

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/0673/P	tessa Hunkin	08/04/2020 15:45:16	OBJ	<p>The extension is very close to the back wall of our property. It will block out all light through the window - shown on the plan but conveniently missed off the section.</p> <p>It will create a dark and useless passage in which nothing will grow.</p> <p>Patio doors are shown opening on to this passage which will allow both noise and smells to be funneled into our Ground floor. We have had terrible problems with smells from the previous extension because the nature of the restaurant is to allow cooking at the tables and so it is difficult to effectively extract the odour.</p> <p>The height of the extension will mean the rooflights will overshadow our roof terrace and add to the crowded density of an already very built up area.</p> <p>If the rooflights are openable that will funnel the noise and smells in to our first floor rooms.</p>

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2020/0673/P	Edward Troup	09/04/2020 07:57:49	OBJ	<p>I object to this application on the grounds of impact on local residents and the local environment due to increased footfall, noise, waste and odour. The proposed development is also inconsistent with the principles of the Bloomsbury Conservation area and will erode the balance of business and residential occupation in Red Lion Street.</p> <p>The existing use of the restaurant already creates customer noise, waste and smell (as reported to Camden on numerous occasions and recorded in the previous refused planning application 2018/4645/P and application for alcohol client review App/Premises-Review/96966) . The proposed development will increase the capacity of the restaurant premises by 50% (from 66 to 98 covers) which will inevitably increase customer noise and cooking and other odour.</p> <p>25-26 Red Lion Street is an early 19th century building in a residential area with a number of residential flats on the upper floors. The current size of operation has already created significant friction with neighbours and the proposed expansion is quite inappropriate for this building.</p> <p>Odour</p> <p>The premises have caused continuing odour issues for residents. The application contains no indication of ventilation or odour reduction measures and no indication of any openings in the proposed development other than the bifold doors opening directly out of the premises. The existing extraction system is, as recorded in numerous complaints to Camden, already deficient. As part of the alcohol licence review the premises owner gave a number of undertakings. These included an undertaking to keep all external doors and windows closed while the restaurant was operating and to upgrade the extraction system. It is not clear that these undertakings have been complied with, and indeed the licence holder has appealed the revised licence conditions, so it is not clear whether he stands behind these undertakings.</p> <p>The development provides for an open customer area at the rear of the premises with bi-fold doors opening onto that area from the new extension. That open area is directly overlooked by the various residential premises in Red Lion Street, Princeton Street and Three Cups Yard which will be impacted by noise and odour from that space – including tobacco smoke if the open area is used by customers smoking, as they were when the previous development (in respect of which planning was refused and enforcement action taken) was in place.</p> <p>Noise</p> <p>In addition to additional noise to the rear of the premises (see comments on odour above) it is inevitable that the noise in the street from customers, their cars and taxis/minicabs, which is an existing problem, will increase if the number of covers is increased as proposed.</p> <p>Waste</p> <p>The existing arrangements at the premises do not seem to provide for adequate storage of waste: large quantities of waste are frequently left on the street pavement even though storage would seem to be currently possible to the rear of the premises. The planning application explicitly states that there are no areas provided for the storage and collection of waste or of recyclable waste. This can only lead to further waste issues in Red Lion Street.</p> <p>The neighbourhood</p>

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Red Lion Street is a busy but very 'liveable' street with a mixture of permanent residents, visitors and office-workers supporting a variety of cafes and restaurants as well as other retail businesses. Allowing the growth of larger restaurants, with accompanying traffic and late night noise risks unbalancing this mixture, creating a 'Soho-like' environment and driving out permanent residents.

Other points

The planning statement submitted with the application raises other questions:

- Paragraph 1.7 describes Red Lion Street as 'pedestrian friendly'. This may be true for other parts of the street, but outside 25-26 Red Lion Street the road and pavement narrow significantly so that pedestrian traffic is constrained at the best of times. This has been exacerbated by waste bags and customers from 25-26 further obstructing the pavement.
 - Paragraph 2.18 refers to further employment being facilitated by the proposed development, yet paragraph 18 of the planning application explicitly states that the development will not require the employment of any staff. I am not clear which of these statements is correct, but the application cannot both argue that it will promote employment in the area and that there will be no further staff on the premises.
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