

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/5197/P	BIM Ltd	205 King's Cross Road London WC1X 9DB	02/05/2016 23:12:37	OBJ	<p>Dear Sir or Madam:</p> <p>As the owners of 205 King's Cross Road - the property immediately adjacent to 203, we object to the planning application at 203 King's Cross Road for change of use to takeaway and installation of flue.</p> <p>The property at 205 King's Cross Road consists of two residential flats and a men's hairdresser. A change to takeaway will detrimentally worsen the local air pollution and affect the health and wellbeing of residents living in such close vicinity. The reasons are discussed below - a change of use to takeaway will :</p> <ol style="list-style-type: none"> 1. Increase noise (from kitchen ventilation systems, extractor fans, air conditioning unit, and increased thoroughfare) 2. Increase odour (from food preparation, cooking, grilling, frying and waste/sewage from food processing) 3. Worsen air pollution and increase dust (from air particulates from cooking, and exhaust fumes from flues) 4. Increase emission of harmful fumes and smoke (increase in noxious fumes such as carbon monoxide and carbon dioxide production as a result of cooking and food processing. According to the Environmental Protection Agency, these can enter a resident's home and create a more concentrated air with pollutants, as indoor air is likely to be recirculated due to closed windows – and windows will have to be closed as a necessity due to increase noise, point 1) <p>These offensive nuisances will UNREASONABLY affect the use and enjoyment for residents living in neighbouring properties, and therefore constitute a BREACH OF LAW relating to statutory nuisance.</p> <p>In addition, we would like to point out that the Accoustic Report attached to the application is grossly incorrect. In the Results (Section 4) and Discussion (Section 5), it states that “The closest noise sensitive receiver to the installation location, as shown in 13565.SP1, will be a residential window of the Second Floor, located approximately 3 meters away from the proposed flue duct termination.” This statement is grossly inaccurate and the surveyors failed to take into account the residential unit at the ground and lower ground floor of 205 King's Cross Road. Therefore, the closest noise sensitive receiver from the noise of the takeaway (not limiting to the flue, but also including ventilation systems, extractor fans, air conditioning unit, and increased thoroughfare) are actually patio doors and windows from the ground and lower ground floor apartment. This will unreasonably affect the use and enjoyment for the residents immediately next to the takeaway, and those living in the nearby vicinity.</p> <p>Lastly, we would like to highlight the commitment Camden Council has put forward as ‘Green Action for Change’ – Camden’s environmental sustainability plan with the council’s goals to create a low carbon borough, and to increase green actions taken by businesses, such as reducing Camden’s carbon emission and improving air quality. The above application and its subsequent harm to the environment and air pollution violates Camden Council’s commitments for a greener borough for the benefits of its local residents.</p> <p>For the above reasons, we therefore urge the Council to consider first and foremost it's residents’ health and wellbeing by declining the above application.</p>