

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/1163/P	Trevor Shonfeld on behalf of Marchmont Association	03/04/2019 22:31:22	OBJ	<p>In support of residents who live above or in the proximity of 87-89 Marchmont Street, the Marchmont Association objects to the proposal for commercial change of use from retail (class A1) to restaurant (class A3).</p> <p>The proposal is for a 'soft' (no extraction or fumes) A3 use and that the "the change of use will have no effect on the building and surrounding occupiers." We beg to differ. The proposed restaurant aims to attract late evening "dessert diners". There will be seating for 44 diners, which will add to an increase of footfall in the street as customers arrive and leave the restaurant. This will be detrimental to the quality of life of all residents who live above or opposite the application premises.</p> <p>We note that no extraction equipment is proposed for the restaurant, yet the floor plans includes space for cooking both crepes and waffles. This will result in odours that are likely to cause harm to the neighbouring occupiers of the flats above.</p> <p>Policy TC2 of Camden's Local Plan aims to make sure that food, drink, entertainment and other town centre uses do not have a harmful impact on residents and the local area.</p> <p>Camden Council gives clear guidance for Marchmont Street / Leigh Street Neighbourhood Centre</p> <ul style="list-style-type: none"> <li>• Maximum proportion of A3, A4, and A5 uses combined in each individual frontage: 25%</li> <li>• A3 A4 A5 food, drink, and entertainment uses and other non-retail uses: Max. 100sqm</li> <li>• Other restrictions: No more than 2 consecutive food, drink, or entertainment uses</li> </ul> <p>Contrary to these restrictions,</p> <ul style="list-style-type: none"> <li>• Change of use at this location will provide more than 25% in A3, A4 and A5 uses within the individual street frontage</li> <li>• According to the application form, the site area is 201.24sqm, therefore well above the maximum 100sqm permitted</li> <li>• Situated between a pub (Lord John Russell) and café (Fork Deli Patisserie), the addition of a Johnny Custard and dessert parlour will provide more than 2 consecutive food, drink or entertainment uses.</li> </ul> <p>87-89 Marchmon</p>

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2019/1163/P	Trevor Shonfeld on behalf of Marchmont Association	03/04/2019 22:29:37	OBJ	<p>In support of residents who live above or in the proximity of 87-89 Marchmont Street, the Marchmont Association objects to the proposal for commercial change of use from retail (class A1) to restaurant (class A3).</p> <p>The proposal is for a 'soft' (no extraction or fumes) A3 use and that the "the change of use will have no effect on the building and surrounding occupiers." We beg to differ. The proposed restaurant aims to attract late evening "dessert diners". There will be seating for 44 diners, which will add to an increase of footfall in the street as customers arrive and leave the restaurant. This will be detrimental to the quality of life of all residents who live above or opposite the application premises.</p> <p>We note that no extraction equipment is proposed for the restaurant, yet the floor plans includes space for cooking both crepes and waffles. This will result in odours that are likely to cause harm to the neighbouring occupiers of the flats above.</p> <p>Policy TC2 of Camden's Local Plan aims to make sure that food, drink, entertainment and other town centre uses do not have a harmful impact on residents and the local area.</p> <p>Camden Council gives clear guidance for Marchmont Street / Leigh Street Neighbourhood Centre</p> <ul style="list-style-type: none"> <li>• Maximum proportion of A3, A4, and A5 uses combined in each individual frontage: 25%</li> <li>• A3 A4 A5 food, drink, and entertainment uses and other non-retail uses: Max. 100sqm</li> <li>• Other restrictions: No more than 2 consecutive food, drink, or entertainment uses</li> </ul> <p>Contrary to these restrictions,</p> <ul style="list-style-type: none"> <li>• Change of use at this location will provide more than 25% in A3, A4 and A5 uses within the individual street frontage</li> <li>• According to the application form, the site area is 201.24sqm, therefore well above the maximum 100sqm permitted</li> <li>• Situated between a pub (Lord John Russell) and café (Fork Deli Patisserie), the addition of a Johnny Custard and dessert parlour will provide more than 2 consecutive food, drink or entertainment uses.</li> </ul> <p>87-89 Marchmon</p>

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**Total:** 7