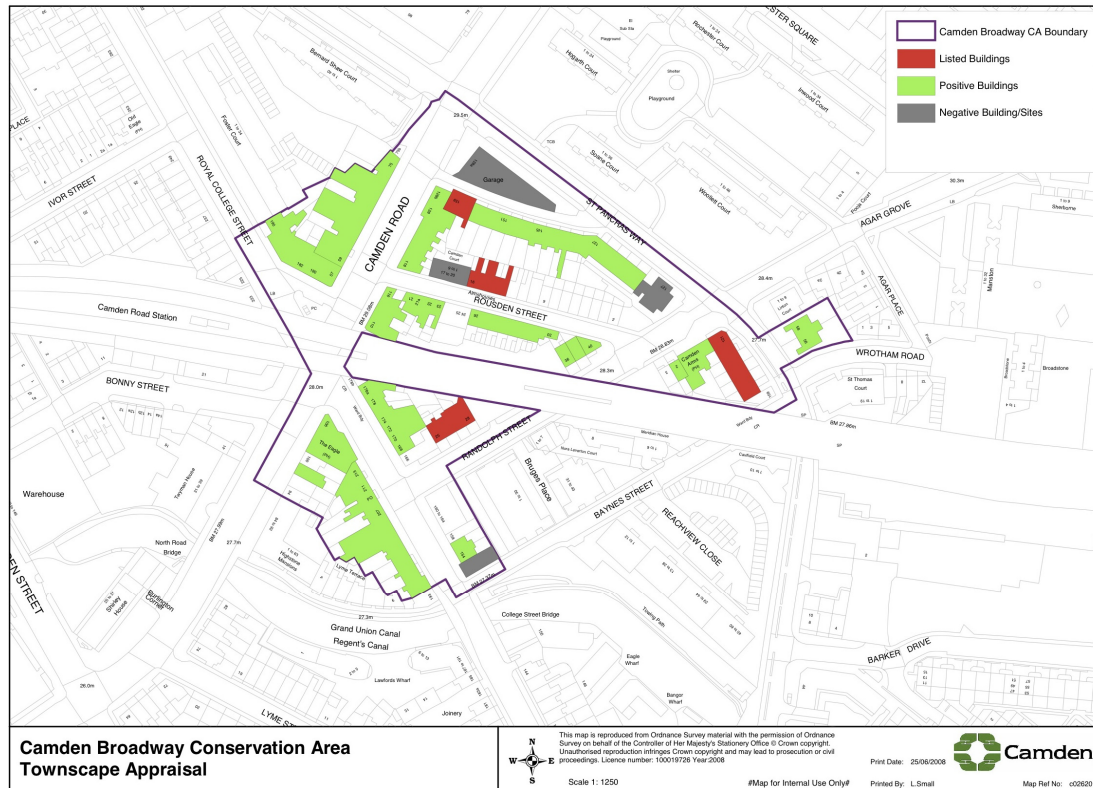


Objection to Application 2016/7113/P

The site, 128 Camden Road, is located within Camden Broadway Conservation Area. The map below shows the boundaries of the conservation area, and highlights the site as a 'positive building'.



Camden Broadway Conservation Area Advisory Committee regrets that the application fails to recognize the site's location within the conservation area.

It also fails to mention that the property is located within the Camden Road Neighbourhood Centre.

The committee also noted a disparity between the site address stated on the different application documents. The application form as well as the drawings state the site address as 128a Camden Road, which in fact relates to the Buchanan Garage building. The Design and Access statement refers to 128 Camden Road, which the committee has assumed as the site in question.

The committee objects to the application on the following grounds:

1. Amenity

1.1. The current use as a shop (A1) forms part of the Camden Road Neighborhood Centre. Camden's Local Plan Draft 2017 states in relation to Neighbourhood Centres: The Council will seek to retain convenience shopping for local residents in Camden's neighbourhood centres and will ensure that development in them does not harm the function, character or success of that centre.

With that in mind, the impact for the change of use from shop (A1) to Hot Food Take Away (A5) will need to be assessed before such an application can be granted, as they cater for very different groups at very different times of the day.

2. Hours of Opening

2.1. No hours of opening were stated in the application.

2.2. The current shop (A1) is one of the first to open in this area, hence providing local residents with an important amenity. No impact assessment or statement has been included in the application to

determine how the closure of this amenity will affect the provision of an early-opening local shop within the local neighbourhood centre.

2.3. The opening times of a Hot Food Take Away (A5) are crucial in determining its effect on local residents, especially the residents of the building above. A late-night opening take-away will have to be assessed on safety terms, and issues such as littering and noise will have to be mitigated. No impact assessment for either of these issues has been submitted with the application.

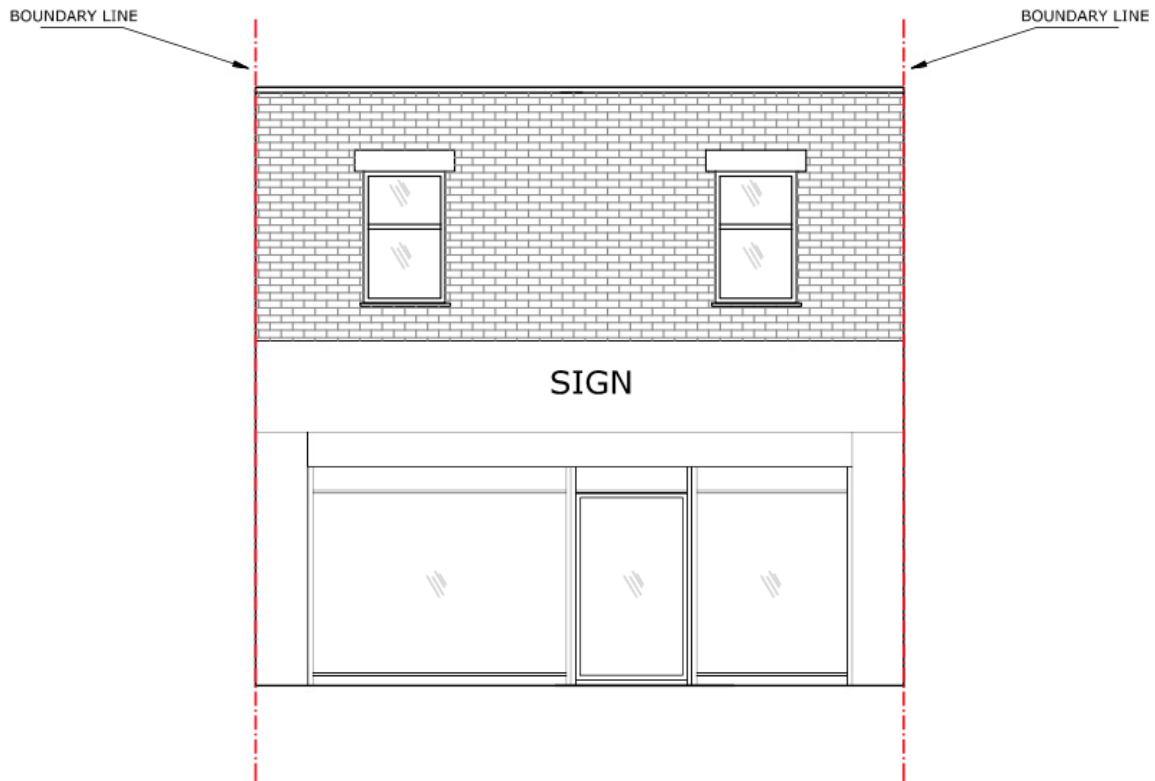
3. Design

3.1. Existing Plans

The front elevation shown on drawing P 101 depicts several incorrect details. The window detailing, proportions as well as the vertical bricks above the window have been drawn incorrectly, as shown in the figures below. It also misses out items such as the air conditioning unit to the left, the projecting advertising sign to the right and the historic timber frames above the windows.

As the committee has not had access to the building itself or its rear, it has therefore noted that the accuracy of the plans and rear elevation may need to be questioned.





EXISTING FRONT ELEVATION

3.2. Proposed ducting

The design of the proposed ducting has not been detailed sufficiently for the committee to support the proposals. It is described in the Design and Access Statement as follows:

“The proposal will not have any change in the existing materials to the main building; the new ducting however will be painted to match the existing bricks. It is in line with London Plan Policies and causes no harm to the occupants of the flats and the surrounding neighbourhood.”

Drawing P 102 (proposed elevation) shows clearly how the proposed ducting will be seen from Camden Road, due to its “minimum 1000mm” height above roof level. It therefore impacts the front appearance of the building, and given its location in a Conservation Area, requires further detail and consideration, such as:

- material of the duct
- colour of the paint
- proposed height (stated as a maximum, not a minimum)

Without the necessary detail, the committee considers the introduction of technical equipment such as ducting as a detraction from the appearance of the building with the streetscape of the area.

The committee also regrets that the duct’s impact on the front elevation has not been made clearer by the applicant in the design and access statement, which states:

“Road facade of the building will not be altered therefore; the proposal will have no effect on the street scene and also the shopfront will keep as it is.”

The committee considers this misleading and wishes to further question the accuracy of the information provided in the application.

4. Impact of extraction

4.1. Noise

No Noise Impact Assessment or statement has been included in the application. Given the uncertainty of the proposed opening hours, this could have a significant effect on local residents.

4.2. Air Quality

No Air Quality Impact Assessment or statement has been included in the application. Given the uncertainty of the proposed opening hours, this could have a significant effect on local residents.

5. Refuse

5.1. Refuse collection

The application form proposes no change to the refuse collection arrangements. Due to the different nature and requirements of refuse from a hot food take away, the committee feels that the application is not addressing the issue in an adequate manner. An assessment of the likely quantities and types of refuse to be collected together with a proposal for the storage of such bins is required, in line with Camden's Planning policy.

5.2. Littering

The immediate vicinity of the site suffers currently from littering, especially the public bin on the corner of Camden Road/ Rousden Street. The committee has expressed concern in the past that this is a big problem within the Conservation Area, and it is a priority to resolve in order to ensure the appearance of the area.

Without the submission of any details on the matter, the committee has to assume that a typical hot food take away produces a certain quantity of packaging of food immediately consumed outside the premises. We are therefore concerned that this packaging will be disposed of within the immediate area, potentially furthering the problem of littering. We would therefore require any application of this type to propose a mitigation strategy.

6. Conclusion

6.1 Due to the large number of items set out above that are lacking detail description or adequate assessments, as well as the nature of these items in their impact on the local area and residents, the committee objects to the application.