

Joanne Blagden



24 October 2017

Ms Tessa Craig
Planning Officer
Planning Solutions Team
Camden Council

By email

Dear Ms Craig

Re: Planning Application 2017/4737/P
Unit to the rear of 115-119 Finchley Road London NW3 6HY

I write in connection with the above planning application. I wish strongly to object to this application on several grounds as set out below. I am a local resident in the building adjacent to these planned works.

This application relates to the building of 9 kitchen units for the purposes of supplying takeaways. This application contains no details and makes no reference to the running of the delivery business and merely covers the new plant machinery. It should be rejected and a request made for further information relating to this.

There is no mention of increased access to the premises by vehicles supplying goods, or by waste and delivery collections. There are two access points to the premises and I request that the planning application officers make a site visit to see these access points.

My observations are:

1. The impact of new uses of buildings or of land

The building of 9 new kitchen units is obviously a change of use yet the application makes no reference to a change of use in several places.

The summary of the application states:

Existing Land Use A1 Shop, B1b Business - Research/Development/Industrial
Proposed Land Use B1b Business - Research/Development/Industrial

The Application form states:

Section 14. Existing Use: Mixed B use class

Section 16: trade Effluent: Does the proposal involve the need to dispose of trade effluents or waste? No

However, it would appear that this should include an application to change the use? It is changing to A5 (Hot Food Takeaways) for the sale of hot food for consumption off the premises. But the application states it is B1c which is light industry appropriate in a residential area. Hundreds of Deliveroo vehicles, kitchen noise, supplies and waste are not appropriate to residential areas. One kitchen is light use, 9 is significant and more like a whole high street of restaurants.

The plans are for 9 new kitchens. This will create an increase in the trade effluent and waste as there have not been 9 kitchens there before.

The Planning design and access statement.pdf states:

*“2.15 It is important to note that the operation does not provide any facility for customers to pick up their food directly and **the operation is entirely restricted to the interior of the building**. The concept relates only to the preparation and dispatch of food as a commercial operation. For these reasons, the unit is solely used as a commercial kitchen which falls within the classification of a B1c use class as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended). Indeed, this is typically taken to comprise: ‘any industrial process being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.’”*

The support documentation claims that there will only be internal use. However, this makes no allowance for the Deliveroo vehicles that will come hand in hand with a large delivery business. This is clearly a change from what has been on the premises before and requires permission. It is not an industrial process and, if it were, it is not suitable for a highly residential area. It should be a change of use to A5 (Hot Food Takeaways) for the sale of hot food for consumption off the premises. It is not a commercial kitchen, it is 9 commercial kitchens.

In the application form, section 20.

No hours of opening submitted

These noise reports suggest that these premises will be operational 09:00 – 23:00. This will be a change from the current use.

2. The impact of noise from plant equipment

The application includes a noise report, Noise Report.pdf. There are factual inaccuracies in this report. In section 3.1, properties listed as being closest to the area are not in fact the nearest to the proposed kitchen. There are residential properties, the roof of which is visible in appendix B under the words “© 2017 Google”. I would argue that these properties are closer to the proposed plant and proposed kitchen than the R2 properties. This building stands 3 storeys high, higher than the proposed machinery and in direct line of the noise from

the proposed kitchens. Also, there are further residential properties under the text "Proposed Kitchen" and above the shops in the building under the text "Survey location".

In disagreement to Section 4 Existing noise climate: Testing should have been carried next to these "© 2017 Google" properties that are nearer. This is also the side of the building closest to the most current noise pollution and is by the side road that has direct access to the Finchley Road.

Finchley Road is a busy 6 lane road with a major bus route passing directly in front of R1 and indeed there is a bus visible on Appendix B. This road produces a very high level of noise pollution throughout the day and to accurately represent the existing noise climate a test should have been carried out on this side of the proposed development. Some buses serving the bus stop (L) on Finchley Road operate 24 hours a day.

There is also a high level of noise pollution to this area from trains which run under the road. There is a lot of noise from Appendix B where the yellow words of the road name A41 appear in a green box. This sound travels and is heard by residents.

Changing use of the access road from occasional deliveries/access to heavy vehicles will also add noise. Hundreds of mopeds and other collection vehicles will create a lot of noise and this is not considered in the noise report or the application.

3. Noise from new uses

In addition to all the points raised in 2 above, this area is residential and already suffers from considerable noise from general traffic, trains, buses and tube. The tube runs 24 hours over the weekend. Having kitchens and delivery vehicles would significantly increase and add to this noise nuisance.

4. The impact of development on traffic parking and road safety, and 4(a) Access for disabled people/pedestrians

These new premises will affect traffic flow, disabled people and pedestrians in many ways.

I believe TfL should be contacted in this matter due to the impact to bus, tube, pavement and road users.

There are two access points to these premises. It is not stated in the application which or both of these access points will carry vehicles into and out of the premises.

One access point is Belsize Road. The entrance to the premises crosses a footpath which provides direct access to the tube and Finchley Road. It is a busy pedestrian route in a residential area. It is also a 20 mph area.

The second access is crossed by the main pedestrian entrance/egress from Finchley Road into Dobson Close. It is 10 meters from a bus stop (L) on Finchley Road. Pedestrians walking to/from the bus stop and shops and residents who live in Dobson Close have to cross the entrance to the access road. This access point is at a very busy 6 lane road (Finchley Road) which is a red route and a one way system. Access to the proposed premises would involve vehicles using the bus lane. Traffic flow on Finchley Road would be affected while vehicles

slowed down or stopped and turned into the access road. The junction on the Finchley Road is very complex and an increase in vehicles will cause a danger to all other users.

This entrance is also used by the local businesses to accept their deliveries. If this is the chosen access point, it will impact them as the road is a red route and stopping for loading/unloading is not permitted.

The Application Form: Section: 10. states:

No vehicle parking details were submitted

If this is to be a delivery only restaurant, where are the delivery vehicles going to park when they collect food to take for delivery?

What provisions have been made to cope with the number of supply vehicles to the 9 kitchens and all the new traffic resulting from increased waste collections?

Mopeds/scooters – noise from entering/exiting the access road/s, waiting for orders, blocking pavements when waiting to enter/exit access road. What is in place to prevent this?

Refuse collections – these will be increased to service the 9 kitchens. These are large vehicles, the type of which are not normally found daily in these quiet residential areas. Pedestrians' safety will be hugely affected. There is also a huge noise implication for local residents.

5. Odours and pollution

Currently there is a high level of pollution from the Finchley Road. Because of this busy road, this area of London has some of the highest levels of pollution. The additional traffic caused by the mopeds and other vehicles will put the health of local people at considerable risk. This area has already failed on air quality statistics:

http://www.londonair.org.uk/london/asp/publicstats.asp?region=0&site=CD1&la_id=7&network=All&postcode=&MapType=Static&VenueCode=

There will be increased odours from the vents supplying 9 industrial kitchens in a residential area.

To summarise, the works were started significantly prior to any planning application being submitted. There have already been issues with noise from the site, with machinery being left running from early morning until past 8 pm, and workmen being on the premises very early in the morning.

The application does not make full reference to the type of business that the premises will support. The original planning notice stated the applicant was requesting to sell alcohol to the rear of 115-119 Finchley Road. No mention was made of 9 kitchens.

I feel that this is a deceitful application that is being submitted in an underhand way to try to sneak a business into a residential area. It will cause traffic and pedestrian safety issues, as well as an increase in noise and pollution due to moped and supply vehicle access.

This business does not belong in a densely populated residential area but in a purpose-built industrial zone.

I object to the planning application in the strongest possible terms.

Please would you redact my postal address and phone number. You may show my email address.

Yours sincerely

A solid black rectangular box used to redact the signature of Joanne Blagden.

Joanne Blagden