

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Consultees Addr:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2017/4233/P	John Herbert	26 Swains Lane	07/12/2017 16:22:17	OBJ	<p>We object to the change of use for Gails Bakery, Swains Lane, from A1 to A3. Swains Lane is primarily a residential area, quiet at night, and already has 4 established restaurants. The site is located in a 1920's structure with little sound insulation and no facilities to accommodate ventilation, extract or air conditioning plant/duct work. We know that residents above the arcade units already suffer from this problem of noise and smell and this would just further exacerbate the situation.</p> <p>Our view is that the amount of restaurants in the area is more than sufficient to meet the current demand.</p>

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2017/4233/P	Dr J M Slater, Chair, Swain's Lane R&NW Association	c/o 28 Swain's Lane London N66QR	07/12/2017 16:56:01	OBJ	<p>Assurances were given in 2015 to residents living in properties adjoining this unit that Gail's was an Artisan Bakery providing bread, cakes and pastries, with some outside seating for consumption with coffee. There would be no noise, a couple of small boxes of ingredients would be delivered early in the morning and only a domestic extractor would be needed to remove steam</p> <p>It is surprising that such a company as Gail's should feel it necessary to deceive its new neighbours and Council Planners as to its operations in its initial applications. The reality was that other equipment was installed and an application was made for retrospective permission. However, the drawings were shown to be inaccurate, the application were never approved and is no longer on the Council website. This is despite describing Application 2015/3268/P in the Executive Summary as pending, which clearly it is not.</p> <p>Despite the lack of a approval, Gail's started cooking food on a hob contrary to its A1 licence, as well as installing a noisy extractor unit causing considerable disturbance. This equipment was subsequently removed under enforcement proceedings.</p> <p>In respect of this application, residents wish Gail's to continue as A1 Retail bakery but not to become an A3 (restaurant) on this site. It is clear that A1/A3 is not a recognised Use Class under existing legislation.</p> <p>The Bakery is located on a sensitive site in a conservation area, not a High Street, and within a residential building dating from the 1920s that requires considerable respect to avoid disturbance to the occupants.</p> <p>There are already 5 restaurants within a short distance of each other. Agreement to an A3 licence for Gail's on this site would affect the balance of outlets in this residential street, as well as having an adverse impact on residents living in properties adjoining the site. This would be contrary to Camden Policy CPG 5. Indeed, it is stressed in several places including the following</p> <p>"The Council will take particular care to ensure that proposals do not harm residential amenity and will not grant consent for proposals that it considers would do so.</p> <p>and</p> <p>The Council will take steps "To avoid the creation of concentrations of food, drink and entertainment uses that could result a harmful impact to the amenity of local residents ..."</p> <p>It has already been demonstrated that when cooking is undertaken as part of Gail's operations, particularly cooking on a hob, this has an adverse impact on the local amenity and in particular, on those living in the adjoining flats Furthermore measures to control smells internally will not control smells from food consumed outside the premises</p>

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It is the view of residents that Gail's took over the lease of this unit clearly understanding the terms of an A1 Retail licence and should be able to operate its business as an Artisan Bakery without resort to A3 Use.

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