
Conservation Area Advisory Committee

Advisory Committee	Holly Lodge
Application ref	2017/4233/P
Address	21 Swain's Lane LONDON N6 6QX
Planning Officer	Matthias Gentet
Comments by	07 Dec 2017
Proposal	Change of use from A1(Retail) to A1/A3 (Retail and Cafe/Restaurant) at ground floor level.
Objection	Yes
Comment	Yes
Observations	See attached

Documents attached

No details entered

Documents attached

[2017-4233-P, CAAC Comments](#)

About this form

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2017/4233/P	21 Swain's Lane N6 6QX	Change of use from A1(Retail) to A1/A3 (Retail and Cafe/Restaurant) at ground floor level.	Matthias Gentet
<p>Objection</p> <p>Comments</p> <p>Gail's occupy one of the outlets in the parade that front onto Swain's Lane, are part of the Holly Lodge Estate and form part of the local neighbourhood centre, Swain's Lane. This centre is small, currently 16 premises of which 5 are already A3, and is situated in a residential area close to Hampstead Heath.</p> <p>In the parade where Gail's is situated the 4 neighbours to the west are A3, A3, A1, A2, with Gail's as A1/A3 it approaches the restriction referred to in CPG5, 3.60, no more than 3 consecutive premises being in non-retail use.</p> <p>It's not clear what A1/A3 use is, it's not referred to in the legislation, there is no definition.</p> <p>When Gail's first applied for permission to develop 21 SL the use required was stated as A1, retail, & the operation described as a bakery. Generally residents welcomed the application though some, particularly those living in close proximity, expressed concern about hours of operation, potential cooking operation, use of the back yard, etc. These concerns were well founded as on opening it became apparent that the early start the required for bakery operation created noise in an otherwise peaceful district, cooking was taking place and with the fume extraction system not having been granted permission emitted nuisance smells, and light and noise from the rear conservatory disturbed the residents.</p> <p>Although some improvements have since taken place and cooking has ceased all three issues remain and impact adversely on the quality of life of the neighbours which is contrary to DP26.</p> <ul style="list-style-type: none"> • Light from the conservatory – preferably the roof should be converted to solid, alternatively blinds should be installed. The lights should be controlled by a time switch ensuring they cannot be inadvertently left switched on when the shop is not occupied. • Even without cooking fumes escape from the shop and enter the neighbouring premises. There is a need for some form of fume extraction / treatment system that effectively eliminates escaping odours. • Noise is reported as an issue. <p>The extension of Gail's business to include A3 would aggravate these issues, particularly smells and although this application is tied to the fume extraction application (2017/5950/P) it hasn't been installed and thus should not be granted</p> <p>M Narraway HLE CAAC, 5-Dec-17</p>			