



Dear

We are writing to voice our strong opposition to the development Roofoods have begun at the site to the rear of 115 - 117 Finchley Road. We believe that this site is utterly unsuitable for the kind of business Roofoods is planning to run from it. This is a peaceful, densely populated residential area, not an industrial or transport site.

As we have lived on Dobson close for over 12 years we know the area well. We believe that the quality of life for the many residents in this area will be ruined by the Deliveroo business, polluted by the cooking fumes and the odours they carry, the noise, the traffic congestion, the increased traffic hazards and exhausts it will produce.

Presumably cooking fumes will be removed from the kitchens via extractors and released into the surrounding air via exhaust pipes. When a branch of Kentucky Fried Chicken previously occupied one of the units near the Foodlink convenience store, the cooking fumes from its single kitchen were very unpleasant, invading the surrounding air, particularly in the nearby gardens and adjacent rooms at the rear of the blocks on the Eastern side of Dobson Close. The prospect of multiple adjacent kitchens each emitting a different range of odours is unbearable.

The area cannot support any more delivery vehicles than it already has. Hillgrove road already has a tendency to become congested by delivery vans and lorries and the congestion in the eastern section of Belsize road is further exacerbated by the taxis and minicabs which service the underground station. This congestion has been steadily increasing during the time we have lived here, with large quantities of exhausts. More delivery vehicles, plus an additional fleet of delivery motorbikes and scooters, driving in and out of the area throughout the day and the evening, is going to have a very negative impact indeed.

In addition, we are concerned that not only will the delivery moped drivers become a target for thieves they will greatly increase the risk of accidents as they frequently exit and enter the driveway which runs alongside the building housing the kitchens, onto Finchley Road, as this section of Finchley Road is a busy red route, adjacent to a bus stop and frequented by many pedestrians.

Should the delivery drivers exit the site via the carpark, onto the eastern end of Belsize Road instead there would also be an increased risk of accidents as this section of road is also frequented by large numbers of pedestrians exiting and entering the Swiss Cottage tube station or coming to and from Finchley Road.

Finally, we were appalled to learn that *prior to* obtaining proper planning permission Roofoods have already begun to build the numerous 'box' kitchens in the former warehouse along the southern end of the site. This development includes the digging of a trench which runs from the kitchens building right across the private car park, out onto the eastern end of Belsize road. This trench houses a large blue pipe to service the kitchens.

We look forward to hearing from you.

Best Wishes,

Lis Fields and Mark Hutchinson

53 Dobson Close



Development Control  
Customer Service Team  
5<sup>th</sup> Floor  
Camden Town Hall  
London WC1H 8EQ

**Attention Tessa Craig**

11<sup>th</sup> October 2017

Dear Madam,

**Representation Re : Premises Application No. 2017/4737/P**

117 Finchley Road , Swiss Cottage

Roofoods Limited (Deliveroo)

I was horrified to learn about this inappropriate suggestion of establishing the above business at the above address. Why hasn't consideration been given to the residents whose safety will be jeopardised by Deliveroo mopeds, motorbikes and scooter riders who will be coming and going nearly all day and night right near the tube station and playground. Deliveroo should be in an industrial estate not a residential area.

As a result of supply vans coming and going to this area, Deliveroo will be increasing dirt pollution and noise pollution.

Please give this application the serious consideration it urgently needs.

Yours faithfully



Elizabeth Parlons



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**Comments on a current Planning Application - Ref. 21073139**

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**Planning Application Details**

Year	2017
Number	4737
Letter	P
Planning application address	117 Finchley Road
Title	Mr.
Your First Name	Tony
Initial	
Last Name	Graff
Organisation	
Comment Type	Object
Postcode	NW6 4RX
Address line 1	39 Belsize Road
Address line 2	LONDON
Address line 3	
Postcode	NW6 4RX

Your comments on the planning application

Dear Planning Officers,  
Re: Our MAJOR OBJECTION to Roofoods Ltd t/a Deliveroo application for Premises Licence,  
Application Ref No. APP/PREMISES-NEW085178  
Application no 2017/4737/P  
As residents of Belsize Road we wish to strongly object to the granting of a premises licence to the above, on the grounds that:  
- It is very unsafe on a small, no-through road (Belsize Road) with the tube at the top end and lots of pedestrians constantly walking up and down to and from the tube to

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**Planning Application Details**

have mopeds speeding up and down all day and night and this will lead to accidents

- The noise created from mopeds/shouting of drivers/horns would be totally unacceptable on a residential road
- The queuing of mopeds waiting for orders would be loud due to engine noise/shouting/talking, especially late at night
- The road already has Tesco's by the roundabout which has definitely increased the amount of traffic in Belsize Road and often our driveway is blocked due to lorries parking on double yellow lines in front of our house and food delivery vans supplying this new application would make it hard to get out onto the street
- Many cars use the road to turn around in due to Tesco's and more mopeds/bikes/delivery vans etc. will cause further congestion and accidents
- Food waste created by these premises which will inevitably be left around causing vermin and foxes, as well as a bad smell due to waste
- The recycling and other big black bins at the top of Belsize Road are already overflowing with refuse. This new place would cause even more garbage to be on our street

In conclusion, this is not at all suitable for a residential street and we strongly compel you to consider these points and reject the application and any others like it. We have lived on this road for 17 years and really feel that our everyday life would be negatively affected.

Thank you for your consideration.

Regards,

Mr and Mrs Graff

**If you wish to upload a file containing your comments then use the link below**

No files attached

**About this form**

Issued by

Camden Council  
Customer feedback and enquiries  
Camden Town Hall  
Judd Street  
London WC1H 9JE

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About this form

Form reference

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