

Planning Department  
London Borough of Camden

**RESPONSE TO APPLICATION FOR SHOP FRONT ALTERATIONS  
ITS BAGELS, 65 REGENTS PARK ROAD, PRIMROSE HILL, LONDON, NW1 8XD**

**Application number: 2023/4899/P**

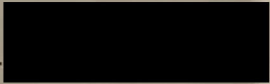
We are writing to inform you that having reviewed the above application we strongly object on the following grounds:

1. No detailed drawings have been provided to show, for example, window measurements or how the depth typically required for sash windows will be accommodated. Detailed drawings should be required and fresh application should be made for non-sliding windows which are in keeping with the area. As well as window measurements, the drawing should clearly show how the new windows will sit as against the existing shop counter.
2. The sliding sash design is not typical for restaurants or shop on the high street. Sliding sash windows are of course typical for residential houses in the area but residential houses are not the right comparison here. The proposed design is not appropriate in this conservation area for shop (a misnomer here actually as this is in reality a bagel making factory where, according to their own instagram and Tik Tok accounts, thousands of bagels are made on site every day).
3. As noted in the letter itself, the existing "takeaway hatch" does not have planning consent and is not appropriate development within its context. There have been issues with extreme queues and terrible smell as a result of food being served directly on to the street and poor ventilation. We believe that sliding sash windows, which can be opened as shown on the one very limited drawing provided and as indicated with the arrows shown on that drawing, will exacerbate the current issues.

We would also urge the council to look into the following:

1. **Toilets on the premises**: the toilets on the premises do not in our view meet the requisite sanitary standards which provide that toilets cannot open directly into rooms where food is handled (including seating for customers and rooms where only wrapped food is handled).
2. **Fire hazard and inadequate ventilation**: there are serious issues with ventilation and locals are very concerned with risk of fire and the level of pollution being generated. The ventilation system is clearly not appropriate for the number of bagels being made on site given the smell and noise of the ventilation system.
3. **Environmental concerns**: lights are left on daily in the evenings after closing – this is unacceptable in today's world where local businesses should be aiming for a more sustainable and lighter footprint on the planet.

4. Resident privacy and peaceful enjoyment: the extreme queues have significantly impacted nearby local residents, particularly the elderly and those with children, who in the Summer were often not able to get into their homes as entire pavements at the weekend were blocked by customers. Given the queues over winter we fully expect the worst once spring arrives. Signs are used to direct queues (and these are simply left on the pavement overnight as if they belong on the pavement) but this rarely helps without staff members being involved. Images of houses often appear on instagram with happy captions about queues which is very distressing.

Signature ...  .....

Name SHAMPOO HAIR .....

Address 63 Regents Park Road  
NW1 8XD .....

Date 07-02-2024 .....