

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/3528/P	Max Neufeld	21/09/2019 19:43:25	OBJ	Strong objection is made to the proposed change of use to A3. The premises are located in an identified shopping frontage where already less than half the units are in genuine retail use.
2019/3528/P	Linus Rees	21/09/2019 08:29:09	OBJ	We strongly object to the change of use from A1 to A3. The premises is in Goodge Street which is a designated "neighbourhood centre" and The Fitzrovia Area Action Plan recognises the importance of retail premises for "catering for the day-to-day shopping needs of the local population". Goodge Street already has a large number of A3 premises and the plan also recognises that "Fitzrovia faces particular risks from the expansion of food, drink and entertainment uses." The addition of an extract will inevitably give rise to nuisance from noise and smells (despite assurances of noise baffling and filtering). A new A3 premises will likely lead to a licensing application for sale of alcohol and possibly sale of hot food after 23.00. While licensing cannot be guided by planning policy, planning decisions can have a consequence that can lead to a further negative impact of residential amenity. The premises has residential accommodation above it and Goodge Street has a large number of homes above the ground floor premises. This application would mean the loss of A1 and hence undermining the vitality of the shopping street and also have a negative impact on residential amenity. For these reasons the application should be refused.