

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/1356/P	Mr Michael Eden	Flat 13 Cranfield House 97-107 Southampton Row WC1B 4HH	05/04/2017 10:38:53	OBJ	<p>As a resident of Cranfield House I object to this change of usage. There are 3 major points:</p> <p>1 - Our flats do not have individual water supplies or Central Heating systems - they are communal and all pipework passes through the basement at ceiling height. The valves and stop-cocks are all located within this area. I do not understand how we will have access to the necessary pipework if it is subsumed within the restaurant.</p> <p>2 in recent years we have had several problems with drainage caused by the waste from the restaurants. The basement has been flooded on numerous occasions and each time it has been caused by the fat and grease from the restaurants, on one occasion a resident found a worker from the restaurant pouring cooking oil directly down the garage drain. This would mean relocating the drainage and fat pit from the basement or having the restaurants and landlord more responsible for the communal drainage.</p> <p>3 the lift shaft motor room for the north lift for the block is located in the proposed new area for the restaurant - how will we be able to get access to this 24/7 if the lift goes out of action? Particularly concern to us is when the restaurant is closed.</p> <p>Despite all these problems there is also the increased smells from the restaurant's cooking. The ventilation from these premises is directly into our garden, there is no feasible way that ventilation could be moved and we would all suffer from the smells and smoke, particularly during warm weather when we would want our windows open. Although the restaurant's license is A3 they regularly cook on the premises but have never been given an A1 license. The current occupiers of the restaurant and dreadful neighbours, they leave the gates open when they put their rubbish out and leave us vulnerable to intruders, they leave waste uncovered outside the back of the shop and children playing in our gardens can easily access this. On one occasion at a block garden party a rat was seen at their back door with the rubbish. They have set off our fire alarm on countless occasions when they have been cooking and their smoke detector activates.</p> <p>We have contacted the Leaseholder - Bedford Estates – many times about these issues but they are never fully resolved, occasionally things are better for a day or two and then they revert back, Bedford Estates are not a proactive Landlord to their commercial tenants.</p> <p>I can see no good reason to allow this application.</p>

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