

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3267/P	Diana Mavroleon	19c Swains Lane HIGHGATE N66QX	28/07/2015 00:30:19	COMNOT	<p>At no point since this application was submitted have any of the (potentially effected) residents living on Holly Lodge Terrace ie the flats above and to either side of the proposed development, been invited to take part in any of the discussions held between the Holly Lodge Estate Committee nor the Swain's Lane Committee. I think it is important that this fact be known.</p> <p>Like virtually everyone in the neighborhood, I would welcome Gail's Bakery at no 21. However, there are several issues re. the development application that cause other residents and me great concern, and I believe that my views are shared by us all.. Several of these relate to matters that have not been included nor made apparent on Gail's application.</p> <p>At no point have any residents on Holly Lodge Terrace been informed of an alteration to "Closing Times". We have been under the impression that close of business would be at 6pm (as opposed to 8pm which is the time now being suggested). I am firmly opposed to a later closing time than 6pm and for the following reasons: Whilst a "bakery" is a welcome addition to Swain's Lane, yet another premises catering food and drinks to the public is totally un-called for. Swain's Lane currently has three cafe/restaurants, plus 2 further cafe/restaurants within 20 yards of the Lane; and with the new development at the end of the Lane to take place later in the year - there will most likely be another.</p> <p>I am opposed to THIRTY seats being placed on the fore-court in front of no 21 to cater for passing trade. This amounts to at least ten tables placed in three rows on the forecourt. I live at no 19c Swain's Lane. Kalender Cafe is to one side. The side awnings to Kalenders are virtually constantly drawn down for protection from wind, rain and sun. Both the top and side awnings of Kalender's constantly screens off light and vision to residents living to either side of it. Whilst this has had to be accommodated by residents here, to have another wide awning potentially with "side awnings" to the other side of our homes is un-acceptable. We would literally be "penned in by awnings and tables! The awning (currently in place) at no 21 is half the length of Kalenders; Theo's hair salon is a third in length and St Anne's shop is even smaller. Gusto's pizzeria is next door to the west side of Kalender Cafe (same owner) and has the same length awning length as Kalender's. This means that a lot of light and vision is lost to residents here to the west side of the Lane. The east side is the only stretch of light and vista that we enjoy. The west side has been taken away from usTherefore I would like to request that a stipulation is made that ensures Gail's awning remains no longer (ie from building outwards onto the forecourt/pavement) than is currently in place.</p> <p>Until 2 days ago I had never been informed that Gail's Bakery was to be a cafe. Furthermore that there was to be a planning application to construct a "conservatory" or "commercial extension" in the rear yard. Apparently this space would be used as a "family room". This is apparently what is being discussed between Gail's and the committees here. No person on either Holly Lodge nor Swain's Lane committee actually lives on the terrace. Their lives are not effected by the early morning and late night catering at Kalenders, nor the 10pm closing hour at Tesco, the noise of early and late deliveries, nor the shortage of resident parking spaces. All these issues impact residents on the terrace on a day and night basis. To then have yet another "catering" situation effecting the only peaceful and truly private space left to</p>

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us, the roof terraces at the rear of Swain's Lane, is totally unacceptable. Noise and light pollution, the extreme change to the environment of a residential atmosphere is something we should never have to face.

I am totally opposed to any form of "catering/commercial" development taking place in the yard to the rear of no 21.

If a "staff room" is to be built there then I would ask for this to have a solid roof design, as opposed to a glass roof that would omit light pollution from as early as 4pm during the long winter evenings. Bedrooms are to the rear of the terrace flats. The first floor bedrooms would be most effected by noise and light pollution. The development of a cafe conservatory there would set a precedent for other catering situations. It is crucial, therefore, that the rear yard not be used for any form of business use other than storage or a staff room.

I would like to propose that these stipulations be put in writing in the Lease Contract to include that close of business should be no later than 6pm. That there could be no "special events" licenses applied for. I would also like to be notified of details re. the "extractor fan" to be installed to the rear of no 21. Residents are still badly effected by noise pollution from Kalender cafe to the west side. A "bakery" that bakes biscuits on site is what we had expected. Not a full blown cafe and at either end. This is a very serious concern.

I would like to know what "Class A1" constitutes on Gail's application.

I would like to see confirmation that at no point would alcoholic drinks be served at Gail's, nor the serving of "hot foods".

An in-depth consideration regarding the protection of our peace, quiet, privacy and environmental atmosphere to the rear of the properties needs to be in writing. The rear roof terraces that are recreational spaces for Freeholders, Leaseholders and tenants of the terrace are our havens. A commercial development that extends this far would be disasterous, disrespectful and un-neccessary.

Design wise, I disagree with the "joining of internal and external spaces". This would only add to noise carrying up into the homes above and especially the first floor residents.

I would like to be involved with and informed of all developments and considerations re this planning application from here on.

Thank you for the opportunity to present my views.

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