
From: no-reply@camden.gov.uk
Sent: 19 November 2021 16:34
To: [REDACTED]
Subject: Conservation area advisory committee comments form
Attachments: 21728226.htm; 21728226.xml; 21728226.pdf

CONSERVATION AREA ADVISORY COMMITTEE

Advisory Committee: Camden Town

Application ref: 2021/4815/P

Address: 57 Camden High Street London NW1 7JL Planning Officer: Ewan Campbell Comments by: 06 Dec 2021

Proposal: Change of use from retail (Use Class E) to a mixed use restaurant (Use Class E) / hot food takeaway (Sui Generis) including alterations to shop front, new canopy and internally illuminated signage, insertion of a serving hatch window to the side elevation, and installation of extraction flue system to the rear. Advertisement Consent under 2021/5457/NEW

Objection: Yes

Observations: The Committee strongly objects to the proposed change of use to sui generis take-away, and in particular to the provision of a serving hatch in Miller Street. This narrow passageway is not an appropriate location for such a facility, as it already suffers from considerable congestion with delivery drivers waiting here, and is utilised as a major pedestrian route for residents to access High Street facilities and beyond.

Character - The hatch will have a detrimental visual impact on the passageway which has blind elevations on both sides at the High Street end.

By introducing an opening which will be brightly lit up from the interior the sense of this historic alley will be weakened.

In relation to the shopfront design we object to the proposed retention and adaptation of the existing poor quality shopfront which is too squat for the facade. The metal framing, lack of a stall riser, proposed plastic fascia and internally illuminated plastic lettering above are all inappropriate for a shop within the Conservation Area. The proposed double doors exacerbate this further, the site being a narrow single-width plot. The design does not comply with shopfront guidelines in the CAAC and should therefore be refused. A recent shopfront at 38 Camden High Street (Dominos Pizza, a few units to the south of this site) is a better precedent for such a design - with taller glass frontage, timber framing and less deep fascia panel that matches the console brackets either side.

Also of concern is that the rear extract ducting will be visible in long views from the residential zone of the CA, specifically the listed terrace at 39 - 53 Arlington Road.

The public realm in Miller Street has suffered degradation over the last decade with graffiti added to walls and the drains being used for dumping cooking oil, so that they are frequently blocked. Litter from takeaways and commercial rubbish has further added to the issues. The physical environment considerably worsened when the KFC franchise two doors down opened up 4 years ago (this unit has a back door directly into the alleyway from the kitchen).

Proposed Use - whilst the current proposal includes 24 seats, twenty of these are in a basement where there is no alternative means of escape other than via the room above which is directly open to the kitchen, and this use would therefore appear to constitute a fire hazard. A disabled WC is provided, however this is also down the stairs, and therefore would not be accessible. We contend that this proposal will, in effect, be operating predominantly as a takeaway and another takeaway on the High Street would have a highly detrimental impact in the commercial zone of the Conservation Area.

Roosters Piri Piri recently gained consent 2 doors up at 61 Camden High Street, (also with a door leading into the alleyway). This franchise has included a reasonable amount of seating on the ground floor and a smaller kitchen, again indicating that the premises at 57 will be operating predominantly as a takeaway with all of the concomitant impacts that this has. We note that within the immediate vicinity of 57 there are 8 similar operations, and this density of fast-food takeaway use results in significant negative impact upon the High Street, and the Conservation Area more widely.

Amenity - finally we note that Miller Street is of great importance to residents as it provides step-free quick access to the High Street for those who live further away (such as in the Cumberland and Regents Park Estates). Numerous elderly residents and families with children use it and it is increasingly blocked with delivery riders (mopeds) waiting for their orders. The current application will make this much worse.

DOCUMENTS ATTACHED

No details entered

ABOUT THIS FORM

Issued by: Contact Camden
5 Pancras Square
London N1C 4AG
Form reference: 21728226