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[REDACTED]

10 June 2014

Mr Olivier Nelson
Regeneration and Planning
The London Borough of Camden
Camden Town Hall
Argyle Street
London WC1H 8EQ

Letter by post and email.

Dear Mr Nelson

RE: MONTE CRISTO - 56-58 FORTUNE GREEN ROAD LONDON NW6 1DT.

RETENTION OF WORKS AND CHANGE OF USE OF 56-58 FORTUNE GREEN ROAD LONDON NW6 1DT FROM MOTOR VEHICLE SHOWROOMS (SUI GENERIS) TO CLASS A1/A3 MIXED USE SANDWICH BAR/CAFE AND SHISHA SMOKING PLACE (SUI GENERIS) AND ASSOCIATED WORKS OF DECKING AND HANDRAIL AND BALUSTRADING.

REFERENCE NO.S: 2014/2409/P & 2014/2421/A

I have checked the website again and note further representations to the 5th May having been made, and I have also now met with the Applicants on site to discuss the representations, and the progress of the application. The target date was of course 6th June and this has now past.

1 Representations.

Mr De Fanis.

There appears to be another representation from Mr De Fanis of the 1 June 2014 issued at 23.12 hours. Mr De Fanis advises he lives directly above the "shisha shop" and states the noise pollution is getting worse and quite unbearable. Mr De Fanis alleges opening times are later than midnight with problems starting at 7pm, with music being played past midnight, and a loud crowd spending hours under his windows.

I understand from the Applicants that they had spoken with Mr De Fanis when works commenced and, like the other party living over their premises gave him contact details should he have any future complaints. He has not complained to them since.

I am advised levels of noise from music being played was no louder than when I attended yesterday afternoon and this appeared to me to be typical background music as played in many catering establishments.

Patronage of external seating areas will usually be greater in the summer as the weather has now improved and people will attend and leave during hours of opening. There will be customer noise to some extent. The Applicants assure me they do ask any customers being nduy noisy to be quieter after 9pm.

[REDACTED]

Mr De Fanis makes comments about a lack of signing for customers to keep quiet but I am advised signing was and is being prepared for display to encourage customers to be considerate. I had sent suggested wording for such signing to the Applicants, mid-May, copy attached. I have suggested they install a temporary print out or something similar straight away in view of Mr De Fanis's concerns. They are agreeable as has already been suggested to submit a Management Plan and keep a log book of incidents. The Applicants would be pleased to any complaints with Mr De Fanis directly.

At present there is a lawful use without hours of use control relating to motor showroom use and this too can be noisy and it too could be open all hours. This could also be the case with an unregulated A1 use or as is the case elsewhere a 24 hour gym. It is understood that there had been complaints about the Londis operation. The property is located in a defined neighbourhood centre and some noise and active should be expected.

If there is noise that amounts to a statutory nuisance then there is other legislation for this.

The application is being submitted for the proposed hours and conditions can be imposed to give further control over hours of use and external noise levels, and the Local Planning Authority is asked to consider the application as submitted, and not the use as being alleged.

Mr Walker

There is also a representation from Mr Walker of the 15th May and this appears similar to any earlier representation already commented upon mainly relating to smoking activities. However there is reference to a photograph which alleges parking problems hindering bus movement.

Car parking appears to be on a single yellow line which is not enforceable after 6.30pm. These cars are not it would seem breaking any waiting restrictions given the lighting. The probability is that the car opposite is waiting for or parked for purchase of fish and chips. I have commented previously on the difficulty of identifying who is parking where.

However if there is a really serious problem then the obvious remedy is extending the double yellow lines irrespective of users of 56 and 58, or any other properties in Fortune Green Road. I would be pleased to see the consultation response of the Highways Department.

I would add there has not been so far as I am aware any application for an alcohol licence.

2 Other Matters

I believe the current temporary barrier arrangement should have addressed any health and safety concerns.

Once again if there are any other matters arising then please let me know and I await as requested the statutory consultation responses.



Polite Notice to all our Customers.

Dear Customer

We at Monte Cristo would like you to have a pleasant and untroubled time visiting our café.

We would also like you to respect our neighbours and be considerate towards them, especially later in the evening after 9pm, when we would especially ask customers not to be too noisy when sitting outside or when leaving the premises, and also when leaving by car.

We hope you will have already parked considerately and quietly. If in doubt about parking please feel free to ask for guidance.

Monte Cristo.