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Sent: 24 April 2023 21:41
To: Planning Planning
Subject: Application No: 2023/0891/P - Response

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Dear All,

I hope you are well.

It seems an application was submitted for 135 Kings Cross Road, reference 2023/0891/P. As this is our direct neighbour, I wanted to provide my views and hope these will be considered as part of the application process. I would also note that I have not seen any yellow signs referencing the new plans at street level, but was notified by another resident in the area.

First of all, we appreciate that the revised plans feature a larger 3-bed (or 4 if counting the office) apartment, instead of many single dwellings. The roof extension, whilst it will create noise and inconvenience during the construction period for us, should contribute to the overall curb appeal of the block.

That said, I have two concerns regarding the lower ground floor and ground floor. The current Chinese restaurant is in a poor state, with heavy cooking smells emanating from both the front (street-side) and back of the property. The proposed extension would allow this restaurant to expand their activities, as the 5sqm or so lost at the entrance would be replaced with 15sqm towards the back. Without any decent upgrade to their operations, we object to the plans to allow this restaurant to grow any further.

Second, while the Design and Access Statement mentions that the kitchen extraction system will be considered via a separate application (page 7), we fail to understand how a new extraction system can be redirected, once the back extension is built. The extraction system would (1) need to be higher than the new roofline, (2) ensure smells are directed away from the terraces of existing properties (which it is currently failing to do) and (3) manage to do so without become an eyesore.

These are genuine concerns, as we have already faced serious issues from the chicken shop on 127 Kings Cross Road (leading to a statutory nuisance). We would like to avoid a similar issue with 135 Kings Cross Road, as the back of the property is surprisingly leafy and relaxing. Enhanced commercial cooking activities in addition to multiple new residential terraces are likely to create new nuisances to local residents, which I hope Council will consider in their assessment.

Kind regards,
Greg Favre