

Design and Access Statement

An application for change of use from A1 to A3 and redevelopment of the area to the rear was refused on 30 September 2016 , ref 2016/3674/P. This is the first re-application and no fee is chargeable

This reapplication is for the change of use from A1 internet cafe to A3 cafe for the ground floor and basement, and relates solely to the use of the ground floor and basement of this property. The current lessees did not realise that the current use is A1, and that to have cooking on the premises they need an A3 use.

The area to the rear of the building is to be reinstated as resident's parking, as required by an enforcement Notice, EN15/1228. The marquee, decking and railings have already been removed and the area is returned to resident's parking as per the permission granted on 25 May 1995, ref 9401695/R2.

Cafe Noire is the only place where it is possible to sit and have something to eat and drink in this parade of shops. Though the sandwich bar at No 159 has a couple of seats, it closes at 4pm, and the other two premises selling food in this row of shops are take-away only (No 177 chinese, No 179 pizza)

This cafe will not add to the noise locally. The corner of York Way and Camden Road is always busy with traffic and pedestrians by night and day with many premises open late; the take-away chinese and the pizza establishment is open until well after midnight; there are people smoking and drinking outside the Unicorn public house until the early hours, and the Nisa supermarket on the other side of York Way has a 24-hour off-licence the clients of which are noisy at all hours of the night and day.

There are extremely good bus services locally so there is no need for the use of cars, and so this cafe will not have an impact on local parking.

A change of use from A1 to A3 will be of benefit to the neighbourhood.