
From: English, Rachel
Sent: 08 April 2019 09:39
To: Planning
Subject: FW: Ref 2019/1163/P 87-9 Marchmont Street

Please log

Rachel English
Senior Planner

Telephone: 020 7974 2726



From: Stanley Haines <stanley.haines@hainesphillips.co.uk>
Sent: 05 April 2019 12:54 [REDACTED]
To: English, Rachel <Rachel.English@camden.gov.uk>
Cc: Nicole Lily Holmes <[REDACTED]>
Subject: Ref 2019/1163/P 87-9 Marchmont Street

Dear Rachel

Can you please add this objection onto the file as we do not seem to be able to register it this morning on the Council's website.

We are instructed by Nicole Holmes of Flat 3, 87-89 Marchmont Street. Our Client is so concerned at the adverse affects of this application that she has requested this Practice make objection on her behalf and as follows:

The applicant has made no attempt to engage in any prior consultation with any stakeholders such as our Client. This application our Client feels will have a detrimental impact upon enjoyment of her residence and is amazed no prior consultation took place despite the supporting statement stating "full consideration has been given to neighbours". That is not the case.

The applicants supporting Statement simply refers to adding vibrancy and employment to the area without any reference to specific policies. It seems to fail to distinguish between a 'generic' neighbourhood and the specific Neighbourhood Centre of Marchmont Street/Leigh Street/Tavistock Place which the site lies within and referred to in Appendix 4 of the Local Plan. It also states it would add to employment benefit without giving any details particularly the number of proposed employees and current employees to be displaced. its reliance on a "desert parlour" use differing from a "cafe" use is disingenuous. It is a flimsy Statement which lacks credibility.

Specific Policy TC1 requires an appropriate provision of shopping in the Neighbourhood Centre. A more than appropriate provision of "soft A3 uses" already exists here. there are 2 cafes out of 9 frontages on Tavistock Place, 6 out of 36 on Marchmont Street and 2 out of 15 on Leigh Street. Further A3 pub/restaurant uses total 15. Thus in all some 26 A3 uses out of 60 frontages in the Neighbourhood centre, already a significant over provision of 43%.

Policy TC2 states a maximum of 25% of such uses. also that no more than 2 such uses should be consecutive. The proposed change of use lies between the Lord John Russell PH and the Fork Deli Cafe. Any consent would be in flagrant disregard of this stipulation which, despite the existing over provision, does at least still appear to be adhered to within the area. Finally with only 5 food retail stores in the area, two of which are specialists, the demise of Cost Cutter would lead to a 50% reduction in generalist food stores leaving only Supersave Leigh Street and Marchmont Street Post Office. A woeful under provision. The applicants contention that no extract is required without submission of any further detail is questioned.

The applicant gives no indication of existing or proposed fire and sound proofing between ground floor and upper levels. With any possible introduction of cooking and eating facilities submission of satisfactory further detail is essential.

In summary we ask this application be refused consent. it is contrary to Council policy and will have an adverse impact on the Neighbourhood Centre and residential uses over.

Thank you

Stanley Haines

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