

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/3702/P	Angus Sutherland	27 BIrchington Rd NW6 4LL	03/08/2017 12:12:09	COMMNT	I would like to object to this application, as it will do nothing to address the problems encountered while the wooden decking was in situ. As far as I'm aware, when a license was granted for a restaurant on this site, it was not with permission for external use, with good reason as our peace has become blighted by noise in the early hours of the morning from customers of Villa Ronel using this outside space. A terrace for customers would completely out of keeping with the rights of residents to enjoy peace in their homes late at night. The wooden terrace now removed was often occupied by noisy customers during the early hours of the morning. There has also been a marked deterioration in hygiene standards at that end of the street, with black bags left over the road by Iceland, and food waste overflowing from bins.
2017/3702/P	Andrew and Tara Hamel-Smith	33a Birchington Road	03/08/2017 12:37:48	OBJ	We object to the application for a brick terrace at 46 Birchington Road i.e. Vila Ronel. In relation to a similar application for a wooden terrace at the same address we raised various objections. We ask that you take those objections into consideration when considering the current application. In relation to the current application, we add the following key points: (1) We expect that a brick terrace (notwithstanding its lower rail height compared with the wooden terrace) will still be an incongruous and bulky feature on the street, particularly given the simple form of the subject property, which is not a brick building. (2) On the previous application for a wooden terrace, the appeal inspector mentioned that conditions could be used to restrict hours (thereby protect the amenity of local residents). We respectfully note that the question of whether conditions could be used to restrict hours is not a theoretical one, but rather a matter on which we have nearly 18 months of actual experience. The reality is that Vila Ronel seems to have little regard for conditions. On the planning side, they have consistently breached the conditions regarding the hours of operation and the time by which noise generating activities must cease. This is particularly an issue when Vila Ronel hosts larger events in the evening, which have tended to run past the permitted opening hours, and then end with people congregating on the terrace well past midnight. In this regard, it is worth noting that Vila Ronel's business also includes larger parties and events, not just casual dining. But even on a normal night it is not unusual to have clean-up noise (e.g. glass bottles being poured into outdoor bins – I am sure you know the noise this makes) after midnight in breach of planning conditions. On the licensing side, Vila Ronel regularly (nearly daily when the weather is warm) breaches conditions regarding the 6pm time by which they must stop using the terrace and render the outdoor seating "out of use", with people drinking alcohol and chatting into the evening. Similarly, if Vila Ronel has a dispersal policy for larger events, as required by their licensing conditions, this policy does not seem to be effectively applied. Vila Ronel's track record of failing to comply with conditions regarding use of the previous wooden terrace, is highly relevant to the question of whether conditions regarding use of a new brick terrace can effectively be applied to protect the amenity of local residents. (3) Finally, the terrace would effectively increase the size of the subject property and its business, and therefore increase its impact on local residents, including in relation to availability of parking late into the evening.