

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3916/P	Lilah Raptopoulos and Alistair Dixon	24 Fairfax Place	11/08/2015 11:07:38	OBJ	<p>We are residents of 24 Fairfax Place, a mews directly behind 51a Fairfax Road, and are very concerned to learn that, once again, there has been an application to open a restaurant at 51 Fairfax Road, with Full Planning Permission and additional A3 approval requested.</p> <p>Under Camden"s Development policy, DP26 in particular, the council promises to protect the quality of life of occupiers and neighbours by granting permission only for development that does not cause harm to amenity. A restaurant at this address would seriously affect the amenities enjoyed by residents, especially the peaceful enjoyment of our homes.</p> <p>-In Fairfax Place there is will be serious nuisance from additional traffic both in the mews in front of our home and in the narrow access road between our flat and the proposed restaurant premises. There will be additional noise and traffic movement from deliveries of supplies, collection of food waste/general waste and bottles, as well as the arrivals/departures of staff. In addition there will be staff taking breaks at the rear door of their unit by the stairs (at the same level and immediately behind our flat).</p> <p>-the air conditioning and kitchen extractor fans will be close to our back windows and will run until late at night. We will have to keep our windows shut.</p> <p>-In Fairfax Road itself there will be disturbance from customers arriving and leaving the premises and standing around in the street, disturbance from cars arriving/departing, disturbance from staff leaving after customers have gone, noise from customers drinking and eating at pavement tables, with noise and cigarette smoke drifting into windows, and general noise/disturbance</p> <p>-Food waste brings an increase in vermin: rats and foxes are already a continual nuisance.</p> <p>-La Delizia, the previous occupants, had problems with anti-social behaviour when police had to be called, and we are anxious that this should not again become a problem.</p> <p>For the 51-53 Fairfax Road site, of which 51A is a part, there have previously been 3 applications refused and 2 appeals. The Appeals Inspector decreed that a restaurant at that address could have a maximum 45 covers and opening hours strictly limited. Hours when customers could be on the premises were limited to 8am to 9pm and outside seating hours limited from 8am to 7pm, as were deliveries/rubbish collection etc.</p> <p>However, the current application is for Full Planning Permission, extending A3 restaurant use, no doubt meaning additional covers, and we are very concerned about these earlier limitations from the Appeal in August 2014 being over-ridden.</p> <p>We do not need more restaurants! There are already 4 restaurants in the small parade of shops between the roundabout and 50 Fairfax Road. And many additional ones in the surrounding area. The Inspector of Appeals acknowledged that 51-35 Fairfax Road is in the quieter, more residential section of the</p>

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whole parade.

We, therefore, ask the Planning Committee to note our OBJECTIONS and to DISMISS this Planning Application for additional A3 to be added to the premises.
