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19 September 2013

FAO Mr H Miller
Camden Council
Planning Department
Town Hall
Argyle Street
London WC1H 8ND

By post and e mail

Dear Sir,

PLANNING APPLICATIONS No. 2013/4690/P and 2013/4785/L and TREE POLLARDING APPLICATION

We are the freehold owners of No. 3 Perrins Court and we reside permanently at our property. We have the following points to make in relation to the above planning application:-

- 1 We understand that it is proposed that this will be a fish and chip shop. The effect on local residents, the public and other businesses from this type of activity will be considerable due to the intensity of smell this operation generates. The applicant wishes to erect a large extractor flue up the rear of the property and extend it above the roof line. The flue to the restaurant that previously existed terminated at ground level. The applicant wants to install a larger extractor which is going to be unsightly and noisier. This is likely to increase the noise pollution to the area. No account has been taken of wind pushing smells all over.

We know from personal experience the difficulty LB of Camden has had in enforcing to deal with noise disturbance from the poor restaurant flue installed by the same restaurant proprietor at Villa Bianca. We have suffered enough from noise disturbance from Villa Bianca's extractor fan and we and others now face further noise/smell pollution from another business operation from this same restaurant owner.

- 2 The applicant proposes that the new restaurant has 8 tables and 32 chairs plus a long seating bench at the front of the property. This is a substantial increase from the 7 tables and 14 chairs allowed for the previous restaurant (Base Bistro 2013/1750/TC). This is an increase of well over 130% in the seating outside even when you exclude the bench. All of this increases noise and disturbance for others. There is a bus stop and additional tables will be obstructive when navigating the reduced pavement space between the bus stop, seating/table area and

the public bench. There are times already when due to force of numbers, one can scarcely move and this will be exacerbated by increased tables and seating.

Given that this will be a fish and chip shop and the effects of noise and smells on the environment no seating should be allowed outside. Serving outside will mean the opening and closing of restaurant doors and the serving of food dishes which will all bring the food smells outside of the premises.

- 3 Allowing seating outside will cause fish and chips/frying smells to escape out the front of the property on to the street and the environment. Serving will increase smell pollution from the customers eating the food outside. I would refer to Oliver's fish and chip shop in Belsize Park and we can personally testify that the smell of fish and chips/frying can be smelt from within the 168 bus when passing this business. This type of operation generates a powerful and permeating smell. To have to live with this smell and breathe this smell as part of our lives is most unfair and not in the public interest.
- 4 We note that there is a patio area to the rear of the bistro with benches outside showing people sitting on them. If this is used then noise and smells will be brought round the rear of the restaurant into our street which is residential in nature.
- 5 *A separate planning application to pollard trees to the rear of the property has been made. Trees and vegetation are essential to Hampstead's environment and should not be hacked down to allow extractors which are shown to take up the whole of the rear area behind the back addition. This should also be rejected.*
- 6 We note that the basement is to be used for cooking and we express our concern with the fire risk and means of escape.
- 7 Selling takeaway fish and chips will mean that this smelly food will be transported outside of the premises and eaten in neighbouring streets including Perrins Court which is semi-pedestrianised. So again, we will be exposed to this particular food smell and will discover discarded packaging in and around Hampstead. We would refer to the Hampstead Creperie. We have witnessed its patrons discard the food wrapping onto the pavements of Hampstead and have seen this rubbish lying strewn until cleaning.

Please note that the restaurants activities will affect other residents living near to the fish and chip shop and also the general public. There is a risk that this type of restaurant with outside seating will blight the area.

The above are our reasons for opposing planning applications No. 2013/4690/P and 2013/4785/L and we trust that the Camden Council will reject the planning application. The applicant has also made a separate application to pollard trees to allow for this work to be undertaken (see 5 above). We would also ask the council to refuse this also.

Yours sincerely

