

From: Chris Hicks [REDACTED]
Sent: 03 July 2018 15:09
To: Constantinescu, Nora-Andreea
Cc: Alexandra Nahani; Sarah Bilney
Subject: RE: 2018/1970/P 52 Lamb's Conduit Street

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Hello Constantinescu. Please find below our comments on the objections that you have received. We look forward to an update on progress asap. Thank you.

Objector	Nature of Planning Objection	Response	Further Comment
Rachel Escott	Wants no further restaurant/café-type businesses.	No changes are proposed to the unit which is retail at the ground floor front.	
	Exceeds Council's % target for none A1 uses	If this A1/A3 unit is classed as non - retail it does not breach any of the Council's mix/size requirements set out in the Development Plan and associated guidance	Note that the A1/A3 premises formerly known as La Gourmandia is currently in the process of being converted to a men's clothes outfitter.
Jenny Webley	Supports above		Note that two objections have been logged in the name of Jenny Webley, but they are identical
Virginie Bahon	Claims unit is a restaurant	It is in mixed A1/A3 use with the nature of the cooking not requiring any special ventilation. The dishes served reflect what is sold in the shop	
	External Tables and Chairs have no Highways or Alcohol Licence	The four tables and chairs (which are designated non-smoking) are on land in our client's ownership and are included in the demised licenced area for the serving of alcohol.	
	Noise from basement restaurant	The basement is not a restaurant; it	

		is an occasional 'events' space, for cooking workshops and hosted 'tasting' sessions as per permission 2017/0469/P . This also includes some retail display space. We do not accept that there is external noise, and furthermore the premises are empty by 10.30/11pm.	
	Claims extract ducting will be required	Because of the limited cooking undertaken, no extract duct is required	
	Allowing A3 will result in a diminution of the retail status of LCS	The main freehold owner of LCS supports this use; a petition submitted with the application shows that nearly 30 LCS traders support the use	
	General objection to operation/claims community concerns/refers to A3 use.	The petition submitted with the Application shows support from 14 residents. The three objectors are a small minority. A3 use is not being sought; the application is for A1/A3.	

Regards

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 Director
 RPS

