

Charlotte Street Association

**Development Management,
Regeneration & Planning,**
London Borough of Camden,
Town Hall, Judd Street,
London WC1H 8ND.

17th April 2023

For the attention of Miriam Baptist, Planning Officer, Planning Solutions Team.

Dear Miriam Baptist,

Re: ref. 2022/5639/P: Cheatmeals, 33 Goodge Street, W1T 2PS:

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- Change of Use from Class E (Restaurant) to a Sui Generis (Restaurant/Take Away);
 - Installation of replacement Air-Conditioning Unit;
 - Alterations to existing flue;
 - Shopfront and associated works;
- Retrospective.
-

I am writing on behalf of the Charlotte Street Association, concerning the above planning application.

There are several different parts to this application, and thus we wish to make our representations on these different parts, as set out below.

A. Change of Use from Class E (Restaurant) to a Sui Generis (Restaurant/Take Away):

We wish to strongly object to the proposed Change of Use from Class E/Restaurant to Sui Generis/Restaurant & Take Away use. We particularly object to the proposed Take Away Use.

In their Operator's Statement, the applicant describes its business as a fast food outlet, and with the use of courier collections such as Uber.

Fast Food Take Away is not a suitable use in Goodge Street – although it has some cafes and restaurants in addition to shops, the street is also highly residential. Most of the buildings in this stretch of Goodge Street have residential flats above the Ground Floor. There are some 50 flats in the stretch of Goodge Street between its junction with Tottenham Court Road and its junction with Charlotte Street.

Continued to page 2

Re: ref. 2022/5639/P: Cheatmeals, 33 Goodge Street, W1T 2PS - *continued*:

By its nature, a fast food Take Away inevitable generates much pedestrian traffic of people coming and going, and queuing, and hanging around/chatting outside – all of which leads to likely disturbance for residents, especially in the evenings and at weekends. Furthermore the proposed use of courier adds further to disturbance of coming and going, with couriers hanging around and chatting. Also, another issue is the noise of courier scooters and their engines idling whilst collections are made. Such a fast food Take Away use is more appropriate in Tottenham Court Road.

The previous Japanese restaurant, which had been at No. 33 for many years, was a quiet restaurant which had no impact on the residential amenity of Goodge Street.

B. Installation of Replacement Air-Conditioning Unit; and Alterations to Existing Flue:

Unfortunately, the drawings are totally inadequate because they do not show much of the existing or proposed mechanical plant, which is referred to in this application.

The Applicant's drawing of the "Existing Rear Elevation" only shows the existing duct up the rear elevation, with the following notes:

at top of duct - "extractor fan painted black";

at bottom of duct - "extractor fan silence ...".

There are no notes or indication on these drawings to show how the recommendations and equipment set out in the two consultants' reports (Ventra Acoustics and Air Quality Assessments Ltd) will be carried out.

The other Applicant's drawing, "Side Elevation" drawings, does not add any further useful information.

One of the residents in Colville Place (which backs onto the rear of 33 Goodge Street) has given us photographs showing the mechanical plant on the **Flat Roof of the Ground Floor Rear Extension of no. 33 Goodge Street**.

The **resident's photographs** show the following equipment on this rear flat roof:

- Large horizontal duct on the flat roof), which connects to vertical duct up rear elevation of the main building/No. 33.
- Air-conditioning unit at western side (left-hand side) of flat roof.
- Refrigeration unit on eastern side (right-hand side) of roof, next to the horizontal duct.
- Large (black painted) duct through brick party wall/boundary wall (between no. 33 and Colville Place property) - intruding into property of Colville Place house.
- In addition, the resident's photographs show that the **Rooflight of the rear extension** appears to have been changed – from a "pitched" rooflight to a new "flat" rooflight, but more concerningly, the new rooflight **has ventilation grills in its side upstands**. The residents in Colville Place are complaining that noise and cooking odours are coming out through these new vents.

What is of great concern is that the **Applicant's drawings** do not show any of this equipment, except for the large duct up the rear elevation.

In the circumstances, we would particularly request that the Applicant is asked to provide adequate Drawings showing all the existing and proposed mechanical plant and the rooflight; including a Plan drawing of the rear extension roof where much of this plant and the rooflight are situated.

Continued to page 3

Re: ref. 2022/5639/P: Cheatmeals, 33 Goodge Street, W1T 2PS - *continued*:

When such drawings and information is proved, we would like the opportunity to make further comment on the proposals for the mechanical plan and rooflight etc.

In the meantime, we would like to make the following comments based on the limited information to date in the application:

Re: Report by Air Quality Assessment Ltd re. cooking odours:

Several of the residents in Colville Place (behind the premises) are complaining about the cooking smells from Cheatmeals.

The Report by Air Quality Assessment Ltd says:

- The cooking of burgers and chips (as with Cheatmeals) has a “**very high**” risk rating with regard to odours.
- In para 3.3.2: “ ... A high velocity cowl has **not** been fitted to the extract terminus.”
- In para 3.2.8: “.... overall odour is likely to be described as **very high**”
- In Report’s Conclusions: “.... the installed system does **not** meet the requirements.”

Our concern is that the application does not say (and the drawings do not show) what is going to be carried out to answer the issues and recommendations raised in the consultant’s Report; and to mitigate the problem of cooking odours as already experienced by residents.

In addition, no mention is made about the side vents in the (new) Rooflight – residents reckon that cooking odours and noise are also coming via these vents.

Re: Report by Ventra Acoustics re. noise:

Several of the residents in the Colville Place houses immediately behind 33 Goodge Street/ Cheatmeals have complained about serious noise from the mechanical plant at Cheatmeals.

The Colville Place terrace of houses runs parallel to the rear of the Goodge Street terrace of buildings. Thus there is a canyon-like affect in terms of noise being more enhanced between the backs of both these terraces. In the circumstances, we would ask that the noise impact assessment takes account of this phenomena. Also, we think that the assessment should not just consider the impact on No. 8 Colville Place but the other immediate neighbouring houses in Colville Place.

C. Shopfront and associated works:

We have already submitted comments on the signage, including the fascia signage, in our earlier letter, planning ref: 2022/5638/A:

The new shopfront has already been installed without planning permission. It consists of a full-height, fully-glazed frontage, and with a frameless glass door. Behind the glazed front, is a large digital-type strongly-lit advertising box showing pictures of the food etc.

It needs to be appreciated that Goodge Street is in the Charlotte Street Conservation Area. Also, the premises are next to a Listed Building (Grade II), next door at No. 35 Goodge Street. In addition, the next door shopfront at No. 35 is a Shopfront of Merit.

Continued to page 4

Re: ref. 2022/5639/P: Cheatmeals, 33 Goodge Street, W1T 2PS - *continued*:

No. 33 was previously occupied by a Japanese Restaurant “Yoi Sho” for many years. Its shopfront consisted of a solid stall riser with glazing above. The glazed window had a timber slatted screen placed in front. The entrance door was a timber glazed door with a solid timber panel at the base.

In essence, although the design was Japanese in character, the previous shopfront design, nonetheless, followed the principles set out for shopfronts in Camden’s CPG “Design” Guidance - the illustration in Section 6.15 shows the principles for shopfronts.

We wish to strongly object to the new fully glazed shopfront because it is not appropriate in the Conservation Area and in relation to the setting of the Listed Building next door at No. 35, which also has a Shopfront of Merit.

In order to respect the character of the Conservation Area, we think that the design of the shopfront should be based on the architectural design principles shown in Para 6.15 (Figure 3) of the CPG:Design. We particularly think that the design should, include a solid stall riser, to cut down on the amount of glazing and bright lighting spilling out.

Furthermore, in Para 6.16 of the CPG:Design, it says that “*digital adverts behind glazed shopfronts are strongly discouraged ...*”.

In this instance, we would ask that the current large digital-type strongly-lit advertising box showing pictures of the food etc. is not permitted.

Conclusions:

A. Change of Use from Class E (Restaurant) to a Sui Generis (Restaurant/Take Away):

- For the above reasons, we would ask that the proposed Change of Use To Sui Generis: Restaurant/Take Away is not granted.
- In the applicant’s “Operator’s Statement”, it says that the opening hours are 11:00 to 23:00 Monday to Sunday
In the circumstances, we would ask that there is a Condition that, even as a Restaurant Use/Class E, the opening hours are 11:00 to 23:00 Monday to Sunday.
- In the applicant’s “Planning & Heritage Statement, it says that “... *No external seating is proposed ...*” Despite this statement, currently 3 tables and 6 chairs have been placed outside on the external forecourt area. Thus, we would ask that there is a Condition that no external seating: no external tables and chairs.

B. Installation of Replacement Air-Conditioning Unit; and Alterations to Existing Flue:

- For the reasons given above, we would particularly request that the Applicant is asked to provide adequate Drawings showing all the existing and proposed mechanical plant and the rooflight; including a Plan drawing of the rear extension roof where much of this plant and the rooflight are situated.
- For the reason given above, we would ask that the Replacement Air-Conditioning and Alterations to the Existing Flue etc are not approved until adequate drawings and information are provided; and that there is the opportunity to further comment when the drawings and information is provided.

Continued to page 5

Re: ref. 2022/5639/P: Cheatmeals, 33 Goodge Street, W1T 2PS - *continued*:

C. Shopfront and associated works:

- For the reasons given above, we object to the newly installed shopfront, and ask that it be refused.

For the above reasons, we would ask that this application is refused.

Yours sincerely,

Clive Henderson,
On behalf of Charlotte Street Association.