

## **43-45 Camden Road**

**Application ref. 2017/5299/P**

### **Outside seating – Impact on amenity**

Officers have requested further information / justification on the use of outside seating area proposed within the current planning application.

The application site is not within a designated Town Centre or Neighbourhood Centre; however, it is close to the Royal College Street / Camden Road Neighbourhood Centre [84-128b Camden Road (east side); 57-75b Camden Road (west side)]. Furthermore, the building was formerly used as a public house and is currently used as a private member's club. It is not considered that the proposed change of use to a café (Class A1/A3) during the day would result in an over-concentration of food, drink and entertainment uses in the local area or result in a negative cumulative impact. The use of the building and small area of tables and chairs to the front of the property during the day will contribute positively to the street scene and the character and appearance of the wider area as it will provide an active frontage.

The principle of development including the limited number of outside tables and chairs was considered to be acceptable by officers at pre-application stage.

As noted in CPG5, tables and chairs placed outside buildings may generate negative impacts such as noise, obstruction of the footway, litter and opportunities for crime and anti-social behaviour like begging and theft.

In this case, given that the tables and chairs would be located within the curtilage of the building and separated from the public highway, adjacent to a busy road, it is not considered that undue harm would be caused to the residential amenities of neighbouring and nearby properties by way of noise. Furthermore, the area has good levels of natural surveillance and is reasonably busy due to its location next to the station, which may reduce the opportunities for crime and anti-social behaviour.

We understand that planning conditions may be imposed to restrict the hours of operation of the daytime café use / tables and chairs to those set out in the planning application which will further limit any potential for nuisance.

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ARC PLANNING

27/10/2017