

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3266/P	Diana Mavroleon	19c Swains Lane N6 6QX	31/07/2015 00:28:06	COMMNT	<p>I have commented on this application, in part, in a previous comment that relates to application no.2015/3267/P. This was prior to my realizing there were 2 seperate applications re. Gail's Bakery. Below sets out my reasons for opposing the "conservatory" proposal application.</p> <p>As fore-mentioned, Swain"s Lane is already home to 3 cafe/restaurants with a further two within 20 yards of the end of Swain"s Lane. When I was originally told that Gail"s had taken over the Lease to no 21 I was informed that it would be for the purposes of an "artisan" local bakery. What now transpires is that they intend to place no less than 30 seats on the front forecourt for "catering" purposes (that amounts to no less than three rows of tables jutting out onto the forecourt, plus a large awning, plus possibly having an open fronted shop to the street, plus construct a further commercial facility, also for catering purposes, with a glass ceiling to the rear of the property in the yard that is being described as a "conservatory".</p> <p>I am totally opposed to any form of commercial, catering or any other public use of the rear of house yard areas because of the noise and light pollution carrying up to the residential flats and our terrace gardens above. Commercializing the rear yard would also set a precedent for other developments of this sort.</p> <p>The rear of Holly Lodge Terrace has, until now, been the only private and quiet part of the homes here that enjoy an environment set apart from the hussle and bussle of the front of house. This location is situated in a "residential" setting, as opposed to the FOH which is active and noisy often until 11pm. We also live with early morning deliveries that include a regular weekly (at least) 1.45am glass collection from Carob Tree restaurant on Swain"s Lane (ie many glass bottles crashing into a collection lorry!).</p> <p>The fact that Gail"s is applying to stay open until 8pm I am strogly opposed to (we were informed it would be a 6pm closing time which is normal hours for a bakery). The original version of what Gail"s impact would be here on the Lane seemed attractive...ie a good local bakery. This has now transformed into an entirely different proportion of enterprize that includes a large proportion of catering. This is not in line with Gail"s (many) other businesses (ie Belsize Park, Hampstead, Notting Hill et al). Images of these are on the internet.</p> <p>Use of the yard for a staff roof or/and storage would be acceptable, preferably without a "glass roof" that would throw light into what would otherwise be a totally dark space, which is what I believe residents here would prefer.</p> <p>I would like to have it included in Gail"s lease agreement that the closing time be 6pm, that no alcohol be served, no late opening hours extensions, a non-glass roofed construction in the rear yard, no more than 12 seats to the front of house, an awning no larger than the current sized one that is in place. I would also like more details on the model of extractor fan to be installed to the rear of building.</p> <p>Thank u for the opportunity to make these comments.</p>