

[REDACTED]

From: Craig, Tessa
Sent: 31 October 2017 10:48
To: Planning
Subject: FW: Deliveroo working on creating 9 Kitchens behind my home in Cresta House Car Park - Swiss Cottage

Categories: Important

From: Neal Bodenitz [REDACTED]
Sent: 31 October 2017 10:45
To: Craig, Tessa <Tessa.Craig@camden.gov.uk>
Subject: Deliveroo working on creating 9 Kitchens behind my home in Cresta House Car Park - Swiss Cottage

Deliveroo working on creating 9 Kitchens behind my home in Cresta House Car Park - Swiss Cottage

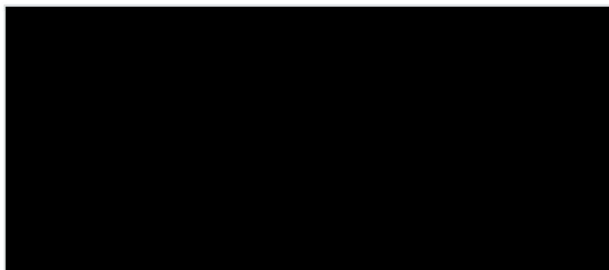
Regarding my previous email to you. I am including this letter, and photographs to make you understand how Deliveroo are opening up Kitchens in Residential Areas and not only on Trading Estates.

As this is a normal quiet residential area we do not want the noise i.e Motorbikes & Deliveries/smells/rodents spoiling our lives 24/7. You will see by the articles below how peoples lives are being disrupted.

Regards
Elaine

There have been several articles in the Daily Mail and the Guardian see below

[Deliveroo battles with councils over pop-up takeaway food kitchens](#)



Deliveroo battles with councils over pop-up takeaway food kitchens

Sarah Butler

Chefs in temporary buildings make meals for restaurants such as MEATLiquor and Busaba Eathai which go out for de...

<https://www.google.co.uk/amp/www.dailymail.co.uk/news/article-4911782/amp/Deliveroo-food-cooked-prefab-hut.html#ampshare=http://www.dailymail.co.uk/news/article-4911782/Deliveroo-food-cooked-prefab-hut.html>

From: Elaine Bodenitz [REDACTED]

Dear Camden Planning Officer

We are writing to report a suspected breach of Planning Regulations and to lodge an urgent objection to works in progress in the car park of Cresta House (125-133 Finchley Road) and the contiguous car park at 115-121 Finchley Road. It is obvious [please see attached photos] that pipes are being laid to provide kitchen services to Deliveroo portakabins soon to be onsite [please see Daily Mail article: <https://www.google.co.uk/amp/www.dailymail.co.uk/news/article-4911782/amp/Deliveroo-food-cooked-prefab-hut.html#ampshare=http://www.dailymail.co.uk/news/article-4911782/Deliveroo-food-cooked-prefab-hut.html>]

There is also scaffolding on the blank wall that backs onto the 115-121 Finchley Road car park.

The public paths just outside the Cresta House car park gates have also been dug up. Was permission given for this?

Deliveroo normally sites its kitchens in industrial estates. The Cresta House car park is not an industrial estate. It serves Cresta House residents and commercial tenants. It is surrounded on all 4 sides by residential dwellings: 38 apartments at Cresta House directly above the site that might become the access path for the Deliveroo delivery vans, motor bikes and mopeds; homes on Dobson Close directly east and contiguous with the car park (some as close as 2 metres away); residential dwellings at Centre Point and Station House due north; residents who live due south right next door; and residents who live directly above the shops at 115-121 Finchley Road.

Cllr Roger Freeman, Deputy Chair of the Planning Committee, is unaware of any request for planning permission for these works and local residents have seen nothing posted on Camden's website nor on the site itself except for a blue notice that refers only to a licence to use the premises to sell alcohol 24/7 from noon to 23:00. It makes no mention of the kitchen hub and all the attendant disruption that will mean for residents:

"Notice is hereby given that Roofoods Limited t/a Deliveroo has applied to the London Borough of Camden...for the grant of a premises licence to use the premises: Rear -117 Finchley Road, Swiss Cottage...for the sale by retail of alcohol off the premises Monday - Sunday 12:00 - 23:00..."

The only warning Cresta House residents received was the following email from the concierge:

“Please be advised there will be an excavation taking place in the external car park, starting on Wednesday 20th September. [Balazs Papp, Concierge]

This unauthorized change of use also raises serious questions of security. At present, the gates to the car park from Belsize Road are controlled by fobs that are held only by those authorized to access the residents indoor car park and the outside car park bays of commercial tenants. Presumably every Deliveroo driver will have to be given a fob in order to access and leave the car park..

Even if the Landlord says he intends to unlock the gate he installed on the Finchley Road for all traffic related to a Deliveroo site – that would not mitigate the havoc that will be wreaked on the surrounding residents from the change of use of a quiet residential car park into a Deliveroo commercial hub with metal huts, kitchen smells, increased garbage waste, 24/7 comings and goings of delivery vans, motorcycles, mopeds, bicycles, the noise of drivers talking and shouting as they wait to pick up orders.

As there has been no planning application – can you please advise us as to how the community can either block this change outright - as some Councils are doing [again, please see article] –or what steps we need to take to ensure that the perpetrators at the least must be forced to seek planning permission.

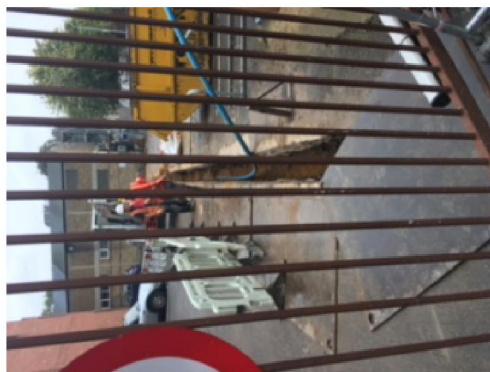
We will appreciate your active intervention at the earliest possible moment – before this intrusion becomes a fact on the ground and we are forced to fight it in retrospect. Far better to prevent it now than when it is a fait-accomplis.

With thanks and kind regards,

Hillgrove Tenants and Residents Association

Cresta House Residents Association

Centre Heights Residents Association





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