

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/3793/P	John Palmer	03/09/2019 18:50:38	OBJ	<p>There are two related applications, one for the installation of a replacement shopfront (ref: 2019/3793/P) and the other for display of illuminated signs and a digital screen (ref: 2019/4304/A)).</p> <p>I wish to object to these planning proposals as head lessee of the residential parts of 87/89 Marchmont Street for the following reasons:</p> <ol style="list-style-type: none"> 1. I note that although these applications are for the installation of a replacement shopfront (application ref: 2019/3793/P) and display of illuminated signs and a digital screen (application ref: 2019/4304/A). After close inspection of each application it reveals that in fact the applicant intends to undertake a change of use of the premises to a restaurant serving both cold and hot food for lunch and dinner (and it is clear that cooking would be taking place on the premises). 2. Both of these applications are an attempt to circumvent planning rules and surreptitiously change the use of the premises without the requisite planning approvals to change the use of the premises from Class A1 to Class A3. 3. A lack of consultation is particularly disappointing in this context as the applications include a proposal to replace the residential door to the building . 4. I note that the proposed new shopfront includes two illuminated fascia signs, one illuminated projecting sign and one wall-mounted digital screen behind the shopfront; all of which will cause significant light nuisance for my property (which is located directly above the commercial premises) and also for both the other apartments in the building and the surrounding residential properties. 5. I note further that the Design and Access Statement states that “the site is not located within a Conservation Area”. This is incorrect, as the site in fact lies within the Bloomsbury Conservation Area.. 6. The commercial premises which are the subject of these applications lie between the Lord John Russell (a pub) and Fork (a cafe) – these applications will provide more than 25% in A3, A4 and A5 uses within the individual street frontage. Meaning these applications would lead to three consecutive A3 uses. 7. On-going noise issues have been raised with Camden Council at various times over the last 18 months. The property lies within a predominately residential area. 8. The Applicant gives no indication of the extent of acoustic or fire separation (existing or proposed) between the commercial premises and the residential apartments above.

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2019/3793/P	John Palmer	03/09/2019 19:06:46	OBJ	<p>There are two related applications, one for the installation of a replacement shopfront (ref: 2019/3793/P) and the other for display of illuminated signs and a digital screen (ref: 2019/4304/A)).</p> <p>I wish to object to these planning proposals as head lessee of the residential parts of 87/89 Marchmont Street for the following reasons:</p> <ol style="list-style-type: none"> 1. I note that although these applications are for the installation of a replacement shopfront (application ref: 2019/3793/P) and display of illuminated signs and a digital screen (application ref: 2019/4304/A). After close inspection of each application it reveals that in fact the applicant intends to undertake a change of use of the premises to a restaurant serving both cold and hot food for lunch and dinner (and it is clear that cooking would be taking place on the premises). 2. Both of these applications are an attempt to circumvent planning rules and surreptitiously change the use of the premises without the requisite planning approvals to change the use of the premises from Class A1 to Class A3. 3. A lack of consultation is particularly disappointing in this context as the applications include a proposal to replace the residential door to the building . 4. I note that the proposed new shopfront includes two illuminated fascia signs, one illuminated projecting sign and one wall-mounted digital screen behind the shopfront; all of which will cause significant light nuisance for my property (which is located directly above the commercial premises) and also for both the other apartments in the building and the surrounding residential properties. 5. I note further that the Design and Access Statement states that “the site is not located within a Conservation Area”. This is incorrect, as the site in fact lies within the Bloomsbury Conservation Area.. 6. The commercial premises which are the subject of these applications lie between the Lord John Russell (a pub) and Fork (a cafe) – these applications will provide more than 25% in A3, A4 and A5 uses within the individual street frontage. Meaning these applications would lead to three consecutive A3 uses. 7. On-going noise issues have been raised with Camden Council at various times over the last 18 months. The property lies within a predominately residential area. 8. The Applicant gives no indication of the extent of acoustic or fire separation (existing or proposed) between the commercial premises and the residential apartments above.