

Conservation Area Advisory Committee

Advisory Committee	Camden Broadway
Application ref	2021/1516/P
Address	112 Camden Road London NW1 9EE
Planning Officer	Matthew Dempsey
Comments by	11 Jul 2021
Proposal	Alterations to shop front and Installation of extraction vent to rear related to change in operation form retail shop to take away.
Objection	Yes
Observations	<p>We have reviewed the application and its impact on the conservation area, and consider it unacceptable and harmful for the following reasons:</p> <p>- Impact on local residents: The resulting odour and noise from the proposed extraction fans, located at the rear of the property, are unacceptable in the proposed setting due to its impact on adjacent residential properties, many of which have bedroom windows facing into the rear yard. The proposed operational hours of 7:00 am to 11:00 pm would cause significant harm to the quality of life of the residents.</p> <p>- Impact on local high street: The change of use from Shop (A1) to Hot Food Takeaway (A5) is harmful to the character and appearance of the conservation area as it further distorts the balance of retail on the local high street, where hot food takeaways already dominate the street frontage. Whilst the applicant claim that the conversion to Hot Food Takeway is based on "local market research to identify suitable alternative business. This will be an opportunity for the premises to be restored into a viable business", it is important to note that works to the property to convert it into a Hot Food Takeaway started immediately after the closure of the dry cleaner, including the installation of the extraction fans. It is therefore questionable whether</p>

Conservation Area Advisory Committee

any effort had been made to find an alternative A1 business.

Documents attached

No details entered

About this form

Issued by	Contact Camden 5 Pancras Square London N1C 4AG
-----------	------------------------------------------------------

Form reference	21695407
----------------	----------

Data Protection

No personal information you have given us will be passed on to third parties for commercial purposes. The Council's policy is that all information will be shared among officers and other agencies where the legal framework allows it, if this will help to improve the service you receive and to develop other services. If you do not wish certain information about you to be exchanged within the Council, you can request that this does not happen.