

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/3793/P		18/09/2019 16:35:29	OBJ	<p>Ref 2019/3793/P.</p> <p>RE application for Installation of Replacement Shopfront 87-89 Marchmont Street</p> <p>MA objects to this application</p> <p>This application should be rejected because at best it is non sequential with planning law process and at worst deliberately attempts to circumvent Camden's planning regulations.</p> <p>The application is misleading and ill founded.</p> <p>The Design and Access Statement and the 1806-P01-002A Proposed Shopfront Details.pdf gives a clear indication that the proposals are not for enhancement to the shop front of the existing Costcutter grocery store premises, but for an entirely new restaurant business, called Choppaluna.</p> <p>Point 6 of the application form: Existing Use is described as "Class A1 (Shops)", whereas a previous application was more accurate, with the description being, "Grocery Store" Which is its current use.</p> <p>The Design and Access Statement has been prepared on behalf of West London Foods Ltd, of which a Mr Shazad Khan is a director, and the Nature of Business, according to Companies House records is "Unlicensed restaurants and cafes". This is false. The nature of the business is a 'Grocery store'</p> <p>The proposed frontage change to that of a restaurant is clear from the Choppaluna franchise advertisement. This states 'As day turns to evening, ceramic crockery and polished cutlery add elegance to our restaurant'</p> <p>(https://www.worldfranchisecentre.com/p-detail.php?bid=596)</p> <p>Clearly the intent is to sidestep a required 'change of use application' and contravenes process by ignoring this 'change of use' requirement. The intent of the proposed alterations to the ground floor elevation is to facilitate the premises being used as a restaurant.</p> <p>However the premises are classified as a 'Grocery store' and not a 'Restaurant'</p> <p>No application has been granted for change of use to 'Restaurant'</p> <p>Thus an application to change the frontage for use to restaurant must be refused because the business at 87-89 Marchmont Street is registered as a grocery store and not a restaurant.</p> <p>It is further noted that an application for change of use is likely to be refused for the following reason.</p> <p>The premises at 87-89 Marchmont Street are sited between two neighboring catering establishments namely The Lord John Russell (91 – 93 Marchmont Street) a public house serving both food and beverage and Fork Deli (85 Marchmont Street) a restaurant serving food and beverages.</p> <p>Camden Council gives clear guidance for this particular Neighbourhood Centre in the table on page 47 of CPG Town Centres (adopted March 2018), one of these being - No more than two consecutive food, drink, or entertainment uses. Situated between a pub and café, the addition of a Choppaluna salad restaurant will provide more than 2 consecutive food, drink or entertainment uses</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
-----------------	------------------	-----------	----------	-----------

				Thus an application for change of use at 87-89 Marchmont Street would be rejected because it would contravene Camden policy that no more than two consecutive food, drink, or entertainment use premises can be adjacent to each other.
--	--	--	--	---
