:

16.47. Planning permission will not be granted for development which results in less than 50% of total units being in retail use or normally more than 25% of total units being in food, drink and entertainment use. This is to ensure the protection of retailing and residential amenity and that the centre retains a balance of uses.

It has been this Association's policy for some years to object to any further growth in A3 businesses as we believe that the 50% and 25% boundaries have already been reached.

In the case of the 2014 application for 39 Lamb's Conduit St we were unable to present this argument as this application was made under the GPDO Prior Approval Class D Commercial 2 Year change of use legislation. However, the Town and Country Planning (General Permitted Development) (England) Order 2015 states that:

(e)the site reverts to its previous lawful use at the end of the period of flexible use.

Now that the two-year period has expired and the use-class for the premises has reverted to A1, we wish to object to the application for A3 use on the grounds that if it were granted, the Council's Planning Guidance for the area would be breached.

B. Impact on neighbours

- a. It is often overlooked that Lamb's Conduit St is very largely a residential street and that almost all homes there are in old buildings with little sound insulation. 'Residential amenity' is much more challenged by businesses with A3 use than those with A1 use: trading hours are usually much longer, late night waste collection and early morning deliveries are very disturbing, and cooking smells much more intrusive.
- b. Frequently, applications for A3 usage have included commitments to limited trading times and restricted types of cooking. That is the case with this application: light cooking, 30-40 meals a day, 7am to 6pm. But once granted

A3 usage on the basis of limitations of this sort, proprietors commonly increase their activity to levels far exceeding their original undertakings, and there is no planning process available to oppose this. These premises are very small and very close to residential units: any increase in activity above its existing A1 usage would be very detrimental to the amenity of its neighbours.

c. Equipment

Recirculating system: dealing with cooking odours and grease has been a persistent problem with cafés and restaurants in the old buildings in the area. The specification for the recirculating system requires a very high level of daily, weekly and monthly maintenance, which suggests that it is vulnerable to malfunction.

Fresh air system: this is planned to be mechanical and vented through the rear of the building. This would have an intrusive effect on the garden of the flats above (to which it belongs) as well as on all the rooms in the flats facing onto the garden.

2 Chairs and tables licence.

The application is for the continuation of the existing licence for 3 tables and 6 chairs outside the premises. We do not object to this.

We would like to be kept informed of the progress of this application and, in particular, to know when it will come to the DC committee.

Yours

Michael PountneyPountney

Michael Pountney
Chair, Rugby & Harpur Residents Association
15 Rokeby House
Lamb's Conduit St
London WC1N 3LX

For people living in the Lamb's Conduit Street, Great Ormond Street, Rugby Street, Orde Hall Street, Dombey Street and Great James Street part of Holborn