
From: English, Rachel
Sent: 08 April 2019 09:50
To: Planning
Subject: FW: Ref: 2019/1163/P (87-89 Marchmont Street)

[Please log](#)

Rachel English
Senior Planner

Telephone: 020 7974 2726



From: MA Committee <committee@marchmont.org>
Sent: 04 April 2019 10:05
To: English, Rachel <Rachel.English@camden.gov.uk>
Subject: Ref: 2019/1163/P (87-89 Marchmont Street)

Dear Rachel

I have been trying to use the Comments form on the Planning Application portal, but there is a problem with the website / server. Perhaps you could see that this is resolved. Thanks.

Application Number: 2019/1163/P
Application Type: Full Planning Permission
Address: 87- 89 Marchmont Street, London WC1N 1AL

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).

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.

We note that no extraction equipment is proposed for the restaurant, yet the application floor plan 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.

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.

Camden Council gives clear guidance for Marchmont Street / Leigh Street Neighbourhood Centre
a) Maximum proportion of A3, A4, and A5 uses combined in each individual frontage: 25%

- b) A3 A4 A5 food, drink, and entertainment uses and other non-retail uses: Max. 100 sqm
- c) Other restrictions: No more than 2 consecutive food, drink, or entertainment uses

The application should be refused on the basis of the following:

- a) Change of use at this location will provide **more than 25%** in A3, A4 and A5 uses within the individual street frontage
- b) According to the application form, the site area is 201.24 sqm, **above the max. 100 sqm** permitted
- c) 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.**

87-89 Marchmont Street is located within a densely populated residential area, whose needs are served by an appropriate range of shops and cafes, pubs and restaurants that lie within the Marchmont Street / Leigh Street Neighbourhood Centre. There is no justification for the addition of a Johnny Custard desert parlour and the loss of a grocery store will also be damaging to residential amenity.

The application for Change of Use from A1 to A3 at 87-89 Marchmont Street should therefore be refused.

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Yours

Trevor Shonfeld
Committee Member
Marchmont Association

Reply to:

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