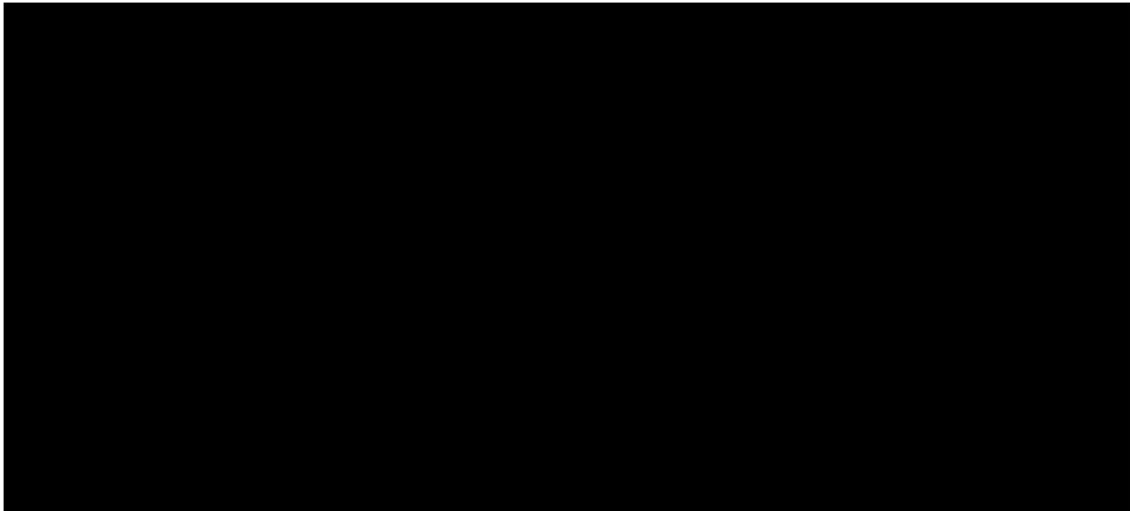

From: Aideen Therese O'Neill [REDACTED]
Sent: 28 May 2019 10:11
To: Constantinescu, Nora-Andreea
Cc: Dariush Mirfendereski
Subject: Re: 2019/1812/P 49 Willow Road - Comments

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Comment

This email is to comment on the application to convert 49 Willow Road into a café, children's puppet theatre and book shop. We are residents of Flask Walk, in close proximity to the property in question.

Overall, we are supportive of this venture. We have two concerns however. In order to address these concerns, we ask that the following three conditions are attached to any approval of the venture:

1. A condition requiring that food served on the premises is not cooked on the premises and a further condition prohibiting installation of an extractor fan system.
We are in strong disagreement with the plan for the cafe to serve cooked food (pancakes and waffles), in relation to which there are plans for an odour and fume extraction plant terminating at roof level. We are concerned about noise and odour which will affect peaceful enjoyment of our property. The application contains reports on noise and odour but the inputs in these reports do not appear to take account of certain local factors including the fact that the fall in the ground from Flask Walk to Gayton Road means that roof level of 49 Willow Road is at eye/ ear/ nose level of some properties on Flask Walk.
The heritage statement emphasises that the cafe's main purpose will be to provide coffee/ snacks for waiting parents. This context raises the question as to why cooked food is required (versus pre-cooked cakes/ pastries/ sandwiches, which would not result in odour, and which would obviate the need for a noisy extractor system).
2. A condition requiring that commercial waste from the property is stored in the existing rubbish storage area of the property (door in gable end of the property, see photo attached) whilst awaiting collection by contractors each evening (rather than being placed on the pavement). This storage area was used for rubbish storage by previous owners of the property. This storage area may need internal extension to accommodate commercial rather than domestic waste and any such internal extension should be included in current plans. We propose that waste contractors be instructed to obtain the rubbish directly from this storage area each evening, and that at no point should rubbish be placed on the pavement. The pavement is too narrow to accommodate rubbish. Additionally, as exemplified by the situation at the high street end of Flask Walk, nightly placement of

commercial rubbish on the pavement attracts illegal dumping of other waste in large volumes, both by passers by and by non-Flask Walk residents.

If the application proceeds without these conditions being included, we will oppose it.

Yours sincerely,

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Sent from [Postbox](#)