
From: Gary Sollof [REDACTED]
Sent: 13 March 2023 14:53
To: Planning Planning
Cc: Miriam Baptist
Subject: re retrospective planning application 2022/5639/P for Cheatmeals, 33 Gooedge St, London W1

I would like to object to this retrospective planning application. My objection relates to items that are included in the application, but also new works that have been carried out and have not been included in the application.

I live on Colville Place and these undeclared changes are and will continue to have a detrimental effect on me and the surrounding residential properties.

These undeclared changes have taken place at the rear first floor level of the property, on the roof above the ground floor kitchen of Cheatmeals. This rear first floor roof is surrounded on 4 sides by 4 storey buildings. About 150 windows, the vast majority of which are from residential properties, open into this enclosed well for their light and air. In this confined space, sound and smell do not disperse but reverberate around the well and affect all the occupants of all these buildings.

Since these unapproved changes were carried out by Cheatmeals, we have noticed very strong food cooking smells in the enclosed well and inside our home, which were never there before. They are present every day.

Upon further investigation, I have discovered that Cheatmeals have installed a new replacement skylight directly above their kitchen. However, in the side of the skylight, they have cut a large vent, which is open continually. The previous skylight was sealed with no openings. The opening Cheatmeals have formed in their new skylight does not appear to be a mechanical vent, but quite a basic large hole with a vent grill covering the opening, so is continually open to the outside. As this is directly above where the cooking takes place, all of the smell from the cooking pours out of this vent and fills the enclosed well with food smells. Not only is the constant cooking smell an issue, but more importantly, considering the enclosed well with all the residential windows overlooking it, this is a major fire hazard, and I presume this does not comply with planning and building control regulations, because if there were a fire in the Cheatmeals kitchen, it could escape through this large hole in the skylight and can easily spread to the vast number of residential properties surrounding the skylight, in the enclosed well.

At present, we have few windows open in our home but in the spring and summer when it is warmer, our bedroom and living room windows will be open to the well and if this vent is not removed, we will not be able to continue to get fresh air into these rear rooms, as the cooking smell will be overwhelming, as will the fire risk. I have also noticed that other vents from the Cheatmeals kitchen have been put on this rear roof but have been hidden under the ducting for the kitchen extraction. They are not shown on Cheatmeals planning application. These are all totally new, as nothing was here previously. I don't know what these vents do but they could be adding to the increase smell and mechanical noise that has happened since Cheatmeals opened.

The very large new extractor that they have relocated onto this rear roof, does not seem to be doing the job it is meant to do, if they needed to cut a hole in the skylight to release the cooking smell from their premises.

I have attached photos of all these vents and mechanical items that have not been shown on this planning application, which I hope make it easier to see what I am referring to, with an internal photo showing the skylight directly above the cooking area.

I have another item I think needs to be looked at. The shop front has been completely changed and a garish and brightly coloured one has replaced it. This garish new shop front dominates the street and overpowers the listed building next door. This was done without planning permission and is really not fitting for a conservation area, next to a listed building. Included in the shopfront is an illuminated exterior sign that was so bright when they first opened, that the whole of Goodge St was floodlit at night. I'm not sure if illuminated signs are allowed in a conservation area, next to a listed building but if this is correct or not, the brightness of this sign needs to be restricted to a low level.

They also mention in their application that the opening hours are between 11am and 11pm. This is not true, as they extended hours until 2am and this was granted by the licensing committee, against lots of objections from local residents.

If it is possible for a planning condition to restrict hours to 11pm for the use of the mechanical machinery, at the rear of the property, where our bedroom windows are, that would be great. Otherwise, we will be continually woken by this noise during the night.

Finally, as well as not applying for planning permission for any of the extensive works that have been carried out at Cheatmeals, it would appear that building regulations approval have also not been sort. During the conversion of this property, I noticed that structural reconfigurations took place, but my main concern is fire safety regulations, which have clearly not been adhered to.

Kind regards

Gary Sollof

6 Colville Place, London W1T 2BJ

