

Dike, Darlene

From: [REDACTED]
Sent: 28 October 2013 19:48
To: Planning; Freeney, Fergus; Harrison, Adam (Councillor); Parker, Hannah
Subject: VQ restaurant - complaints and objections
Follow Up Flag: Follow up
Flag Status: Orange

Dear Planning

Further to my email to Hannah Parker (see below), I am also emailing you with my objections and complaints about the VQ restaurant recently opened. Hannah I have added a few more comments.

Regards

[REDACTED]

Dear Hannah

I have read the emails being sent to you from residents of Bedford Court Mansions. I also want to add my complaint.

I live opposite this restaurant on the 1st floor, and therefore am affected by the recent developments.

Extractor: The previous restaurant was a Japanese restaurant, not a grill restaurant, and also was not open late. This new restaurant now apparently open 24 hours is a diner/grill restaurant, and requires a stronger extractor which according to the VQ representative (see email below), needed to be upgraded as the previous one was faulty. Nonsense, it wasn't faulty, it was just not suitable for a grill restaurant. In full swing last night, the smoke and fumes from the extractors could be seen spewing out of the extractor and coming across the road. With the air flow around the St Giles, the wind carries this to the opposite side of the road where I live. I had to shut my windows completely last night when I got back, my flat stunk like a smoke house. The noise is considerably louder, and now that it is open 24 hours, this is unacceptable. I normally sleep with the windows open, for fresh air, and coolness, and now I can't. I also can't have the windows open during the day for the same reason. This cannot be allowed to continue. As far as I am aware, the Japanese restaurant did not have planning permission in the first place to install an extractor.

Shutters: There used to be shutters on both side of the parking entrance/exit, the entrance side shutters were removed about 6 months ago, revealing an extractor. Im not sure if it has planning

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permission or not. Im assuming that they also took down the shutters so more light could get into the restaurant. Now that the extractor has been upgraded to a more powerful one, its is of great concern. At least when the shutters were in place, there was less noise, and certainly less fumes - however the point is do they have planning permission?

Light: Recently a new light has also been installed on the same wall as the extractor. It doesn't seem harmful but at night time, its like a search light and I also now have to draw my curtains, the light bean comes into my flat.

Opening times: We did not receive any notification concerning the proposed 24 hour opening of this new diner. Given the problems we have had and continue to have with the St Giles and its sub let businesses, I am not sure why licensing/planning felt they did not need to inform residents who would be directly affected by this decision. Surely if such a huge change in the opening times that would affect the surrounding area was submitted, residents nearby should be consulted. I understand that there were no objections, and the license to open 24 hours was granted in January. This is outrageous. Bedford Court Mansions, and in particular the apartments on Adeline Place have been fighting for years about the noise and disturbance caused by the St Giles and its businesses. Didn't the council think it strange that not 1 resident from Bedford Court Mansions opposed the 24 hour license? This could set a precedent should the restaurant on the other side of the St Giles, The Hudson, also apply for a 24 hour license. This is a residential area, also within a conservation area, and the council should be proactive in ensuring that residents are fully aware of any applications submitted by business that would affect the residents. We don't want this area to become Soho, or Covent Garden, we are a Mansion Block and have been here since around 1890, and we must be taken into consideration when the council makes its decision with any licensing or planning applications. Bedford Court Mansions, will be here long after any business that is opened on this site, and we must be consulted on any and all planning and licensing applications that are submitted. It is the councils duty to inform residents of such applications. We don't get applications first hand, you do and to approve a change in licensing hours without informing residents who live opposite is just not right. The St Giles is slowly becoming a 24 hour island, with restaurants, casino, bar with loud music - what else? The site is becoming over developed, and Im sure that if all these were applied for under 1 application at the beginning, it would have been refused

Windows: I note also that a planning application has been submitted for sliding windows (2013/6357/P). I object to this as this will only add to the noise disturbance late at night, and would only entice late night revellers who have moved on from a establishment that has closed which sells alcohol to this one that is open 24hours.

Deliveries: Since the Hudson and now VQ have opened, deliveries are starting as early as 5am. There was a huge refrigeration truck outside at 5am a few days ago with its engine on for 30 minutes whilst deliveries were made. Again unacceptable. 5 years ago I spent 5 weeks gathering evidence concerning deliveries to the St Giles, some as early as 3am and submitted this to the Council - Jenna Litherland and Lee Perella were my contacts from the council. The St Giles has a dedicated loading bay on Bedford Avenue, and the council enforced the planning restriction concerning deliveries which states that deliveries can only be made at this location and during specific times. As the VQ and Hudsons are part of the same building and were part of the original planning rules, they are bound by the same planning restrictions. This also needs to be enforced.

Change of use: Change of use from a restaurant ancillary to the hotel use (use class D1) to a separate freestanding cafe/bar (use class A3/A4). This requires planning permission as the use

previously at this location was a shop selling suitcases (use class A1). Has this been granted?

I read your reply to one of the residents, and understand that Maya Rhodes from Environmental Health will be visiting the St Giles next Thursday. I would be happy to be present if needed

Regards

