

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/5495/P	Clare Watson	Flat 3 45 Fortess Road London NW5 1AD	23/09/2014 10:54:46	OBJ	<p>I object to the change in use application because all of my flat"s windows over look Fortess Road and are two doors down from number 49.</p> <p>A change in use will significantly affect my quality of life in terms of (1) noise from visitors to number 49 and using the proposed outside bench; (2) noise which will be caused by delivery vehicles; (3) smells of cigarette smoke from visitors smoking outside on the proposed smokers" bench; (4) increased rubbish left on the pavement (the application proposes only one bag of waste per week but I live alone and generate that much waste myself so I believe the applicant has misunderstood their waste). For reference the pavement outside of Kentish Canteen on Kentish Town Road is constantly blocked by that premise"s rubbish which is dumped there throughout the day. The risk is a fire risk, a health and safety risk for pedestrians and also a hygiene concern.</p> <p>For the above reasons, I am also concerned that a pub will reduced the value of the properties in Kentish Terrace as it will become a less desirable place to live.</p> <p>Other residents in 45 Fortess Road will be affected. The flat directly above will undoubtedly suffer from noise of the pub coming through their floorboards. I live directly above Matthew James Estate Agents two doors down from number 49 and during office hours I can hear a lot of what the four staff there are saying. The resident directly above the proposed pub will be severely disrupted by the noise of 25 people who are drinking until 9.30pm (and then cleaning up noises later on). I did not notice any proposals to noise proof the premises, but am doubtful how effective that would be and it would not prevent the noise of customers standing outside the premises drinking and smoking.</p> <p>The resident two floors directly above the pub has two young children (about 8 and 10 years old) and their health and wellbeing would be seriously affected by sleep disruption from the noise and second-hand cigarette smoke as their bedrooms overlook the premises.</p> <p>While I appreciate the applicant points out that the pub will generally be quiet and not like a normal pub, my concern is that if the venture does not succeed, a less considerate tenant of A4 use might take over the premises and start to sell smelly food and stay open later. As a resident of 45 Fortess Road, I strongly object to more A4 premises in close proximity. There are already plenty of A4 premises in the area. A more suitable location for the pub might be number 1 Kentish Town Road (currently empty) or Tufnell Park (there is another empty premise near the Arts Cafe), where there are already other A4 premises and so there would not be the same level of disruption for nearby residents.</p>

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2014/5495/P	Mark Stevens	Flat 11 45 Fortess Road London NW5 1AD	17/09/2014 12:20:29	OBJEMAIL	<p>I object to the proposed change in use for this property. The unit in question is directly below my home, and is in fact directly below the bedrooms for my children and living space for the flat, and the noise in the evenings would be unacceptable.</p> <p>Such a proposal is of extreme concern.</p> <p>The only window options for our premises are on the streetside of Fortess Road, and thus we would de facto be restricted in opening our windows in the evenings because of the noise below.</p> <p>While there are some units currently below our homes, their current use means they do not have an adverse impact on our lives. The change of use to a pub represents a profound change and would have an substantial adverse impact on our homes.</p> <p>In conclusion, the placement of a licensed premises in this location is incongruous with the fact that the unit in question sits directly below, at the side of and opposite numerous residential properties.</p> <p>For some reason 45 Fortess Road has not been included as an affected property, which is odd considering the unit in question sits directly beneath 14 residential flats located at number 45. I very much hope this can be fully taken account of and the unacceptability of such a proposal can be understood and the application appropriately denied.</p> <p>Thanks you.</p> <p>Mark Stevens Flat 11 45 Fortess Road NW5 1AD</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/5495/P	David Kynaston	13 Kentish Terrace 45 Fortess Road london nw5 1ad	18/09/2014 13:38:26	OBJEMAIL	<p>I wish to object to this planning application. Whilst it would be churlish to object to the regeneration of neighbourhood the construction of a public house – micro or otherwise – at the site of the old Hellenic Bookshop is totally inappropriate. The decision to change the usage of this building from a retail one to one that serves alcohol is profound and has already stirred up heated discussion amongst my neighbours.</p> <p>Other pubs in the area – from The Junction Tavern to The Assembly House on Fortess Road are situated on street corners, where their impact on local residents is at least minimised; the proposed Pickled Polecat pub would be situated slap-bang below a residential property and while the street already includes retail properties a pub would alter the character of this section of the road considerably.</p> <p>The impact to residents, particularly to those at 45 Fortess Road, would be huge. Apart from the internal noise nuisance to the flats above (and other flats in the building, because, as residents will attest, sound travels easily within the Kentish Terrace conversion) those flats directly above will inevitably have to deal with the noise of patrons congregating outside the pub – not to mention the chatter and smoke of patrons smoking outside during the evening. The fact that the applicant mentions the provision of a bench outside the venue will only encourage this.</p> <p>In the summer, when residents in stuffy flats will have to have their windows open this will present a considerable nuisance. And please bear in mind that many of the residents of Kentish Terrace have young children who they will want settled in bed by the time the pub shuts at 9.30pm (I have concerns, too, that this time is, to use the applicant own words “self-imposed” and that at some point in the future an extension of the licence may be applied for).</p> <p>Regardless of the fact that the pub will not have a TV or music it would be naive to think that in an environment where people drink that there will not be any noise. Furthermore, given the extremely bijou nature of the pub, I suspect people will be out on the street at busy times or if it proves popular. I do not have an objection of the concept of micro pubs per se (I’m a real ale drinker myself), nor to the regeneration of this part of Fortess Road but I do not believe this is the appropriate location for a pub. There is much window dressing in the application to make this venue sound terribly polite and middle class but at the end of the day a boozier is a boozier.</p> <p>In his application the proprietor is keen to point out that a micro pub is “a small freehouse that listens to its customers”. In a similar way I very much hope that the council listens to local residents when considering what I believe to be a wholly inappropriate application.</p>

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2014/5495/P	Nicholas Barnett	Flat 10 45 Fortess Road Kentish Town London NW5 1AD	22/09/2014 10:22:22	OBJ	<p>Dear Mr. Whittingham,</p> <p>I am writing regarding the proposed planning application.</p> <p>I am the owner of Flat 10, 45 Fortess Road, above the row of retail units which includes number 49, and the front aspect of my property is above these retail units.</p> <p>I would like to state my objection to this Planning Application.</p> <p>It is mine and my neighbours' opinion that the change of Retail Use from Class A1 (Retail) to Class A4 (Pub) is wholly unsuitable for this location. Fortess Terrace is comprised from the first floor by densely populated residential / domestic units. Unlike at the top of the road towards Tufnell Park, where there is a hive of commercial and leisure activity which the Polecat is no doubt trying to associate itself with, the residential units are not set back from the street and commercial units but are directly situated above them.</p> <p>Many of these residential units have families with children inhabiting them. I myself have a 8 month old baby (who goes to bed at 5pm) and a 3 year old child who goes to bed at 7pm. My concern is that me and my family will suffer a serious level of disturbance for the following reasons:</p> <p>Despite the Polecat's assurances regarding restricted opening hours, lack of music and entertainment, and small capacity, it belies the fact that 25 people in one establishment is still "a crowd". This is in distinct contrast to a retail unit which has a fast changeover of customers which may only amount to lets say a maximum of half a dozen at any one time. A crowd of 25 people in one place at one time will naturally generate a significant amount of noise - especially when the sale of alcohol is bound to make customers more loquacious and generate an even greater volume level.</p> <p>Because smokers will be forced to partake of their habit on the pavement there will be a congregation forming here too generating even more noise pollution and certainly smoke pollution up to our open windows and into our flats! In the warmer and lighter months this crowd will inevitably become almost unmanageable when people venture outside, whether they are smokers or not.</p> <p>These are points that you yourselves have rightly identified in your Pre-Application Advice and I believe your concerns must be upheld and the application refused.</p> <p>You state that: "... there are many residential uses adjacent to this location and that a drinking establishment could cause harm to the amenity of people living nearby...noise...litter...smoking". I would concur that this proposal would hasten the arrival of all these negative impacts.</p> <p>Whilst seeing the merit in the Polecat's business objective and ambitions I'm afraid that I feel this location is wholly unsuitable for a licenced establishment. It would be better if it found a more suitable site rather than one which should remain as a Class A1 retail unit being directly below residential properties.</p>

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I would kindly request that you please refuse the Application.

Please keep me informed on the progress of this application and of any amendments.

Yours sincerely,

Nicholas Barnett
