

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/3951/P	James Thompson	07/10/2018 07:37:22	OBJ	Do not change the restaurant to a takeaway. I do not want to be kept awake all night by noisy, stinky bikes and pizza smells. I am live above and I want to keep my area the same. i used to go to the restaurant all the time and want a new restaurant there and not a takeaway. the building will be ugly and different from the style of other buildings.
2018/3951/P	Will	07/10/2018 20:05:39	COMMNT	We don't need another pizza take away or any other take away in that area just eat and Uber eats are inundated with these in the local area. Pack it in and behave yourselves
2018/3951/P	Will	07/10/2018 20:04:57	COMMNT	We don't need another pizza take away or any other take away in that area just eat and Uber eats are inundated with these in the local area. Pack it in and behave yourselves
2018/3951/P	Daniel Palmer	07/10/2018 19:52:52	COMMEMA IL	I'm unhappy at the proposed Domino's pizza planned proposal. This will ruin the history of the area and building and will be out of place. I work in Camden and use the nearby park regularly. This would not fit well in the area.
2018/3951/P	Renato Alesi	05/10/2018 21:14:13	COMMNT	I travel past this place everyday and don't want the designs of Camden to change.
2018/3951/P	Shaun lyne	03/10/2018 15:42:52	OBJCOMPA P	i object to the proposal No 35 is a magnificent building of substantial local history and gateway to the listed gardens beyond the proposal substantially negatively affects the visual amenity of this very special and historical corner of Camden. Also noise, delivery drivers, fumes, extraction (substantially more so than A3 use) will very much affect a relatively quiet residential street. Kids from local schools will undoubtedly be queuing for extremely unhealthy fast food. This would be highly irresponsible in view of youth obesity epidemic.  this application is wrong on so many levels.  there is definitely demand for a small local neighbourhood A3 restaurant. This application is all about increasing the rental value of the property as take-aways are prepared to pay so much more.  There are not so many architectural treasures left in Camden. Please do not destroy the assets that we have left
2018/3951/P	Will	07/10/2018 20:05:41	COMMNT	We don't need another pizza take away or any other take away in that area just eat and Uber eats are inundated with these in the local area. Pack it in and behave yourselves
2018/3951/P	Will	07/10/2018 20:05:25	COMMNT	We don't need another pizza take away or any other take away in that area just eat and Uber eats are inundated with these in the local area. Pack it in and behave yourselves
2018/3951/P	Karen Gordon	06/10/2018 07:32:36	OBJ	Don't need anymore takaways

Printed on: 09/10/2018 09:10:07

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/3951/P	Ben Williams	06/10/2018 03:15:40	OBJ	There is no need to replace a perfectly good historic building in Camden There is already at least one dominos in the close vicinity and so I see no business case for needing another one. Soon there will be no buildings of historical significance left if we continue to ignore them.
2018/3951/P	S.Todd	05/10/2018 22:32:48	COMMNT	This is part of old Camden You destroyed all the others. Leave something.
2018/3951/P	Jonathan Parker	05/10/2018 12:22:38	OBJLETTE R	I regularly visit the area and spend time in the park. To have this building change to a takeaway would be detrimental to my experience from a noise and visual perspective.
2018/3951/P	Filiz	08/10/2018 23:01:46	COMMNT	I walk passed the place to work and the pavement is very small. Bicycles and scooters will block the road for cars and pedestrians as there is no additional space anywhere close. It is even worse when with my children and walking the dog.
2018/3951/P	Ben Williams	06/10/2018 03:15:35	OBJ	There is no need to replace a perfectly good historic building in Camden There is already at least one dominos in the close vicinity and so I see no business case for needing another one. Soon there will be no buildings of historical significance left if we continue to ignore them.
2018/3951/P	Mr T Reod	07/10/2018 22:59:57	OBJEMAIL	There are plenty of fast food resturants i camdne town and no more are needed.This will also be very close to schools of which the government are worried about obesity also the amount of rubbish and anti social behaviour that will happen in that area will be detrimental to the neighbourhood
2018/3951/P	Will	07/10/2018 20:05:43	COMMNT	We don't need another pizza take away or any other take away in that area just eat and Uber eats are inundated with these in the local area. Pack it in and behave yourselfs
2018/3951/P	Rachel Coles	06/10/2018 23:00:59	OBJ	It is very disappointing that this fast food outlet will be so close to 2 schools. We should be encouraging healthy eating and healthy food near schools, not encouraging more unhealthy takeaway shops.
2018/3951/P	harvin gupta	07/10/2018 18:41:27	COMMNT	I am unhappy about this. I think it will look out of place and change the character of the area. I am also worried i wont be able to enjoy the park.
2018/3951/P	Paul	06/10/2018 17:11:05	COMMNT	No stop it.

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/3951/P	Mr Hall	04/10/2018 17:03:13	OBJLETTE R	<p>I object to the building modifications and presence of a Dominos Pizza at the base of the building I currently live in for over 5 years.</p> <p>The building has terrible drainage issues, which effect all our flats, with the base of our drains being the restaurant. Having a Dominos will make this worse.</p> <p>The buildings pub conversion style will be ruined by changing the front like planned, us residents moved in because of the charm of the building and that will be lost. The way the restaurant is now is in keeping with the traditions of the buildings style.</p> <p>The previous tenants in the restaurant were closed usually by 10 and not open 7 days a week so kept noise to a minimum for us workers living above it. Dominos is open until 1am and would cause noise disruption for us, including the delivery motorbikes outside our homes.</p> <p>Moving the Dominos entrance nearer our front door will not only cause disruption but encourage anti-social behaviour with night time people hanging about outside our front door, the current position of the door far away from ours helps.</p> <p>The building has a long standing history of cockroach and rodents and the extra waste from a Dominos will make the problem worse</p> <p>We have a huge issue of anti-social behaviour at night around here and encouraging drunks to grab fast food outside our front door and making noise worries us for our safety and peace. The other cafes etc along this road all close by 10 or so and are respectful to the residents and also do so to avoid the kind of people around late at night.</p> <p>There are multiple pizza restaurants already within 2 minutes walk from here on Camden High Street, this building is lovely and overlooks a park, having a Dominos is destructive and does nothing to enhance or benefit the area, and certainly does not help with the aesthetics of Camden.</p>
2018/3951/P	Sarah Peak	06/10/2018 15:33:36	PETITNOI E	<p>Please dont allow Domino's to move into this attractive building -&gt; why not revert to its original purpose, as a pub? So many pubs have closed but Camden has more than enough fast food joints.</p> <p>Thank you.</p>
2018/3951/P	Brendan Brosnan	06/10/2018 09:39:42	COMMNT	This is a park used by residents and workers of Camden to get a bit of peace and quite. Don't ruin it for everyone.
2018/3951/P	Paul	06/10/2018 17:10:49	COMMNT	No stop it.
2018/3951/P	Anne vilgers	06/10/2018 09:24:08	OBJ	Do not need more junk food outlets or delivery drivers in the area. Please stop this application and don't ruin another lovely, historic building.
2018/3951/P	Terry Ellingham Ellingham	05/10/2018 19:56:31	COMMEM P ER	Terry N Elayne Ellingham I certainly hope it is saved, it was know by many as The Bone House due to the graveyard in the park behind. It was my parents and their friends, the Robinsons, local pub for many years. In fact when my father died the hearse detoured on the way to Finchley Crematory to drive passed the front doors. All the patrons and staff stood outside to show respect. I am sure Kath McGleish remembers it as vividly as I.

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/3951/P	charlotte vaughan	05/10/2018 11:09:00	COMMENT	I use the park nearby often and would hate to see the site changed to a brash dominos - it would be an eyesore and lead to noise and rubbish pollution
2018/3951/P	James Thompson	07/10/2018 07:37:56	OBJ	Do not change the restaurant to a takeaway. I do not want to be kept awake all night by noisy, stinky bikes and pizza smells. I am live above and I want to keep my area the same. I used to go to the restaurant all the time and want a new restaurant there and not a takeaway. the building will be ugly and different from the style of other buildings.
2018/3951/P	Cosmo Hill-Miers	07/10/2018 17:42:56	OBJ/IMPER	I work on Bayham street and use the park behind the address most days for lunch etc. The building change would be really out of place for the area and spoil the local history and the communities use of that park entrance.
2018/3951/P	Charlotte Samuel	08/10/2018 10:06:42	OBJ	Please dont allow another junk food store to open in close proximity to two schools! There are enough Dominos around in Chalk Farm and Kentish Town.
2018/3951/P	Martina white	07/10/2018 17:37:59	OBJ	<p>Please dont turn the building into a takeaway. I live at [REDACTED] to where they want to put the Domino's. I have insomnia and chose to live here because my flat faces number 35 and the park. To have a Domino's will be very bad as it will mean lots of noise from scooters and customers. There will also be light pollution that i am sensitive to and if it is open late i will never be able to sleep.</p> <p>I lived near a takeaway before and had to move as I could not sleep.</p> <p>There are lots of flats in my block and i dont think any of them know about this plan. Please please please dont approve it.</p>
2018/3951/P	Adrian Lau-Elynn	05/10/2018 21:22:15	OBJ	I have walked passed this venue for 20 years and turning it into a Dominos pizza place will make myself and lots of other friends and family very upset. We have enough fast food in the area already and this venue is what people Love about Camden. I would strongly object to changing the image of this venue it means so much to the locals please do not give in to these big company's otherwise we will regret it in a couple of years.
2018/3951/P	Ben Williams	06/10/2018 03:15:37	OBJ	There is no need to replace a perfectly good historic building in Camden There is already at least one dominos in the close vicinity and so I see no business case for needing another one. Soon there will be no buildings of historical significance left if we continue to ignore them.
2018/3951/P	Ben Williams	06/10/2018 03:15:39	OBJ	There is no need to replace a perfectly good historic building in Camden There is already at least one dominos in the close vicinity and so I see no business case for needing another one. Soon there will be no buildings of historical significance left if we continue to ignore them.

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/3951/P	Tim Medley	05/10/2018 11:01:23	OBJLETTE R	<p>I wish to object to the planning application sought by Dominos Pizza Takeaway at the address of 35 Pratt Street, Camden Town, London, NW1 0BG. Their planning application - 2018/3951/P for a change in the premises to A5 Hot Food Takeaways, it has many points that I wish to challenge. Please find below a summary of the different grounds I wish to object to and which will be further expanded on.</p> <p>I strongly object to the planning application made by Dominos Pizza on the following grounds:</p> <ol style="list-style-type: none"> <li>1. Improper notice of application to local residents, schools and public information</li> <li>2. Proximity of schools</li> <li>3. Access, traffic and road safety</li> <li>4. Parking of delivery vehicles</li> <li>5. Design and layout of the proposal</li> <li>6. Local residents' concerns</li> <li>7. Opening hours</li> <li>8. Needless moving from A3 to A5</li> <li>9. Health and Safety concerns</li> <li>10. Proposed signage</li> <li>11. Cultural building and listed park</li> <li>12. Proximity of other similar A5 Takeaways and other Dominos locations</li> </ol> <ol style="list-style-type: none"> <li>1. Improper notice of application to local residents, schools and public information <ol style="list-style-type: none"> <li>a. There has been no notice to local residents about this request, no tenants or owners in the building of 35 Pratt Street flats A-D were informed about this proposed change, something that impacts them so fundamentally should mean that they are part of the decision making processes. It should not be undervalued that these are people's homes, a safe place for them to live where they should be able to at least expect to be consulted on changes.</li> <li>b. Local residents, outside of those in number 35, have also not been consulted via any method.</li> <li>c. Local business owners have not been notified</li> <li>d. There has been no signage on the building to indicate the proposed change of usage. This proposal will have a huge impact on local residents, as I will explain in the following points, it is vital that they are notified of this proposal and have time to voice their concerns. How could they possibly know the plans without proper notice?</li> <li>e. There are three local schools: Our Lady Catholic Primary School and St Michael's CE Primary School, both within 100-150 metres, and Richard Cobden Primary School, 500 metres away. None of whom are aware of this requested change. I assume you do not expect them to continually search the Camden.gov.uk website for each and every planning request, it is only right and proper that all schools within a 1 mile proximity are notified so that they can analyse the potential impact.</li> </ol> </li> </ol> <p>Based on the above three points alone I ask that this proposal be rejected, it is not right that a change to a local community does not notify the community first.</p> <ol style="list-style-type: none"> <li>2. Proximity of Schools <p>As noted above there are three primary schools within 150-500m of the proposed location, it is vital that the</p> </li> </ol>

Application No: Consultees Name: Received:

Comment:

Response:

childrens needs are considered as a high priority. Is Health Impact Assessment (HIA) mandatory for this type of application? Can it be requested in this case?

As per the Camden Planning Guidance notes:

- Planning can have a significant role in improving health and wellbeing and enabling healthier lifestyles;  
- Planning conditions and legal agreements will be used to control the impact of food, drink and entertainment uses

Based on just the above two points, there were others I could have provided, I believe it is imperative that a HIA is carried out and that school administrators are brought into the decision-making process.

There have been numerous amounts of studies into child obesity and the impact of fast food restaurants, I am sure the vast majority of people in Camden do not question this however for those that do I ask them to refer to government statistics on the weight increase of children over the last thirty years and measure that with the increase in fast food outlets, which are predominantly takeaway outlets. In terms of a way to improve this, there are many studies, e.g. Brown et al (2007) report that:

'There is a body of evidence to suggest that school-based multi-component interventions addressing various aspects of diet and/or activity in the school, including the school environment (a 'whole-school approach'), are effective in improving physical activity and dietary behaviour'.

Mitchell et al (2011) identify that

'It is often local - as opposed to national - government that has responsibility for an environment, including the built environment, and their role in reducing obesity using law remains relatively unexplored! Mitchell et al continue 'we identify current legal mechanisms for adoption by UK local government including the use of planning, licensing and transport legislation to develop local obesity prevention.'

It is that last line about using planning and licencing at a local level to develop prevention which is key, this paper outlines that national government have passed responsibility to local government to ensure obesity prevention.

This could have a major negative impact on future generations of children in Camden, I ask you to either reject this request based on the needs of local children or at the very least request a HIA including school administrators in any decisions.

Numerous additional findings are available at  
<https://www.london.gov.uk/what-we-do/business-and-economy/food/support-and-resources/takeaways-toolkit>

Sources:

Brown, T. , Kelly, S. and Summerbell, C. (2007). Prevention of obesity: a review of interventions. Obesity Reviews, 8, 127-130. doi:10.1111/j.1467-789X.2007.00331.x

Application No: Consultees Name: Received:

Comment:

Response:

Mitchell, C. , Cowburn, G. and Foster, C. (2011), Assessing the options for local government to use legal approaches to combat obesity in the UK: putting theory into practice. Obesity Reviews, 12: 660-667. doi:10.1111/j.1467-789X.2011.00872.x

3. Access, traffic and road safety

There have been no provisions made here for the increase in traffic to the takeaway or for delivery drivers (I assume just car, motorbike, bicycle but could be others) or for the delivery of stock. A full analysis of how the traffic on the road will increase needs to be considered, to add a takeaway business to the road and not consider this now can lead to huge costs if roads need to be redesigned. Worse still, this failure to properly consider this could lead to injury to pedestrians or road users that could easily have been avoided.

4. Parking of delivery vehicles

Dominos use bicycles, motorbikes and cars for delivery yet have made no valid proposal on where these vehicles are to wait of be parked.

a. The application highlights that there is public motorcycle parking opposite the premises, this is true but I don't see how it is relevant, it is public and therefore not for business use. If delivery drivers or the company are to park then the public have no space. In an area with very little motorcycle parking, it is a clear attempt to misuse the designated spaces. Almost always this parking bay is full, if takeaway motorbikes are there they will be able to hog places in the evenings while commuters have no choice but to suffer the inconvenience of finding other parking. It is not fair that local residents lose out.

b. You will find that private parking applications are strictly prohibited for residents of 35 Pratt Street as part of the agreement taken when turning the building were turned into apartments in the early 2000's, I, therefore, find it unrealistic and potentially double standards if parking licences are given to business premises in the same building.

Even if licences were given there is nowhere to park motorbikes or cars, the road has very limited parking available, even taking one space will be at a cost to local residents who struggle daily to find parking.

c. At many similar fast food outlets, we see motorbikes parking on the pavement, this is not legal in Camden. Although the website is not displaying anything currently, information on this should be available here <https://www.camden.gov.uk/ccm/services/environmental-services/parking/pavements/>. It is the same rule for bicycles that they should not be mounting the pavement and occupying an area designated for pedestrians.

d. As you will see from plans of the street there is an already reduced pavement outside of the restaurant, to have any of the above-mentioned vehicle types park there will be a massive inconvenience to people walking locally. Especially those that pass daily with pushchairs on their way to the local schools or those with disabilities going to the park or nearby bus stops.

e. There is currently a single yellow line on the road outside the restaurant, this is to allow for larger vehicles to pass each other, the street is two ways and this is the only point where that is possible on the road, therefore having vehicles parked there temporarily will cause a large issue on the road.

Application No: Consultees Name: Received:

Comment: Response:

f. Has it been considered where the large delivery vans will park to deliver stock each day? The above mentioned space is not available, apart from that there are only spaces for normal vehicles. This represents an additional safety hazard.

g. Has it been considered where the motorbike repair van will park, this will need to come weekly to fix bikes. I have seen them in other locations and they fix the bikes in the back of the van which can take hours, again there is no parking for them.

h. It may be in the mind of the applicant to park motorbikes at the back of the restaurant, if this is the case they will then be driving into the park entrance where children should be allowed to walk freely and will be starting and stopping their engines right next to a park. Parks are meant to be for relaxation and one of the only outside places to get away from traffic, to have motorbikes in such close proximity causes numerous other issues.

This is a residential area with no space for such vehicles.

#### 5. Design and layout of the proposal

There is a request to move the entrance door and place it next to the entrance to the flats at number 35. This will cause a huge inconvenience as the door is opened and closed hundreds if not thousands of times per day with customers and delivery drivers entering and exiting. This places a hugely negative impact on the residents firstly from a noise perspective and secondly from a living quality standard, to now have an entrance right next to a takeaway is a huge change and again one that was not consulted on. The previous entrance provided a satisfactory space and should not be moved closer to the flats for any application.

I request you reject the proposal based on this request.

#### 6. Local residents' concerns

Speaking to the local community, and as noted above, I have been told by many that they have no idea of any kind of application and there is no knowledge from anyone about what will happen.

This area is predominantly residential with over 500 apartments and houses, save for 5 shops/restaurants, therefore it is the residents' concerns that should be foremost in any proposal. This includes those that can see the building, those with children and those impacted by noise and light pollution.

Issues of residents have been incorporated into the other points in the list, what is clear is that this is not welcome and people are unhappy they have not been informed beforehand or known that they can raise a concern. This application has already had a negative impact on the spirit of the community and approving the proposal at this point would further split the community, they must be given the chance to voice their concerns.

Those that live in the flats at 35 Pratt Street will have considerable disruptions via noise pollution, smells and



Application No: Consultees Name: Received:

Comment:

Response:

also unsocial hours. Some of these points are elaborated on below, what is clear though is that you will be changing the living conditions of the residents and putting them under stress and discomfort that is completely unnecessary.

#### 7. Opening hours

There is no indication of opening hours in the proposal, only the knowledge that other establishments all close at 11pm. The proposal must include opening hours or be limited to the hours of surrounding businesses. I could assume that they will be open 24 hours per day, 7 days per week. Viewing other Domino's pizza takeaways in the local vicinity I can see opening hours are until 2/3am each morning, this is a massive change to the local surroundings and will have a massive impact on the local community. To be smelling pizza, staff and customers coming and going and hearing motorbikes until 2/3am or even later while the store closes is a huge inconvenience and one that will cause great stress to those above the restaurant, opposite and in the local area. Any proposal should have clearly stated opening and closing times and be in keeping with other businesses, residents should not be inconvenienced at all hours.

#### 8. Needless moving from A3 to A5

Why does this building need to move from A3 to A5? There are ample takeaway restaurants in the local vicinity. There is Bar & Co café next door that is able to serve customers without offering just takeaway. Furthermore, there are 5 cafés within 200 meters clearly showing there is a demand for this type of establishment. There are some restaurants nearby such as Daphne, which has been going for decades and shows a perfect example that restaurants have a need and can be successful. What we have seen over recent years is the repurposing of restaurants such as Andy's Greek Taverna which is now an estate agent and Rose and Jack's Pasta Grill which is now housing, both of these were within 50 meters. It is important to give restaurant entrepreneurs premises that are suitable. There is no need to convert this space.

I count over 50 takeaway locations within a one-mile radius, that is more than enough (see point 12 below for a breakdown of these). Do not change the purpose of an existing building when there are so many other locations already designated for this purpose. Most of these locations are also on the high road, a much more suitable place for such establishments.

Other local business which are A5 will experience enhanced competition that is encouraged by the council, there are already enough A5 locations without adding additional.

#### 9. Health and Safety concerns

There are huge concerns here around the suitability of changing this premises to A5. There appears to be unneeded risks here that are not being considered.

a. In regard to health in general (on top of point 2 regarding children's health) it is important to make clear that there is an epidemic in Camden at present. The numbers below are already shocking.

"The latest estimates of density of fast food outlets are 140.5 per 100,000 population in Camden, and 133.5

Application No: Consultees Name: Received:

Comment:

Response:

per 100,000 population in Islington (25). These figures show a higher fast food outlet density than the London average (101.4 per 100,000 population), which is higher than the England average (88.2 per 100,000 population) (25). This demonstrates a level of risk of food poverty in the local food environment, which is a potentially modifiable risk factor for food poverty." (P21)

Food poverty is a massive issue across the country, for Camden to be higher than the UK average by over 60% and even higher than the London average by 40% clearly shows that we do not need more fast food outlets.

The report by Camden council recommends that "Increase access to affordable and healthy food across Camden and Islington, including " ... "Strengthen use of the planning system to encourage a healthy food environment." (P81)

A report by your colleagues clearly listing the dangers as well as the already huge numbers of fast food outlets, including takeaways must surely make the case that another takeaway location is not needed.

Source: [http://www.camden.gov.uk/ccm/cms-service/download/asset?asset\\_id=859911](http://www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=859911)

b. Noise pollution will be a direct result of the pizza ovens as highlighted in the proposal but also the staff in and around the building as well as customers. To have to hear pizza ovens, extractor fumes, and delivery drivers will be a huge change. Just because a noise reader calculated the sound from the hallway of the flats does not mean that it will be the same level of noise in the flats. This will be a huge added impact on the local area and especially those living above the property.

c. Antisocial behaviour will undoubtedly increase in the area due to customers loitering in the area after or before their purchase, it must be expected that issues will arise from having a takeaway in residential area open at 2/3am each night. Nobody should have to live above that disruption when there is a perfectly good A3 licenced premises elsewhere.

Antisocial behaviour is also bound to come from delivery drivers who are on breaks or waiting for their next delivery. It has been observed at many other Dominos and other pizza takeaways that drivers will sit outside on their bikes talking on their phones, with customers or with friends that have visited them. Where people gather late at night leads to antisocial behaviour and regardless of any promises that can be made by Dominos this is part of the industry they are in.

You can see from this Camden Journal Article just three weeks ago (14 Sept 2018) that delivery drivers are causing considerable disruption to the lives of residents. In the article, one resident complains that 'I keep hearing the noises as they park up and leave all the time. They talk to each other across the road. They've trashed the street.' It is clear from the article that now there is a licence for a premises they can do very little, spokesperson for the council has given the quote 'but we know there is more work to be done in this area and we will continue to push for greater action on residents' behalf.' And continues 'Residents who are witnessing anti-social behaviour are encouraged to report it to the council's anti-social behaviour team through our website, or by calling 020 7527 7272.' There is a high chance that this will happen for residents as it is impossible for them to not make a noise arriving and going, regardless of any other disturbance, add the antisocial behaviour experiences here and I see that this would lead to a greater strain on council resources to

Application No:      Consultees Name:      Received:

Comment:

Response:

Printed on:    09/10/2018    09:10:07

deal with this matter rather.

Source:

<http://camdennewjournal.com/article/residents-kept-awake-at-night-by-moped-riders-waiting-to-take-fast-food-orders?sp=1&sq=fast%2520food>

d. Are there suitable facilities for staff when on breaks or waiting for deliveries? It is my experience that staff have very little space to wait and as the facility is a small one I do not see adequate space for staff on their plans. How many staff will be employed? 20-50? This could mean 10-15 per shift, how can they be accommodated in such a small place, they will naturally spill onto the street.

e. Where will staff smoke? Will residents also have to deal with smoke fumes from the staff at the front or back of the building constantly? Other restaurants in the A3 category have had far fewer staff although it must be noted that this has been a cause for concern in the past. What about customers smoking outside, they must be told not to smoke under the building, i don't see how this is workable. Residents will continually be smelling smoke at their windows which is very unreasonable.

f. Regarding motorbikes, it must be considered that the exhaust fumes will bring a lower air quality, adding extra vehicles to the local area seems a huge excess when there are already other pizza places and therefore no need for them. As the location is near a school those exhaust fumes will go directly to children and damage their way of life.

#### 10. Proposed signage

35 Pratt street is locally listed because of its architectural merit, to make changes to this will have a negative impact. The building was formerly St. Martins Tavern Public House, the first floor of the building still does the sign that covers the whole building's width and it fits in perfectly with the building as a whole. To transform this with a huge additional sign is completely out of keeping with the building. I think this will look ugly, furthermore, the materials proposed are also not in keeping with the building, it should have wood or brick only, no lighting or excess glare from inside. A higher standard of design should be adhered to then currently proposed.

It is listed by Camden council as

'Early 19th century Public House. Pale brick to front elevation and red-brown brick to side and rear elevations. Panel with relief decoration at pediment level above a heavy dentiled cornice which continues on east elevation along path to St Martins Gardens but shallow returns only to west and north (rear) elevations. Contributes to the visual quality and architectural variety of the street scene and also visible from St Martin's Garden - rear elevation altered and extended but still contributes to historic setting of gardens. Historic iron lantern brackets on front elevation.'

Application No: Consultees Name: Received:

Comment:

Response:

The proposal is to change this, a 22 page Heritage Note cannot change that fact. Going through the Heritage Note submitted with the application 7.2 notes that aluminium will be added that was not there before.

7.3 states that 'As discussed above, the existing shop front is a modern insertion and is not considered to be of any particular architectural and historic merit in its own right. Thus, the removal of the proposed areas will not see the removal of any historic fabric of heritage significance.' This is not based on any evidence and is therefore merely the opinion of the applicant, I disagree and argue that it will remove the historic fabric and historic significance.

6.1 also notes further aluminium being added to the east elevation, again this will not be keeping with the local area and in this case it is going to lower the look and feel of the grade II listed gates which are in close proximity. As highlighted in the Heritage note in point 5.1 these gates are a key part of the reason 35 Pratt Street is an important site, to have aluminium so close to them as well as various colour wood will be a massive eye sore and should not be allowed. Point 3.6 clearly outlines the councils responsibility to enhance these assets and not diminish them.

Takeaway restaurants have large neon signs and strobe lighting inside and large glass windows without curtains or other such shade. This will cause a huge inconvenience for those residents who live opposite the property, there are over 30 flats with a direct view and many have bedrooms facing towards the property, to have glaring lights all night can lead to loss of sleep.

Do they plan to remove the lamps outside the building, these lamps are noted on the heritage documentation from the council and should not be moved. They should not be putting a sign up that comes out of the building, there is currently one of these on other Dominos locations. If it is put on the side where the residents front door is then it will be an inconvenience to them each time they enter and obstruct part of the view from the entrance. If it is put on the other side of the building then it will be seen from the park and inline with the Grade II listed gate (see point 11) which must not be allowed to happen.

Overall the front of the store would be overbearing, out-of-scale and out of character for the building.

#### 11. Listed park

a. The park behind, officially a grade II listed area, known as St Martins Gardens Recreation Ground must be kept in its current form, this includes surrounding buildings, to have the back of a takeaway establishment would challenge this greatly. There will be an increased amount of fumes and staff going out of the back entrance and this will impact the ambience of the park greatly.

b. More importantly is the concern of the heritage of the site, there are numerous requests to change the side and back of the building and these will all lower the beauty for the building, for example adding and altering extractor fume pipes will be an eyesore for all those in the park.

c. There is a cemetery within 5 metres of the property and directly connected to the back of the restaurant, any changes must take this into consideration. I do not see this considered on the application.

Everything must be done to ensure the park is not changed, I ask why the authorities responsible for the park

Application No: Consultees Name: Received:

Comment:

Response:

are not contacted for their input? I ask that you contact them.

12. Proximity of other similar A5 Takeaways and other Dominos locations

a. There are two international chains of pizza takeaway places within 200 metres of 35 Pratt Street, Papa John's and Pizza Hut, plus at least 10 more that provide takeaway pizza within 1 mile. Therefore I see no need to provide a takeaway within walking distance, there is no need for even more takeaway locations providing the same product. If their business model is to focus on deliveries then moving to a space already designated A3 would be far more convenient to local residents, the neighbourhood in general and to offer a fairer balance of usages for premises.

b. There are five Dominos Pizza takeaways within 2 miles. two Dominos within one mile of the proposed location to the north, one on Chalk Farm Road and one in Kentish Town, there is another two south in High Holborn and Foley street just 2 miles south. There is also one to the east just 1.7 miles away on White Lion Street. The only reason there is not one to the west within 2 miles is that Regents Park is in the way. To have so many in proximity reduces the need to make such large alterations to such an important local building.

There is no need for another Dominos in such a small area, it is clear to me that rejecting this application will not have major consequences to the franchise as they have plenty of reach to deliver pizzas to any of the areas that this store could cover, to drive 2 miles takes 5 minutes and adds very little impact on their customers. Dominos Pizza Ltd plc grew 4.8% (source below) in the last financial year and generated 95 million pounds operating profit, this is not a company suffering losses or needing to grow locations to create a profitable business.

c. Dominos outline in their 2018 annual report that in store collection is a core part of their business and they aim on 'increasing our stores located in high visibility, easy access locations close to other shops and businesses! This would not be such a (store) as it is not easy to access and is not in a high visibility area compared to the high street. Therefore there application is also not in line with their overall company objectives, although this not wildly relevant I add it to make clear that this location is not the be all and end all of Dominos, they can find plenty of other more suitable locations.

Source:

<https://investors.dominos.co.uk/system/files/uploads/financialdocs/dominos-pizza-group-plc-annual-report-and-accounts-2017.pdf>

In conclusion, I see 12 key reasons to not grant this application and I believe I have clearly made the case for each one, I strongly feel that each point has its own merit to allow you to not grant the application and trust that the correct decision will be made here.

I request that you address each sub-point individually, in the unlikely case of an approval I ask that you provide a public reply as to why the application does/does not pass each objection.

Printed on: 09/10/2018 09:10:07

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/3951/P	Maxine Stockwell	05/10/2018 21:32:32	OBJ	I object as too many icons and heritage of the area have been lost to food chains, and another one is not needed

---