

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/5408/P	Jafrul Ahmed	12/01/2023 22:55:43	PETITNSUP P	I strongly oppose the application because it is removing a valuable community facility and is contrary to current council planning policy an not in the intrest of the community
2022/5408/P	Melody Thomson	13/01/2023 06:55:06	OBJ	This is the second time Iꞌm writing to oppose this application on grounds of the displacement of the existing family business which has been serving our local community for many years. Our neighbourhood has been under major construction and gentrification for the past decade and we are rapidly being priced out of bring able to afford to live! We donꞌt need more accommodation that will ultimately only serve the owners of this property. This local Fish Bar has been a vital part of our local neighbourhood and offers very good food at fair prices. They are a family run business and the family are all very well known and respected. They have been able to provide a good living for their own family while being very welcoming and kind to our local community. Many a time have I seen them offering free food to kids who couldnꞌt afford much. I know there has been significant opposition to this planning application as we all signed petitions and wrote in to object. Iꞌm very surprised they have resurrected this so soon and also over the Christmas/New Year period where people might not be informed in time to object to this?? Iꞌm very annoyed with the timing of this and itꞌs very cynical! Please pay attention to the needs of our local community- we are all suffering from the continuous so called Regeneration of our neighbourhood. So many of us feel victim to. We need our local fish bar and support this small family business.

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2022/5408/P	Mr & Mrs Keeble	12/01/2023 15:33:34	OBJ	Objection to planning application 2022/5408/P 12 January 2023

We object again to this revised and re-submitted planning application, cynically submitted just before Christmas, no doubt hoping to fly under the radar. Our comments lodged against the previous application ref 2022/2236/P remain relevant, even more so given that the original proposals were refused, with good reason given the considerable site constraints.

For reference see Delegated Report Clauses 4.3, 4.4, 4.5 and 4.6 for reasons of refusal, and for proof that officers “consider it 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”. These include issues of poor quality of outlook, significant impacts on privacy and the “unsuitability of the unit” for residential use.

Clause 8.1 states renewable technologies should be incorporated where feasible, but “are not considered suitable for this location” according to the planning application. Why not?

There is no clarity on the proposed development’s commitment to SUDs, merely a vague reference to permeable paving, no description of the proposed green roof and no mention of rainwater water capture or re-use of grey water for the planters at ground level. The proposed planters lack designed-in or natural irrigation and will doubtless be neglected and eventually attract litter and disagreeable human activity.

Why is there no bin store? The bins will not be static and without a fixed housing will present an access issue to the 3 existing entrances (St Paul’s Mews, 15 York Way and 17 York Way) on top of the proposed additional 3 entranceways. There is a history of issues with rubbish, feral scavenging and fly tipping at this site, this may well attract more.

Design considerations aside, the loss of the York Way Fish Bar (a thriving business, an existing shopfront character and an original Victorian commercial street presence) for a 3-bedroom conversion with insensitive replacement of street-front windows will have no public benefit (as nearby 162 Agar Grove is testament) and would have an unacceptable impact locally.

Small independent businesses such as the York Way Fish Bar are vulnerable to change of use due to the high value released by redevelopment. There are any number of empty residential properties in the immediate vicinity, there is no requirement to create housing at the cost of a successful, long-running family enterprise and their staff. This is a callous eviction proposal that can only benefit the developer. There are hardly any locations locally that can boast such a wide-reaching opportunity for local social interaction and provision of low-cost, hot takeaway food facilitated by a warm and friendly family-run business.

This community amenity has been at the heart of the local landscape for decades and provides social sustenance and affordable nourishment benefitting the resident population and those working in the surrounding streets. It is clear from the passionate response to the previously unsuccessful application, including a petition of over 1,100 signatures, that this is an unpopular proposal and felt deeply by those of us who live and work here. Our community has been significantly impacted by the ever-expanding development of Kings Cross. We need to retain and fight for our much-loved local facilities if any semblance of community is to be maintained. Do not underestimate how highly the York Way Fish Bar is valued. The loss of a vital

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2022/5408/P	Adam Podroux	12/01/2023 16:36:02	OBJ	community asset is at stake.
2022/5408/P	Dionis Gonzalez	12/01/2023 18:06:03	OBJ	As a local resident, I am writing to register my objection to this planning application. Small businesses, particularly those serving affordable and traditional British food are becoming more sparse as the redevelopment of Kings Cross continues. While those developments are undoubtedly beneficial for the area, the restaurants are expensive luxury chains, out of reach for many residents. With so much development in the area, the neighbourhood does not need another luxury flat to be rented out at above market rates. It needs community. How can the local economy thrive if people have nowhere to spend their money?
2022/5408/P	Dionis Gonzalez	12/01/2023 18:06:03	OBJ	I am against this 100%. This has been my local chip shop for 5 years now and it would be a shame if they close as they are a big part of the community. They're always so friendly and so kind. They are adored by everyone especially the kids.
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