



Hello Obote,

Happy New Year to you.

These are our comments from Kentish Town Neighbourhood Forum.

We note that the applicant makes no reference to the Neighbourhood Plan as relevant planning policies.

Moving to the application, the applicant states this a request for change of use form A1 to A1/A3 ancillary use. This must be incorrect because its previous use was as a HSBC bank. The Council rightly show this as a change of use from A2 to A1/A3 ancillary use.

We have no issue with the change of use from A2.

But does it have to include A3 ancillary use? Why can't it be a change of use to A1 only? We note that other non hot food establishments operate under A1 use in Kentish Town such as Starbucks, Costa Coffee and Cafe Nero. We would prefer a change of use to A1 only if the Council would allow it. The only "cooking" I think (having taken a look at the website of Creams https://www.creamsafe.com/creams_menu_type/sundaes/) is crepes and waffles. If this activity is allowable under A1 we would prefer this.

If it has to be A3 for the crepes and waffles, can the unit be split with A1 at the front and A3 at the rear as per the layout shown on the application form?

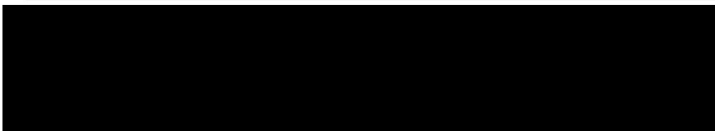
We are thinking of the future. If the business closed, we don't really want a dedicated A3 unit becoming available. The percentage of A1 has been eroded over the years and any opportunity to replace this A2 unit to A1 should be taken if it is allowable.

Thank you for your time. Could you let me know the outcome of your deliberations?

Kind regards

Paul Seviour
Kentish Town Neighbourhood Forum.

Sent from [Mail](#) for Windows 10



Please find attached Consultee letter for PlanningApplication application 2018/5714/P

Y492866

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice here<<http://www.camden.gov.uk/privacystatement>> which tells you how we store and process the data we hold about you and residents.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice [here](#) which tells you how we store and process the data we hold about you and residents.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice [here](#) which tells you how we store and process the data we hold about you and residents.