

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/4826P	Diana & Anthony Rau	13/11/2019 10:19:31	SUPPRT	We write as neighbours [REDACTED] the Fairfax Road Chabad House at number 47. There seems to be no reason to object to the move to 35-37 Fairfax Road, and it seems that it would be a useful addition to the mix of activities in the road. There have been no problems with noise, light, parking or waste, that might have affected us. The plans show the proposals for community use, which should provide a good amenity for the area. We therefore support the application.
2019/4826P	Simon Bane	18/11/2019 21:53:15	OBJ	This is a very quiet mainly residential area, very different to the more commercial southern end. Please consider the comments made by 2 planning inspectors dealing with the appeals of 51 and 53 Fairfax road. They concluded that a late night use is inappropriate in this area. There have been problems with rubbish from the Chabad left lying all over the service road, noisy air conditioning left on all night, noisy staff moving crockery and furniture late at night. Any mechanical plant must have permission and meet Camden's noise requirements and deliveries and rubbish collection need to be before 7pm and after 8am. In the evening, the northern end of Fairfax Place and the service road are completely silent as the shops shut by 6pm and there is no passing traffic. People leaving the premises in the evening will disturb the local residents. Parking will also be a problem.
2019/4826P	George Rustin	18/11/2019 13:49:29	OBJ	We would like to object on the grounds that the establishment the Rabbi has been running for several years has not been run with due consideration for local residents. Some meetings have been held well past midnight resulting in noise as people depart. Rubbish not dealt with properly and the assertion that the service road is already a busy and noisy roadway constant streams of deliveries is completely false and deliberately misleading. Indeed in the evening there is virtually no activity unless it comes from his existing premises, ambient noise levels are otherwise low, and if he is allowed to expand then our ability to enjoy our homes will definitely be compromised and the nature of that end of the street will be completely changed. In addition new daikin air conditioning units have been installed without consent. This will be a particular problem if they run at full volume late into the evening when the Chabad is full of people for a ceremony/function. People leaving late at night will be disturbing for the local residents.
2019/4826P	J.Downton	14/11/2019 20:32:28	OBJ	This is a very quiet residential area, totally different to the noisier more commercial southern end-as pointed out by both planning inspectors dealing with the planning appeals at no 51 and 51/53- a late night use is not appropriate in this area. By 6 pm most of the shop units are closed at the northern end of Fairfax road. Dumped rubbish in the service road by the Chabad has been a real problem. Foxes rip open the rubbish bags and food is left all over the service road which attracts vermin. The Rabbi must have regard for the neighbours. People leaving the premises late in the evening will disturb residents. Air conditioning running all day and all night will disturb the residents. At the current location No 47, there is a lot of disturbance late at night when the staff clear away and stack china plates and furniture in the service road and load them into their van late at night after a function or religious holiday. This is obviously not acceptable. The service road is very narrow and any noise is magnified as it bounces off the walls. Please ensure that strict conditions are attached to any consent.

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2019/4826P	[REDACTED]	15/11/2019 17:48:35	COMMENT	<p>I am writing regarding the planning application 2019/4826P filed on behalf of Chabad Lubavitch of West Hampstead requesting a change of use from A1 to D1 at 35-37 Fairfax Road. Whilst I do not object to their application in principle, I have a number of concerns regarding how the application will affect local residents in general, [REDACTED]</p> <p>The first concern is that I would like to echo the comments made in a previous response that the applicants' claim made in section 2.2 of the planning statement that the proposed venue will serve the needs of the entire Jewish community in the area is fundamentally untrue. They belong to a particular sect within Judaism that involves certain beliefs that are heterodox to mainstream Jewish practice and do not represent the majority of British Jewish beliefs and practices, e.g. veneration of the Lubavitch Rebbe and their proselytising activities directed at the Jewish community. I would ask that a condition to the application be put in place preventing them from engaging in door-to-door proselytising or other outreach activities that are likely to cause a nuisance or disturbance to local residents.</p> <p>I am also concerned that the space will be used for other functions beyond the religious and educational teaching, stated in the planning statement. Such uses would include large parties and religious events such as wedding receptions or bar/bat mitzvahs that would likely cause disturbance to the neighbourhood. For this reason, a clear condition should also be put into place in that they are not allowed to rent out or otherwise allow the use of the space to any third parties. Furthermore, the applicants have stated several sets of proposed opening hours in their application and their interim report. There is also a large discrepancy between what they claim are the typical opening hours they plan to keep and the opening hours they are in fact requesting. I believe the opening hours they are currently requesting are excessively early and late on all days except Sundays, and are likely to cause disturbance to local residents. Reasonable opening hours must be agreed between the applicants, the council and residents that balance the applicants' right to use the proposed space for the purposes they have stated with avoiding causing disturbance or nuisance to local residents.</p> <p>Another area of concern is that groups will be likely to congregate outside the back of the premises in the service road parallel to the upper part of Fairfax Place to smoke, drink or engage in otherwise noisy behaviour likely to disturb local residents. For this reason a condition should be in place that the back entrance should be kept locked after 6pm on weekdays and all day and night on weekends.</p> <p>Also, their plan to install a piano on the premises seems to directly contradict the claim made in section 7.3.8 of the planning statement that the day to day use is not expected to feature audible music. Therefore their request to install a piano requires serious consideration and should be disallowed if there is not a satisfactory reason for having it and no limits are placed on its use.</p> <p>Finally, I have concerns about the disposal of rubbish, especially food waste from the kitchenette, based on residents' recent experience with the applicants' leaving overflowing rubbish in the service road behind their current premises at 47 Fairfax Road. To this end, conditions should be put in place regarding waste disposal that are agreed between the applicants, the council and the local residents to minimise nuisance, health hazards and the possibility of vermin infestation affecting the properties on Fairfax Road and Fairfax Place, as well as inviting illegal fly tipping. If the applicants do wish to dispose of their rubbish in the service road in the back of the premises, a condition should be stipulated that they store all rubbish entirely within locked</p>

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				commercial rubbish bins that are not allowed to overflow, with a regular collection regime in place. Thank you for your consideration of these points. I would like to request that you redact my name and street number from the online version of the statement.
2019/4826/P	Greg Rubin	12/11/2019 17:16:43	SUPPRT	<p>TO WHOM IT MAY CONCERN</p> <p>I would like to start by saying I am hugely in favour of having Chabad house on my street, and literally beneath our flat.</p> <p>Everything about Chabad house epitomises community and togetherness and I am grateful to have such a community on my doorstep.</p> <p>I was introduced to Chabad house about a year ago and my very first experience set the tone for me. I was warmly received by Rabbi Katz and the people I met in the Chabad House, and immediately I was invited for dinner by the Rabbi and the members at their homes. Although I stepped into a place where everyone was strangers, it felt as if I had known them all a long time. Such a warmth! and the perfect place to learn and connect with people. Whilst I do not participate on a regular basis, just knowing such a place is there is a big plus for myself and when I do go, I feel a sense of belonging and that is not something to take lightly.</p> <p>We are privileged to have such a place on our door step and I really hope this will continue to be the case. Having discussing this with many of my friends and neighbours, I know we all feel the same way.</p> <p>Best regards, Greg Rubin</p>

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2019/4826P	Elizabeth Fenner	18/11/2019 19:52:18	OBJ	<p>Please note my OBJECTION to this proposal.</p> <p>I am a Fairfax Place resident and the owner of the flat above its own garage at 24 Fairfax Place behind which is the service road and the extensive back of the 35-37 Fairfax Road property where application is made for change of use.</p> <p>I am exceedingly concerned about this proposal, especially since Rabbi Katz/Chabad Lubavitch has been an unsatisfactory neighbour at no.47 Fairfax Road since his arrival. We have had recurring problems regarding noise, rubbish, and late hours, necessitating the intervention of the letting agents and Camden, resulting in a fine.</p> <p>The Council must fix and limit the opening hours. The likely numbers and the noise engendered at these lively gatherings Farbrengen etc (see the Chabad website) at these larger premises will impact on those residential neighbours living behind, beside and above No.35-37.</p> <p>In the case of Nos 35-37, there is confusion in the application as to days and times of late opening being proposed. The application states 08.00-18.00 weekdays and 10.00-13.00 Saturdays, with supposedly one late evening until 22.00 on Wednesdays. However, reference is made to evening opening times of 22.30 and Friday night dinners, also, by the Agent, the likelihood of much later opening than the hours of general usage proposed. The Agent also stipulates, entirely wrongly, that there has never been any complaint against the applicant/the Chabad. Rabbi Katz has previously regularly overrun agreed hours and is to be found hosting drinks etc at 1am. Does he think we are blind!</p> <p>I understand there will be a cafe, a kitchenette and catering provided, requiring strict criteria concerning noise from air conditioning/fluves/plant etc and refuse contracts to be put in place. I urge the Council to make sure that such contracts are in place and sufficient for the proposed usage before allowing such an application. Regarding noise, in the past there have been noise measurements taken and restrictions prescribed for other units on this parade; these should be taken into account when limiting noise at Nos 35-37. Rabbi Katz has disregarded the Council's conditions in the past, causing considerable nuisance to neighbours, pressure being put on Council officers to take action and insist the applicant complies. The timings of waste collection contracts should stipulate never after 7pm.</p> <p>I should also like to know what regulations/permissions are required concerning the proselytising "battle bus" parked in the service road, and the public/meeting room on wheels appearing in Fairfax Road, both related to the Chabad.</p> <p>I trust my anxieties and OBJECTIONS will be taken into account when considering this application.</p> <p>Elizabeth A Fenner</p> <p>24 Fairfax Place NW6 4EH</p>

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2019/4826P	Janet Langdon	16/11/2019 19:42:30	COMNOT	<p>I have lived in Fairfax Place since 1968 and during that period there have been many different shops in 35 - 37 Fairfax Road and all of them have had opening hours like 09.00 - 18.00 Monday to Saturday and shut on Sundays. In this planning application the hours of opening have been requested as 08.00 - 18.00 Monday to Friday and 10.00 -13.00 on Saturdays and shut on Sundays. From reading through the accompanying papers, I do not think that these are the intended hours. If the hours are different, an amended application will be needed.</p> <p>The applicant has requested D1 (Community Use) with ancillary retail sales. D1 Community Use covers the following:</p> <p>D1 Non-residential institutions - Clinics, health centres, creches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church hall, law court. Non-residential education and training centres.</p> <p>I do not know which use(s) the applicant is applying for from this list but I strongly oppose that it should be a place of worship for any religious body, as it is inappropriate to have a place of worship in the midst of a residential area.</p> <p>For the last few years the Chabad Lubavitch of West Hampstead have been operating from 47 Fairfax Road and have not been a good presence in the neighbourhood. There have been and still are tremendous problems with their rubbish and I have been to talk to Rabbi Dovi Katz about this, as have Camden Council officers. The situation is still totally unacceptable. The Chabad expand their activities on to the pavement and street in Fairfax Road and on to the service road behind. Each year they install either in Fairfax Road or in the service road on the holiday of Sukhot, a Sukkah without asking agreement from anyone.</p> <p>If the application is approved, I recommend that the following conditions should be made:</p> <ol style="list-style-type: none"> 1) The exact uses of the building should be defined under D1 (Community Use) 2) Agreement should be reached between the applicant and Camden Council on what hours the building should be open recognising that the building in question is in the midst of residential accommodation 3) Re- the rubbish, the application says that the waste storage collection is 'as existing'. I don't know what this means. Due to all the problems there have been at 47 Fairfax Road with the waste, approval of this application should be subject to an agreement on waste between the applicant and Camden Council. The rubbish must not be left in unlocked container(s) as is currently happening with 47 Fairfax Road. 4) To avoid any problems in the service road, the doors at the back should be kept locked from 18.00 until 08.00 every day.

Since writing the above, an Email from Planning Resolution, the advisers to the applicant, has been posted on the comments section of the application - I have never known this done before, but would like to make the

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following comments on Planning Resolution's Email dated 4 November:

- a) The rear servicing road is privately owned and there is no Camden Council involvement (except for rubbish collections). The managing agents, Lewis & Tucker, are excellent and have often been involved with fly tipping, overflowing bins etc.
- b) Fairfax Place residents have no rights over the service road, except that houses 26 - 36 Fairfax Place back on to the service road
- c) As far as I know, Fairfax Place residents have never parked their cars on the service road. When Camden Council introduced parking charges, all sorts of people parked their cars on the service road and it was chaos - this no longer happens as if anyone wants to park their car, they must apply for a permit from the operators.
- d) In their submission, Planning Resolution sent a photograph saying that the service yard (I call it a road) is kept immaculately clean by all the occupants. Unfortunately this is just not true - Camden Council officers have spent a lot of time trying to achieve this, including the back of 47 Fairfax Road. On the day of the photo, the Camden green container used by 47 Fairfax Road was there (unlocked) just behind the photographer. In spite of repeated requests from both residents in Fairfax Place and from Camden Council officers, the occupiers of 47 Fairfax Road do not keep their bin locked.

I hope that the above is constructive and that a satisfactory solution can be found for the applicant and all the neighbours around.
