



**Planning Application: 2016/3401/P**

Mia Restaurant: 135 Finchley Road London NW3 6JH

Dear Amy Grace Douglas

I am the Chair of the Cresta House Residents Association which at 133 Finchley Road is immediately next door to the proposed development at 135 Finchley Road. I am writing to object to the above application to build out on the space between the restaurant/bar and stair/access to the Swiss Cottage Tube station.

Before raising my specific objections, it is essential to clarify whether or not the owners of Mia Restaurant/Bar actually own the premises that are the basis of this application and on which they have already begun to build.

I ask that the Council satisfies itself and the public that this piece of land was indeed bought by the current owners and not just tacked on to their application because no one else appears to own it.

Historically, the area has been a no-man's land of accumulating uncollected rubbish that neither TfL, Camden Council, nor the then-various owners of 135 Finchley Road would accept responsibility for. While TfL, Camden, and 135 Finchley Road evidently each own one of the outside 3 walls, not one of them has ever laid claim of ownership to the derelict space between these walls. Camden's records will show endless complaints about the build up of rubbish in this space precisely because no one would take responsibility for it.

I ask that we be shown proof that Mia Restaurant has ownership of this space – as until this has been confirmed, it seems pointless to lodge specific objections to this application.

The applicant claims in his application that he seeks no change of use for this space: that all he wants to do is make a decking area with planters and ballustrades. While it would be remarkably generous of him to transform this derelict area for the delight of the public who pass by – one suspects that the applicant intends to use the space as an outdoor extension of his restaurant/bar – with patrons sitting, smoking, drinking, and eating there - in which case all manner of further objections would arise.

As I say, I will wait to raise these and further objections as all objections hinge on whether or not the land in question is owned by Mia and whether the applicant has the right to seek planning permission for this space at all.

Kind regards

Edie Raff

Chair

Cresta House Residents Association

p.s. I hope to be allowed to make a representation at the Council meeting. Can you please confirm this?