

Cupid, Sonia

From:
Sent: 21 March 2020 10:24
To: Quigley, Elaine
Cc: Planning
Subject: Planning Application 35 - 37 Fairfax Road 2019/4826/P

Dear Elaine,

Further to my previous comments on the planning application by Chabad of West Hampstead for 35-37 Fairfax Road, I have additional comments that I would like to make in response to the additional documents supplied in response to previous comments. Whilst these have adequately addressed some of my concerns such as the rental of the space to third parties, I still have considerable issues with their proposal, even in its amended form.

Firstly, the claim in the 'Supplemental Operational Information' document that "on a bustling Saturday, on a retail parade/local centre. The pavement is usually busy with pedestrians, shoppers and diners and the road remains a thoroughfare for cars and buses to neighbouring Finchley Road and St. John's wood" is simply not true. It is a quiet residential street with a limited amount of traffic, rather than a 'bustling thoroughfare' which would more accurately describe the high street on Finchley Road. The other businesses on that section of the retail parade are small businesses with low footfall including a flooring company, commercial audio-visual consultant, small hairdresser and nail salon, and a small day spa with only several clients at a time. 60-80 people at a time is significantly higher volume than all of these other businesses and is not appropriate to the area. Also unlike a restaurant where customers enter and leave at different times in a staggered manor and are stationary while sitting at their tables, the proposed use would mean that large numbers of people would be entering and leaving the premises at the same time, which would be significantly disruptive to local residents.

Furthermore it seems likely that they are being disingenuous about the use of the space, which seems to be in significant part for the purpose of religious services based on the "Sabbath community" activities in the morning and the heightened capacity over various holidays. The use of the space as a synagogue is not conducive to the actual size of the premises which is intended as a retail space, residential nature of the area and the lack of dedicated parking. Please see the size and lay out of other local synagogues in Camden and Westminster for comparison such as the New London Synagogue, Liberal Jewish Synagogue and South Hampstead Synagogue. The premises also is inadequate in terms of the requirements for security guards and gated entry that other synagogues have put in place, which has the potential to be detrimental to the safety of the users of the site and putting these measures in place on a small retail parade would likely cause discomfort to the local residents living in the vicinity.

Additionally, they have not in any way addressed my concerns about the reason for having a grand piano on the premises despite their claims of only making quiet use of the premises. Likewise, their statement about continuing with their existing rubbish provision is concerning, as it has been inadequate to date. There needs to be a padlock on their commercial wheelie bin to prevent flytipping and a specific plan in place to deal with food waste.

As with my previous comments, **can you please redact my name and house number.** Many thanks.