

Camden Council
Development Control
Customer Services Team
5th Floor
Camden Town Hall
Argyle Street,
London WC1H 8EQ
For the attention of Tessa Craig

11 October 2017

Dear Sir,

Representation Re : Planning Application 2017/4737 P
Premises behind 115 -119 Finchley Road , Swiss Cottage
Roofoods Limited (Deliveroo)

I have studied this application and its public documents. It describes the activity as “ delivery kitchens ”. These will be cooking food on behalf of Deliveroo but the application makes no reference to how Deliveroo moped, scooter and motorbike riders will collect and deliver the ensuing food orders during long hours of business hours a day. The plans envisage nine separate kitchens which is cooking on a huge scale(note enlarged drainage pipes newly installed) and suggests large scale movements of riders, delivery trucks and so forth. Will they be given their deliveries at the front of the premises on Finchley Road? In view of the likely high volume of orders , riders will come into contention with the heavily trafficked bus stops right in front of the premises, repeatedly crossing back and forth across double red lines on what is already one of London’s busiest and congested roads This must surely represent a concern for traffic and public safety and strong grounds for objecting.

Or is it the case that the riders will access the kitchens via the Overground House car park at the rear of the building ? This car park debouches into Belsize road. This semi dead-end road and its two small spurs- Dobson Close and Harben Road – are entirely residential and traffic-lite. These kitchens could generate hundreds of commercial traffic movements a day through these quiet residential streets , with extremely damaging consequences for the character and safety and peacefulness of the neighbourhood . I and others strongly object if that is indeed the plan. On top of this there would be additional commercial traffic from suppliers bringing daily food stocks to the kitchens. Furthermore, there will not be enough room in front of the premises on Finchley Road for more than a few drivers to wait. Even if access to the kitchens via Belsize Road is not contemplated, then it is highly likely that riders will wait there because there is extra pavement space. This is bound to mean extra traffic up and down Belsize Road . This is not a commercial street and it would be quite wrong to introduce noisy commercial traffic into it.


A further point: I have been registered for email planning alerts for a long time but received no alert in respect of this application. In short, has the Council followed due consultation process with sufficient care?

There are other considerations. Cooking smells from nine kitchens and noisy bikes will be a significant nuisance to residents of Cresta House and other nearby residents. And the drains running down Belsize Road will be carrying a great deal more food waste as indicated by the drain enlargement works already carried out, with risk of smells. The applicants have so far made no attempt to take into account the interests of their neighbours.

And where and how will larger vehicles bringing food materials effect deliveries? The slip road access from Finchley Road would appear to be entirely inadequate for larger vehicles: parking on the redlines must be ruled out. Is it hoped that such deliveries can be effected by parking outside the Belsize Road car park exits? That would be entirely unacceptable to Belsize Road residents.

In summary, this proposed Deliveroo venture seems quite unsuited to the neighbourhood. The site in question may have had some historical light industrial use many years ago (and certainly more than 40 years ago) but the area has changed with many more residential flats adjacent or nearby – making light industrial use entirely inappropriate.

Yours sincerely,

Nigel Walmsley : 26 Belsize Road, London NW64RD: 

[REDACTED]

From: Edie Raff [REDACTED]
Sent: 29 October 2017 13:59
To: Craig, Tessa; Planning
Subject: Planning Application Number 2017/4737/P

Dear Tessa

Please accept this as further to my earlier objections to Deliveroo's **Planning Application Number 2017/4737/P**.

In the spirit of Deliveroo's conciliatory professed reason for withdrawing their Liquor License Application "in order to address the concerns raised" by objectors - I would like Deliveroo to address a few more concerns that have since sprung to mind:

1. On its planning application Deliveroo states that this application is for Development Type: "Commercial **Minor Alterations**". I ask Deliveroo to explain how they can consider the well-documented **extensive** building works they have carried out at the side and back of 115-121/125-133 Finchley Road as **minor** alterations.
2. The slip road and car parks are so wildly inappropriate for a Deliveroo 9 kitchen operation that it begs the question: how did Deliveroo come to even consider the site for one of their Hubs? The site is obviously **not** an industrial site. It has blatant access problems and is closely surrounded on 4 sides and above by people's homes.
3. What gave Deliveroo the financial confidence to forge ahead with a huge investment on the site - well before they applied for planning permission? Do they know something that the local community does not?

The local community is shaking its head in disbelief that such an inappropriate intruder is trying to gatecrash [literally] on their doorsteps.

Kind regards

Edie Raff

[REDACTED]

From: Craig, Tessa
Sent: 30 October 2017 16:41
To: Planning
Subject: FW: PLanning Application 2017/47371/P

From: Rona Marcus [mailto:[REDACTED]]
Sent: 30 October 2017 16:20
To: Craig, Tessa <Tessa.Craig@camden.gov.uk>
Subject: PLanning Application 2017/47371/P

DELIVEROO (Potential) DISASTER to our Area. approval of this Application would be a disaster for our part of Nw6
This is a quiet leafy residential street which commerce is trying to destroy with the threat of environmental pollution
as a substantial Council Tax payer you should be protecting us from all the dangers that such an enterprise will incur.
PUT PEOPLE/HUMANITY before BIG BUSINESS
IN Sorrow and Disgust
RONA MARCUS

[REDACTED]

From: [REDACTED] on behalf of edie raff [REDACTED]
Sent: 30 October 2017 15:15
To: Craig, Tessa; Planning
Cc: Daynes, Toby
Subject: Planning Application Number 2017/4737/P.k
Attachments: IMG_1337.JPG

Planning Application Number 2017/4737/P.

Dear Tessa

I submit this further objection in regard to Planning Application Number 2017/4737/P for 'Minor Alterations' to installation of external plant, including 4 extractor ducts, 4 flues, 3 air intake louvers and 3 air condenser units.

I object, in particular, to the extractor ducts installed on the back wall of 117 Finchley Road on the grounds that they will discharge into the car park and into the homes of nearby residents. They do not clear the surrounding buildings, least of all Cresta House which is 6 stories higher than the top of the flues. [see photo]

According to HM Government guidelines: BUILDING REGULATIONS:2010: Ventilation: Approved Document: Appendix D: Minimising Ingress of external pollution into buildings in urban areas: Approved Document F: Ventilation: pg. 56:

*"Exhausts...should be located such that ... ingestion into other nearby buildings, is ... such that **there is no adverse effect on the surrounding area**...Exhausts should not discharge into courtyards, enclosures... as pollutants tend to build up in such spaces and do not disperse very readily.*

It is recommended that stacks should discharge vertically upwards and at high level to clear surrounding buildings..."

I also support the complaints of many residents who are suffering from the unacceptable level of noise coming from what appears to be Deliveroo's generator— or some other recently installed machine. The noise was definitely not there before Deliveroo's building works began and local residents should not be expected to tolerate it.

Kind regards

Edie Raff
CHRA

Chair

