

[REDACTED]

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**From:** Craig, Tessa  
**Sent:** 19 March 2018 11:04  
**To:** Planning  
**Subject:** FW: Objection: Planning Application: 2018/0865/P; Unit to rear of 115 Finchley Road

Please upload

**From:** Felix Ko [REDACTED]  
**Sent:** 18 March 2018 15:14  
**To:** Craig, Tessa <[REDACTED]>  
**Cc:** Edie Raf [REDACTED]  
**Subject:** Objection: Planning Application: 2018/0865/P; Unit to rear of 115 Finchley Road

### Objection: Planning Application: 2018/0865/P; Unit to rear of 115 Finchley Road

Dear Tessa,

I am writing to object against Deliveroo's Application for a Certificate of Lawfulness [CLEUD] and am challenging their intention to confirm that the use of the unit to the rear of [115 Finchley Road](#) as a Class B1c 'Commercial Kitchen' is a lawful use of the site under existing planning permission.

I firmly believe that Deliveroo's operation is a change of use, essentially turning the site in question into a "food processing factory". It is evident that they have already installed some large cooking exhaust flues as well as fitted a 9x kitchen units, which is diagonally below my flat's balcony. I also noticed that these exhaust fans constantly create noise and odour pollution and envisage that this will become a bigger problem in the summer, when I tend to open my windows for ventilation and cool down internal temperature.

Given the Deliveroo operation is dependent on motor cycles and scooters to make food delivery to their customers, I have also noticed that their motor cyclists made dangerous manoeuvres cutting across the busy Finchley Road on multiple occasions. In addition, these motor cycles and scooters were at times occupying the pavements, taking up pedestrian space. Not only their motor cycles and scooters present danger to oncoming Finchley Road traffic and pedestrians/ and travellers at the bus stop immediately outside their site, they also raise the amount of air and noise pollution to the area.

They also had a history of failing to make planning application, as evidenced at this site in question since September 2017. They dug up pipes, starting from their site and cut across the the external carpark of Cresta House as well as to Belsize Road/Dobson Close; and at other sites across UK. (see below article)

<http://uk.businessinsider.com/deliveroo-council-permission-roobox-kitchens-2017-10>

Finally I sincerely urge you to seriously consider not granting the CLEUD to Deliveroo, as they have already been adversely affecting the wellbeing of the Swiss Cottage neighbourhood.

Kind regards,

Felix Ko

Flat 19 Cresta House, 133 Finchley Road, London NW3 6HT

[REDACTED]

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**From:** Jo Blagden [REDACTED]  
**Sent:** 19 March 2018 13:26  
**To:** Craig, Tessa; Planning  
**Subject:** Application 2018/0865/P Unit to the rear of 115 Finchley Road London NW3 6HY

Dear Ms Craig

I am writing to urge you and Camden Council to deny a Certificate of Lawfulness or planning permission to Deliveroo for their business at the rear of 115 Finchley Road.

Deliveroo are operating a very busy business in a previously very quiet residential area. Their operation is wholly unsuited to such an environment and belongs on a proper trading estate out of town.

It should also be noted that this is a change of use of the premises.

The plans are for 9 new kitchens, 8 of which are currently operational. This will create an increase in the trade effluent and waste as there have not been 9 kitchens there before.

8/9 kitchens can definitely be construed as being an industrial scale cooking operation. There are also numerous large exhaust flues covering the west-facing wall of the building and rising from the roof which in my opinion would grade the building as being a factory rather than a kitchen.

Deliveroo have ignored the proximity of my block and other residential buildings in their proposal.

I live in Dobson Close, to the side of the Deliveroo outlet. Drivers of mopeds and cars have been using the car park in Dobson Close to leave their vehicles so they can collect food from Deliveroo by going up the steps to Finchley Road and down the access road to the collection point. Parking in Dobson Close is by permit only. The vehicles are parking in bays or on double yellow lines at all hours of the day and up to 11 pm. Deliveroo drivers are littering the car park and steps with empty coffee cups and other rubbish. Mopeds and cars can be heard driving fairly fast up Dobson Close to the car park and back down again. Dobson Close is a cul-de-sac so noise from vehicles is doubled because one hears them come up and one hears them go back down, rather than their egress being via a different route. The drivers have no respect for it being a residential area and they are treating Dobson Close like a transport hub. They simply don't care that they are parking illegally, disturbing residents by being there and spoiling our local environment by littering and being noisy. They socialise in the car park, leave their vehicle engines running, leave rubbish strewn around, and play music while they are waiting. They are also quite aggressive if confronted about their behaviour.

Because 8 kitchens are now open, there are many more mopeds collecting at the top of the access road/Finchley Road, so much so that the metal gates are kept open during trading hours and vehicles are able to park further down the access road to allow even more mopeds to queue. This is despite Deliveroo's assurances that vehicles would not be allowed to travel down the access road. It does not prevent mopeds from being parked on the pavement/outside the local shops at busy times. They are a hazard because they are driven fast and without any concern for pedestrians and other vehicles. The drivers of the mopeds invariably set off without first checking for pedestrians and traffic and I have witnessed near misses with both on several occasions. They are a danger and a menace, as well as a noise nuisance.

Mopeds are using a short cut to access Hilgrove Road by cutting through the lower end of Dobson Close and through a pedestrian access road adjacent to a children's playground. The vehicles ride on the pavement on either side of the cut through.

Because the Deliveroo operation was started in the latter part of last year, residents have not experienced the cooking smells with their windows open. I am extremely concerned that cooking smells from the site will be so bad that it will preclude my neighbours and I from being able to have our windows open in warmer weather.

I am very concerned that Deliveroo will claim to be adhering to rules and regulations imposed on them until such time that they are granted the Certificate of Lawfulness, as they have thus far demonstrated a complete lack of regard for the law and a utter lack of respect for the people who live in the area.

Deliveroo are operating a very busy business in a previously very quiet residential area. Their operation is wholly unsuited to such an environment and belongs on a proper trading estate out of town.

Thank you.  
Yours sincerely  
Jo Blagden