

From: Colin Perry
Sent: 13 January 2023 17:35
To: Planning Planning
Subject: Fwd: Camden Local Plan review and Planning Applications
2022/2236/P & 2022/5408/P

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Colin Perry Consultant Surveyor

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**Subject: Fw: Camden Local Plan review and Planning Applications
2022/2236/P & 2022/5408/P**

Dear Sirs

As today is the last day for comments please confirm that the comments in my email of 6th January 2023 (below) have been received and will be given full consideration under the Camden Local Plan review and also in considering the current planning application ref 2022/5408/P.

Yours faithfully
Colin Perry

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Sent: Friday, 6 January 2023 at 14:52:40 GMT

Subject: Re: Camden Local Plan review and Planning Applications 2022/2236/P & 2022/5408/P

On Friday, 6 January 2023 at 14:43:41 GMT, Colin Perry

Dear Sirs

The changes in the Government use classes order has inadvertently led to planning officers believing (incorrectly in my opinion) there is no "specific" protection for retail shops used as Hot Food Take-Away Premises which are now classed as Sui Generis Uses. These premises are by any definition retail shops and often essential to the wellbeing and viability of the poorer communities in the borough and help to keep these areas safe being open at night and they fully deserve protection where the businesses are viable and cause no environmental problems.

Retail shops have specific protection under Local Plan Policies TC 1-3 and the local plan states that "this retail floorspace is expected to be supported by a range of other town centre uses, including food, drink, and entertainment uses." the fact the retail shop is used to sell hot food for consumption off the premises should make no difference to the protection these premises are entitled to under the local plan.

Launderettes and Public Houses enjoy specific protection as "Community Uses" and there can be no argument that retail shops selling hot food for consumption off-site are not equally valuable community uses particularly in the current cost of living crisis where some poorer families cannot afford the cost of buying food and the cost of gas or electricity to cook the food and so they rely on hot food take-away shops to provide the family with a reasonably priced hot meal. The local fish and chip shop is clearly a valuable community use and deserves protection.

The recent 1,122 name petition and 41 neighbour and residents association objections to the proposed loss of the York Way Fish Bar at 15 York Way N7 9QG (applications 2022/2236/P refused & 2022/5408/P current) show the strength of local feeling and fully justify protection for these uses in the local plan.

The planning officers report on application 2022/2236/P seemed to totally ignore the huge strength of local opinion in support of retaining this use. There seems little point in the Council inviting comments on planning applications if those comments are to be totally ignored and not even considered to be relevant. The community currently feel their opinions are falling of deaf ears in the planning department and with respect amongst the local Councillors and Member of Parliament.

I trust my above comments will be considered in both the Local Plan Review and in deciding the current planning application number 2022/5408/P.

Colin Perry

Consultant Surveyor 95 Judd Street LONDON WC1H 9NE

