

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/1550/P	Debbie Radcliffe for BCAAC	c/o Hugh Cullum Architects 61B Judd Street London WC1H 9QT	05/05/2017 12:05:12	COMMNT	<p>BCAAC objects to the Change of Use application by the London School of Hygiene and Tropical Medicine in order to create a restaurant with external seating area and external lighting at 15-17 Tavistock Place.</p> <p>The building is in institutional use, and the Advisory Committee objects to the creation of a café and external seating area, which will be detrimental to preserving and enhancing the conservation area. It will fundamentally change the character of the building to introduce a commercial enterprise on the street frontage, where none exists at present.</p> <p>Although a restaurant with outside seating exists at the corner of Tavistock Place and Marchmont Street, this is clearly within the Marchmont Street local neighbourhood shopping area.</p> <p>It is not in keeping with the character of the existing streetscape to introduce a restaurant with external seating at 15-17 Tavistock Place. It would be detrimental to the character and appearance of the host property, the wider area and Bloomsbury Conservation Area contrary to policy CS14 of the Camden Core Strategy and policies DP24 ad DP25 of Camden's Development Policies.</p> <p>The proposed design indicates access from the north pavement of Tavistock Place, which would impinge on the free and easy movement of passersby along the street. The creation of a café at this location could cause a bottleneck of customers and force pedestrians into the cycle lane and road, which would introduce potential safety issues.</p> <p>The proposal would thus be contrary to DP26, (Managing the impact of developers on occupiers and neighbours) as the external seating area will cause excess clutter on the pavement, impede access to passersby, and the noise from diners could impact negatively on the quality of life of those who occupy nearby properties.</p>
