

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/2236/P	Pedro	26/07/2022 17:22:36	COMMNT	The hot food takeaway has been a chip shop serving the local community more than 25 years. It is family bussinies.
2022/2236/P	Vanessa Harrison	25/07/2022 20:27:08	COMMNT	I have been going to York Way Fish Bar for about 15 years, and there have treated me like family. The Fish Bar has been established roughly since 1997; there is no other chip shop in the area. Losing this shop would be a major loss to the community and their owners because it is their livelihood. They always make you feel welcome, and their customer service is impeccable. PLEASE DON'T CLOSE THE FISH BAR
2022/2236/P	Vanessa Harrison	25/07/2022 20:27:12	COMMNT	I have been going to York Way Fish Bar for about 15 years, and there have treated me like family. The Fish Bar has been established roughly since 1997; there is no other chip shop in the area. Losing this shop would be a major loss to the community and their owners because it is their livelihood. They always make you feel welcome, and their customer service is impeccable. PLEASE DON'T CLOSE THE FISH BAR
2022/2236/P	Charles Ayernor	25/07/2022 15:09:06	COMMNT	Please do not close down the York way fish bar, I have been coming here for more than 20 years. This is the only fish and chip shop we have close by.
2022/2236/P	Ryan Bowie	25/07/2022 13:37:41	COMMNT	Içve been working in Brewery Road for 15yrs and always go to the Yorkway Fish Bar for lunch once a week as a treat. The people in there are very friendly and the shop will be missed a lot! Please save the shop!

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/2236/P	Colin Perry	28/07/2022 11:39:25	INT	<p>The applicants have ignored pre-application advice that "the proposed unit is not considered to provide a high standard of accommodation for future occupants and would be contrary to policies A1 and D1. It is unlikely that changes to the layout or design could overcome these concerns and provide an adequate standard of accommodation, given the site context and constraints." "it is unlikely that a residential dwelling of an acceptable standard could be provided at this site".</p> <p>As a result the proposed development is a very poor quality low priority one bedroom unit in the wrong location which will be detrimental to the health and wellbeing of future occupiers and should be refused consent.</p> <p>Location - the surrounding ground floors are almost exclusively in commercial use on this very busy traffic laden section of York Way where traffic noise and fumes are intense. The pavement fronting the property is only 2.3 meters wide. A site visit and acoustic report will confirm that this is not a suitable location for ground floor residential accommodation. The air quality assessment is of limited value as it relates to Caledonian Road, fails to assess the pollution from vehicles queuing at the traffic lights outside the property nor does it take account of the increases in traffic that will result from the current developments of the Big Yellow and Access storage depots opposite. Granting consent would create a dangerous precedent for both Camden and Islington Councils.</p> <p>Streetscene - the proposal with obscured glazing will be a very bland and dead frontage which will not be a positive addition in this part of the conservation area. It will just look out of place and wrong.</p> <p>Bedroom - the bedroom is extremely poorly designed there is no outlook whatsoever which is depressing and damaging to the health and wellbeing of future occupants. High level windows with an outlook to a blank alley wall is wholly unacceptable. The alley is only 3.2 meters wide and the garden wall opposite the bedroom is 3 meters high which will obstruct the outlook and daylight. The roof light will cause lightspill to adjoining properties which would only be partly eased by installing blinds.</p> <p>Kitchen - the galley kitchen is effectively a corridor which is obstructed by the staircase to the upper floors. The layout and practicality of the space is poor you would not get two people in the kitchen at the same time. There is no ventilation in the kitchen and cooking area.</p> <p>Living/Dining Room - the windows with obscured glass to both the York Way and side elevation will give the impression of a lack of privacy and occupiers will feel they are living in a fishbowl. Whilst the windows have ventilation the traffic noise and fumes mean that practically windows cannot be opened without a risk to health. The amount of glass raises major concerns of overheating in summer. Furniture layout is dictated and cannot be changed.</p> <p>Amenity - the addition of a few planters in the yard is of no realistic benefit to future occupiers the proposal provides no amenity value whatsoever.</p> <p>Demolition &amp; Rebuilding - this raises concerns over Carbon emissions as against refurbishment which would be better for the environment and is the government's preferred option.</p> <p>Loss of Hot Food Takeaway - Policy TC1 states "Neighbourhood centres, specialist shopping areas, and small shops outside of centres :</p> <p>"appropriate provision in Neighbourhood Centres</p> <p>"appropriate provision in Camdens Specialist Shopping Areas and</p> <p>"limited provision of small shops outside centres to meet local needs</p> <p>THIS RETAIL FLOORSPACE IS EXPECTED TO BE SUPPORTED BY A RANGE OF OTHER TOWN CENTRE USES, INCLUDING FOOD, DRINK AND ENTERTAINMENT USES."</p> <p>Policy TC3 states "The Council will seek to protect shops outside centres. The Council will only grant planning permission for loss of a shop outside designated centres provided</p> <p>a Alternative provision is available within 5-10 minutes walking distance.</p> <p>b There is clear evidence that the current use is not viable. and</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
				<p>c Within the Central London Area, the development positively contributes to the local character, function, viability and amenity"</p> <p>Hot Food Takeaway Use is accordingly included within the uses the Council seek to protect under policies TC1 and TC3.</p> <p>The York Way Fish Bar is a viable and highly valued business providing affordable food to the local residents and businesses. The strength of local feeling against the loss of the business will be shown by the comments on the application and in the petition signed by hundreds of residents and local workers.</p> <p>Conclusion - This planning application fails in every respect in that it provides a very poor quality low priority one bedroom unit in the wrong location which will be detrimental to the health and wellbeing of future occupants contrary to policies A1 and D1 and the proposed loss of the hot food takeaway use is against policies TC1 and TC3.</p>
2022/2236/P	James Jarvis	25/07/2022 23:11:14	COMMT	<p>I believe that changing this property from the hot food takeaway residential apartment is detrimental to the local community. York way fish bar is one of the best and affordable takeaways in the area and the owners/operators are beloved by many. It also provides halal food to the local community. Changing the planning permission would destroy a local institution and make the area worse off. There are very few local takeaways of quality in the vicinity. Furthermore, once the new developments on agar grove come in, they would be a popular spot for new workers in offices.</p> <p>Also who would want to rent a flat right next to a pub? Makes no sense to change the planning permission.</p>
2022/2236/P	Dr Juliana Kei	25/07/2022 20:51:40	OBJ	<p>I am an architect, planner and lecturer in architecture who has lived on Agar Grove since 2016. When I first move here there were very few shops, and the construction around Kings Cross was only on-going. The shops along York Way have been the life line for this community, and they also support the workers who work in the many warehouses, and construction sides nearby. The demolition of the old buildings and small shop fronts will simply destroy the necessary amenities for this community to thrive. Replacing them in a new building is likely to lead to gentrification (e.g. I am a big fan of Redemption Coffee but I won't say their office services the community). Meanwhile, during the construction there will virtually be no affordable eatery in the area. This is an area with a lot of old people, young families, and mixed income households who cannot always drive or go long distance.</p> <p>In terms of architecture and townscape, part of Agar Grove is a conservation area, having some older buildings along York Way serves as a transition and a mediation between the large scale development closer and the more residential/ warehouse area.</p>
2022/2236/P	Bilal	27/07/2022 19:28:06	OBJ	My local fish shop is the pillar of the maiden lane community many of my sibilings where raised of it hospitality
2022/2236/P	Bilal	27/07/2022 19:28:10	OBJ	My local fish shop is the pillar of the maiden lane community many of my sibilings where raised of it hospitality
2022/2236/P	Bilal	27/07/2022 19:28:15	OBJ	My local fish shop is the pillar of the maiden lane community many of my sibilings where raised of it hospitality
2022/2236/P	Florence Joelle Halfon	28/07/2022 19:55:58	OBJ	This fish and chip shop is the only affordable take away food shop on this stretch, and it plays an important part in the life of this community. Another apartment is not needed.

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/2236/P	Dr Juliana Kei	25/07/2022 20:51:34	OBJ	<p>I am an architect, planner and lecturer in architecture who has lived on Agar Grove since 2016. When I first move here there were very few shops, and the construction around Kings Cross was only on-going. The shops along York Way have been the life line for this community, and they also support the workers who work in the many warehouses, and construction sides nearby. The demolition of the old buildings and small shop fronts will simply destroy the necessary amenities for this community to thrive. Replacing them in a new building is likely to lead to gentrification (e.g. I am a big fan of Redemption Coffee but I won't say their office services the community). Meanwhile, during the construction there will virtually be no affordable eatery in the area. This is an area with a lot of old people, young families, and mixed income households who cannot always drive or go long distance.</p> <p>In terms of architecture and townscape, part of Agar Grove is a conservation area, having some older buildings along York Way serves as a transition and a mediation between the large scale development closer and the more residential/ warehouse area.</p>
2022/2236/P	Peter	25/07/2022 20:28:42	OBJ	Please don't close down the fish and chips shop! It is a friendly, valuable shop to our community
2022/2236/P	Naima	26/07/2022 18:17:19	COMMNT	Please don't shut this fish and chip shop it's a part of the community and we enjoy the food and the family are lovely welcoming people Please take this into consideration it's a part of the community.
2022/2236/P	George	26/07/2022 18:03:07	COMM	I don't want the shop to close I have been coming here since I was a kid
2022/2236/P	George	26/07/2022 18:03:11	COMM	I don't want the shop to close I have been coming here since I was a kid
2022/2236/P	George	26/07/2022 18:03:15	COMM	I don't want the shop to close I have been coming here since I was a kid
2022/2236/P	George	26/07/2022 18:03:19	COMM	I don't want the shop to close I have been coming here since I was a kid
2022/2236/P	George	26/07/2022 18:03:22	COMM	I don't want the shop to close I have been coming here since I was a kid