

[REDACTED]

From: Diver, John
Sent: 12 April 2017 12:16
To: Planning
Subject: FW: 51 Fairfax Road Variation of conditions OBJECTION

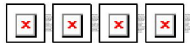
Afternoon,

Could you please upload this objection comment for application ref. 2017/1755/P

Many thanks,

John Diver
Planning Officer

Telephone: 02079746368



From: Liz Fenner [REDACTED]
Sent: 11 April 2017 22:25
To: Diver, John

[REDACTED]

Subject: 51 Fairfax Road Variation of conditions OBJECTION

Dear John Diver

As a resident of Fairfax Place, the owner of 24 Fairfax Place which backs onto the service road behind the deli/restaurant, and one of the people originally objecting when the owner of "Interni" furniture shop, without any planning applications or consents, on a whim, changed the use of the site to "La Delizia" deli/restaurant/late night party place, I am horrified to see the manipulation of the truth by the new owners and their request for variation/discharge of Conditions. These strict Conditions were put in place to safeguard the peaceful enjoyment of their homes by residents in properties surrounding No. 51 Fairfax Road.

All the planning/operating Conditions imposed on this property by Planning Inspectors, following 2 Planning Appeals before the current mob took over, have been totally disregarded. They have gone into fitting out and occupation of this site in the full knowledge of these Conditions and, so far, have shown absolutely no intention whatsoever of complying with any of them, except for putting up the flue.

Among other things, the restaurant/deli owners appear to be trying to prove that the background/ambient noise in the surrounding area is so high that any noises emanating from the flue, the restaurant and patrons, kitchens and staff are negligible when set against it. This, of course, is not true. All the other properties in that parade of shops, and as far down the street as the pizza restaurant, are closed by, say, 7pm, with the exception, on occasion, of the Chabad, which is heavily linked to the restaurant/deli.

It is essential that Camden takes its own measurements after 7pm, preferably without the intrusion of the noise from the beauty salon's illegal aircon unit, previously disconnected by Camden. The nuisance and disturbance created by this restaurant will be felt most severely by we residents in the evening, at night, and in the early morning when they currently have their rubbish removed between 5am and 5.30am (Conditions insist not before 8am).

Although a flue up to the roof has been fitted, it is noisy and has a strange, intermittent action.

As you will know, all windows are supposed to be double-glazed and fixed shut. Voices of kitchen staff and diners are loudly audible in the service road, both from the single-glazed large back and side windows and even the smaller double-glazed ones ... especially, as you would imagine, when the windows are wide open!

There is obviously no intention whatsoever to close at 9pm when, under the Conditions, everyone – diners and staff – must be off the premises. Cooking goes on well into the night, often until midnight, even until 1am.

In addition to this noise, staff, accessing the outside area via the rear door, which, under Conditions, is to be kept shut at all times, are taking breaks and sitting on the steps at the back chatting, smoking and drinking. Whilst this outside space is at ground level compared with Fairfax Road, it is at first floor level at the rear of the building, thus making it closer to the living quarters of residents of the flats. Unacceptable and definitely to the detriment of amenities.

I beg you, if you can't close them down, please do all in your considerable powers, and those of your colleagues, to insist that the strict Conditions must be complied with for the benefit of residents in the adjoining and neighbouring apartments.

Elizabeth A Fenner
Resident of Fairfax Place and Owner of No 24 Fairfax Place NW6 4EH