

[REDACTED]

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**From:** [REDACTED]

**Sent:** 16 February 2017 14:51

**To:** Planning

**Subject:** La Fromagerie, 52 Lamb's Conduit St, Application No: 2017/0082/P

Dear Planners

La Fromagerie, 52 Lamb's Conduit St, Application No: 2017/0082/P

We wish to object to this application.

Access: no consideration has been given to making the premises accessible. The building is not listed so there should be enough flexibility for the entrance to be ramped. The absence of proposals for making the premises accessible is in contravention of Camden's Planning policies DP19 and DP 24 and should be rejected for this reason.

The covering letter summarises the aim of the application like this:

*Application Proposals*

*This application seeks the relevant consents to allow for modest alterations to the existing shopfront and the associated installation of new signage in order to refresh, upgrade and enhance the appearance of the building, and to facilitate our client's branding requirements in order to enable them to begin trading from the premises. A key objective of the proposed works is to provide traditional and visually pleasing composition for the shopfront.*

This is a limited application which includes no significant change from the previous use of the premises as a design and soft furnishing shop. However, the ground floor plan illustrates fundamental changes from the existing A1 use. It shows extensive seating both inside and outside, a number of bars offering various specialities – deli, espresso, seafood etc. – and, while not included with this application, two customer toilets are shown on the basement floor on the plans attached to the application for a liquor licence (Licence application details #APP\PREMISES-NEW\001770). All this indicates clearly that the intended function of the premises is that of a café or restaurant with ancillary retail sales.

Camden Planning Guidance 5 (2011) Town Centres, Retail and Employment defines the Lamb's Conduit St Neighbourhood Area like this:

*Character:*

*Retail premises over 50% (but also include sandwich shops) with good representation of social and community uses.*

And gives this guidance:

*Approach to retail sales:*

*Maintain 50% of ground floor premises as A1 retail uses.*

*Approach to food, drink and entertainment (fde) uses:*

*No more than 25% fde uses, no larger than 100sqm premises, no more than two consecutive fde uses in a centre.*

The number of fde uses is currently very close to the 25% defined by the guidance. There are two premises

which are applying for change of use from A1 to A3 following, in both cases, their two-year temporary A3 use under the Town and Country Planning (General Permitted Development) (England) Order 2015. If these two applications are granted, the maximum fde uses will be reached. It will therefore not be possible for La Fromagerie to claim a two-year A3 use without reaching Camden's guidance for our area.

Should a favourable decision be made on the limited scope of the current application or any future version of it, it must be made absolutely clear, for the avoidance of doubt, that all that is being granted is permission to alter the outside of the premises in the ways defined.

Yours

Michael Pountney

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*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*