

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/5810P	Brian Coffey	24/01/2019 20:37:17	OBJ	<p>I object to this planning application on the following grounds:</p> <ol style="list-style-type: none"><li>1. The opening hours. This is a quiet neighborhood. The existing eateries usually wind down around 9.30-10.00 in the evening. One of them, Kalendar, has even restricted its opening hours and now closes at 7 p.m. With a closing time of 11.30 p.m., by contrast, a fish and chip shop at the Carob Tree, as proposed in the application, would inevitably cater to a much later transient clientele with attendant noise and other pollution issues. It would change the quiet character of the neighborhood without contributing significantly to its amenities. Equally, an opening time of 11.00 am would almost certainly attract students from local schools for lunches. I would be interested to know if the education authorities welcome the idea of pupils being tempted by junk food.</li><li>2. The character of the area. This corner of Swains Lane/Highgate West Hill has generally been regarded as having a 'villagey' atmosphere. It is adequately provided with cafes and coffee shops. A major new residential/retail complex is due to be completed soon with proposed outlets including a wine bar on the opposite (north) side of Swains Lane from the Carob Tree. A fish and chip shop with its attendant lighting would be out of character with the neighborhood and would risk polluting the area with the smell of frying fat.</li><li>3. Parking. There are limited parking facilities as it is. When the new residential complex opens, pressure for parking will increase. A fish and chip shop with rapid turnover of many clients would inevitably crank up the pressure beyond breaking point. This could result in road congestion. As you are aware an earlier application by Waitrose for a shop across the street in the new residential complex was turned down on these grounds.</li><li>4. Litter. The area on the corner of Swains Lane/Highgate West Hill receives a lot of visitors from people using Hampstead Heath. There is a serious danger that litter from a fish and chip shop would be left in the immediate areas and on the adjacent Parliament Hill Fields.</li><li>5. The drawings available on the Camden web site give no indication of the nature of a redesigned façade. Many residents would not approve of garish neon signage. Additionally, the pavement area outside the Carob Tree is quite narrow, creating the risk of pedestrian congestion and overflow onto the road/roundabout area at a busy chokepoint on a main route between the city centre and areas further north. This would likely be worsened by the presence of delivery mopeds coming and going, representing a traffic hazard.</li></ol>

Sincerely,

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Application No:	Consultees Name:	Received:	Comment:	Response:
2018/5810/P	Alan Cowell	24/01/2019 09:40:22	OBJ	<p>I am writing on behalf of the Brookfield Tenants and Leaseholders Association (BTLA), of which I am an elected member, which has authorised me to express its unanimous opposition to this planning application. BTLA represents residents of [REDACTED] Brookfield Mansions who occupy three blocks on the west side of Highgate West Hill that are either directly or diagonally opposite the Carob Tree. We therefore have a direct interest in the way the Carob Tree is developed.</p>

We object to this planning application on the following grounds:

1. The opening hours. This is a quiet neighborhood. The existing eateries usually wind down around 9.30-10.00 in the evening. One of them, Kalendar, has even restricted its opening hours and now closes at 7 p.m. With a closing time of 11.30 p.m., by contrast, a fish and chip shop at the Carob Tree, as proposed in the application, would inevitably cater to a much later transient clientele with attendant noise and other pollution issues. It would change the quiet character of the neighborhood without contributing significantly to its amenities. Equally, an opening time of 11.00 am would almost certainly attract students from local schools for lunches. I would be interested to know if the education authorities welcome the idea of pupils being tempted by junk food.
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4. Litter. The area on the corner of Swains Lane/Highgate West Hill receives a lot of visitors from people using Hampstead Heath. There is a serious danger that litter from a fish and chip shop would be left in the immediate areas and on the adjacent Parliament Hill Fields.
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Sincerely,

Alan Cowell  
[REDACTED]

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2018/5810/P	Alan Cowell	24/01/2019 09:40:03	OBJ	<p>I am writing on behalf of the Brookfield Tenants and Leaseholders Association (BTLA), of which I am an elected member, which has authorised me to express its unanimous opposition to this planning application. BTLA represents residents of [REDACTED] Brookfield Mansions who occupy three blocks on the west side of Highgate West Hill that are either directly or diagonally opposite the Carob Tree. We therefore have a direct interest in the way the Carob Tree is developed.</p>

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Sincerely,

Alan Cowell  
[REDACTED]