
From: Bushell, Alex
Sent: 13 August 2015 17:29
To: Planning
Cc: Haji-Ismail, Zenab; Hancock, Elise
Subject: FW: OBJECTION to Application no. 2013/7370/P 51a Fairfax Road NW6 4EL

Representation on 2015/3916/P – the subject field is an earlier application.

Pls log as objection in the usual way. We don't need to respond directly.

Thanks

Alex

Alex Bushell
DM East Area Team Manager

Telephone: 020 7974 2661

From: Hancock, Elise **On Behalf Of** Wheat, Frances
Sent: 13 August 2015 13:15
To: Bushell, Alex
Subject: FW: OBJECTION to Application no. 2013/7370/P 51a Fairfax Road NW6 4EL

Hi Alex,

Please see the email below regarding an objection to Application no. 2013/7370/P. Can you please arrange for a response to be sent to Ms Fenner on behalf of Frances. Please copy Frances into the response.

Many thanks,

Elise.

From: Liz Fenner [mailto:██████████]
Sent: 13 August 2015 12:12
To: Haji-Ismail, Zenab
Cc: Minty, Stuart; Beaumont, Elizabeth; Wheat, Frances; Rhodes, Maya; Pasfield, Lucy; Consses, Shannon; sue.vincent@camden.co.uk; flick.rea@camden.co.uk; phil.jones@camden.co.uk
Subject: OBJECTION to Application no. 2013/7370/P 51a Fairfax Road NW6 4EL

OBJECTION to Application no. 2013/7370/P 51a Fairfax Road NW6 4EL

I ask that Councillors have due regard to Camden's Development policy, DP26 in particular, in which the Council promises to protect the quality of life of residents 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 their homes.

This point has been noted by past Planning Inspectors in their Reports regarding the 51-53 Fairfax Road site, of which 51A is a part. There have previously been 3 APPLICATIONS REFUSED and 2 APPEALS, the outcome of which was that any restaurant at that address would have a limited number of covers, opening hours strictly regulated to 8am to 9pm and outside seating hours restricted to 8am to 7pm, as were deliveries/rubbish collection etc. Further, an application for a late night hot food takeaway at No. 47 was refused some years ago entirely due to its effect on people's enjoyment of their homes.

My flat above a garage at 24 Fairfax Place backs on to the rear of the proposed restaurant situated across an only 6 metre-wide service road. A canyon effect is created by the five floors of the Fairfax Road properties and the Fairfax Place flats above garages, magnifying all noises from delivery lorries, **plus collection of food waste, general waste and bottles. The food waste is likely to attract increased numbers of rats and foxes with which we already have problems. It will become disruptive and intolerable so close to one's home. A harm to amenity.**

The plans currently appear to show an old air conditioning unit being kept, which is known to have illegal, too-noisy acoustic readings, and a vent delivering kitchen extract immediately onto the access road and into the windows of the flats above garages behind, without the required flue taking cooking smells up to roof level. Night-time quiet will also be disturbed by noise from commercial extractor fans. A harm to amenity.

The currently largely-unused back door to the premises behind my flat will suddenly become the access for staff arriving and leaving, for delivery of stores, for putting out of rubbish at un-social hours and, no doubt, will **again** become a magnet for staff congregating on the outside steps smoking and groups of youngsters with drink/drugs creating a nuisance (reported to police on a number of occasions previously). A harm to amenity.

Fairfax Place, a narrow cobbled cul-de-sac mews, already experiences parking problems which will be exacerbated by restaurant patrons looking to park their cars whilst eating. A harm to amenity.

In Fairfax Road itself, where, in this block, ground floor units are occupied by businesses closed latest by about 6.30pm, a restaurant will make a huge difference to the quiet enjoyment of their homes by flat-dwellers above No. 51 and nearby. There will be **additional late-night activity, noise and disturbance from customers and staff arriving/departing, plus more traffic and an increase in parking problems. A harm to amenity.**

No doubt there will be pavement tables with people chatting and smoking immediately below the flats where residents will experience cigarette smoke and noise through open windows and ventilation bricks. And, after the previously-regulated closing hour of 9pm, no doubt there will be patrons and staff lingering talking on the pavement below. A harm to amenity.

We do not need more restaurants! In the small parade of shops between the roundabout and 51a there are already 4 restaurants, some originally permitted around 40 years ago but unlikely to receive approval today for all the above reasons – however these are closed in the afternoon, affording some respite to residents of the flats. Plans for 51a are that it will remain open all day. A harm to amenity.

Current drawings imply a maximum of 20 seated diners (excluding pavement tables), with a kitchen and toilets at the back and counter and display area at the front ... and a similarly-sized basement below intended "for storage". There's absolutely no way that such a space, already fitted with an expensive kitchen, is going to remain unused, with rent and rates paid on it just "for storage". I fear that future plans will be made to extend the A3 space to the lower floor. A further harm to amenity.

Please note that I am OBJECTING to an application for further restaurant use at this property.

Elizabeth A Fenner
24 Fairfax Place, London NW6 4EH