

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5699/P	Viviana Antinolfi	06/01/2022 17:45:14	OBJ	<p>1. Fawley Road is a quite residential area and a busy restaurant with no-fold doors on the road would create</p> <ul style="list-style-type: none"> -noise (expecially at night) - rubbish (already an enormous problem) - take away motorbike constantly in and out of the street with impact on traffic in the street - reduced pavement access for disabled and old people - in general not in keeping with the quite nature of the street - would attack even more drug punters (already a problem on this street)
2021/5699/P	NIC ECON	06/01/2022 10:19:15	OBJNOT	<p>Fawley Road is a residential road that already has significant problems with anti-social behaviour (drunkenness,drug taking/selling; noise in the middle of the night,shouting,fighting, urinating in the street; damage to residents' property,etc) relating to the few existing pubs and restaurants in nearby West End Lane - the problems start after closing time in the early hours. This is already having an adverse affect on quality of life for residents.</p> <p>A fast food outlet on Fawley Road will only exacerbate these problems; add to the current litter problems (thus likely adding to the existing problem of rats the street has); add to congestion on the pavement and road; result in an increase in delivery drivers (who often drive dangerously due to the financial imperative to maximise as many deliveries as fast as possible, and are often young and inexperienced moped drivers),and generally have an overall detrimental effect on the West End Green Conservation Area.</p> <p>Fast food outlets typically attract a younger clientele, who are the main patrons of the existing bars and restaurants in West End Lane.</p> <p>Neither the Police nor the Council have the resources to address the existing problems. A fast food restaurant on what is a residential road will have a seriously detrimental effect on the quality of life of residents already facing challenges.</p> <p>It is not suitable for the proposed location and I therefore oppose the application in the strongest possible terms.</p>

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2021/5699/P	Peter Turner	06/01/2022 13:51:48	COMMNT	<p>This Application should not proceed unless the following has been considered and sufficiently mitigated:</p> <p>A) Safe passage of pedestrians including those with mobility related impairment:</p> <p>This footpath at the junction of West End Lane and Fawley Road (on Applicant's side of junction) is already difficult to navigate. This is due to continually poorly managed build up of litter/waste requiring collection and inappropriate footpath gradient/s. This issue will likely be exacerbated should the Applicant take up footpath space in front of its Fawley Road elevation, due to the potential of forcing passing public towards the nearby kerb</p> <p>Improvements to the alignment of the footpath, or geometrical related constraints imposed upon the Applicant, should be considered to ensure and maintain public safety</p> <p>B) Impacts on Road Safety:</p> <p>The junction of West End Lane and Fawley Road is already a 'pinch point' due to at least the following reasons:</p> <ol style="list-style-type: none"> 1) High volume of pedestrians crossing Fawley Road whilst walking along West End Lane 2) Existing restaurant collection/delivery 'riders' parked on the junction awaiting next orders 3) The recent introduction of a Charging Point with bollards sited in the carriageway 4) Parking congestion at the junction often affecting vehicles turning into/out of Fawley Road 5) Delivery lorries supplying to adjacent foodstores 6) Busy road vehicle traffic using West End Lane impacting vehicular movements generally <p>The introduction of additional vehicles and or pedestrians, associated with the Applicant's restaurant, could further risk road safety. This must be considered and mitigated accordingly</p> <p>C) Unacceptable levels of litter/waste requiring removal:</p> <p>Unacceptable levels of litter/waste requiring removal at the junction of West End Lane and Fawley Road is currently an ongoing and poorly managed issue. It has to date been both a public health and environmental problem. The introduction of the Applicant's restaurant in this location would likely make the already unacceptable situation worse. The Applicant and London Borough of Camden, for reasons of public health, must work together to sufficiently manage this problem going forward</p> <p>D) Other environmental impacts on Fawley Road:</p> <p>The Applicant intends to trade until 2300hrs on a daily basis. The previous use of this building operated on a highstreet banking related basis ie no later than circa 1700hrs and not 7 days per week. It is not clear if the 2300hrs includes any activities not related to serving patrons ie cleaning etc. Despite that assumed requirement for clarity, the environmental related impacts associated with the operational time related delta, between previous use and proposed use, is considerably worsened as a consequence of at least the following:</p>

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				<p>1) Intended use within the building - A Restaurant will of course be noisier than a Bank</p> <p>2) Intended use external to the building - Patrons eating and drinking outside, again noisy</p> <p>3) Intended external illuminated signage - Additional light pollution</p> <p>4) An increase in 'moped' delivery riders/similar - Noise, litter, public safety</p> <p>5) Increase on pressures associated with car parking in an area already quite challenging</p> <p>All of the above and more similar, requires review and where appropriate, implimentation of mitigation to ensure that environmental impacts do not result from the Applicants intended premisis</p> <p>E) West End Green Conservation Area related requirements</p> <p>Do the proposed changes to the external facade, the potential environmental impacts (identified above) and the 'change of use' conform to all requirements associated with this building being within this West End Green Conservation Area?</p>
2021/5699/P	Charlotte Lawler	06/01/2022 17:59:35	OBJ	<p>This would not be a positive addition to the West Hampstead high street. It is a wonderful spot for an eatery/dining establishment. Please not a chain, fast food restaurant. It will create mess, noise and does not fit with the beautiful high street we already have. Isn't it enough we have Nando's, GBK etc. already. Please let's see a lovely independent small business occupy that space.</p>
2021/5699/P	Leanne Sangster	06/01/2022 23:24:05	OBJ	<p>This restaurant is going to provide more negative than good to the area. There are already a countless number of restaurants / eateries along West End Lane and the proposed site is already struggling with parking, noise pollution and litter/ dumped rubbish. The site just across the road at Sainsbury's is a prolific dumping ground, which residents have been battling to have cleared on a regular basis for years now. Having a restaurant here will add to this. The proposed site is at the end of a residential street and outdoor dining is proposed. This will be detrimental due to the noise generated and also the increase in idle motorbikes waiting to collect take out orders. Not to mention the issues this will cause for disabled residents when limiting the pavement space to allow for outdoor dining. The drains in the area have struggled for years, shown by the flooding of West End Lane and various surrounding roads in 2021. This will add to the drainage problem. A restaurant in this site will cause many issues. A restaurant with such a bad reputation - child labour violations - is not bringing any positives to the area.</p>

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2021/5699/P	Mike Sutcliffe	06/01/2022 11:48:33	OBJ	<p>The introduction of a Chipotle at this address will have a negative impact on the area and is not in keeping with the independents on West End Lane. Something that gives the area its charm and uniqueness compared to other high streets in London.</p> <p>I am a resident on Fawley Road, and we love our high street very much. We have been eager to hear who would be moving into this vacant property because lots of waste has been accumulating outside the building, and it is disappointing to hear that it is proposed that a Chipotle is to be set up there.</p> <p>Over the last year, the end of Fawley Road has been a dirty, intimidating and unappealing place.</p> <p>I would very much like to hear additional information and developments on this.</p> <p>Thank you,</p> <p>Mike</p>
2021/5699/P	Emily Herdman	06/01/2022 14:53:37	OBJ	<p>Dear Sir/Madam</p> <p>I am writing to object to the above planning proposals.</p> <p>West End Green and Fawley Road has recently been identified as a Conservation Area and this proposal would go against protecting the area.</p> <p>The modernisation of the building to include bi-fold doors and awning on Fawley Road would allow for tables and chairs to be placed on the pavement, as well as queuing of customers and delivery drivers to collect take away. This will increase noise pollution in the area and makes changes to the conversation area of Fawley Road. Previously Barclays Bank had no entrance or windows on Fawley Road thus these proposals make a significant change to the area.</p> <p>Furthermore the proposal does not stipulate the number of tables and chairs that will be placed on both West End Lane and Fawley Road.</p> <p>Additionally, the proposal includes illuminated signage which will not be in keeping with the Conservation Area.</p> <p>Lastly, the proposal does not include any mention of music or a liquor license. Chipotle restaurants do play music and sell alcohol, and thus a Chipotle restaurant within the area open until 11pm everyday will be noisy with automata drinking outdoors on the pavement under the awning.</p> <p>Yours faithfully</p>

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2021/5699/P	Richard	06/01/2022 11:40:16	COMMNT	I object to tenant (Chipotle) being in such a prime position opposite our beautiful library and synagogue. I would happily welcome a family run restaurant whereby the owners are local which makes them stakeholders of the area and, therefore, care about the setup and disturbance which could affect the residents and look of the high street. Chipotle is a fast food brand not suitable for the area and local audience and will 100% fail. This is a wasted application, a waste of council time, and a waste of Chipotle's money.
2021/5699/P	Matthew Rooney	06/01/2022 23:38:40	OBJ	<p>*** Strong Objection to Fast Food Chain on West End Lane & Take-Away Hatch***</p> <p>I live directly opposite to this site (Dennington House) and believe it is a fantastic location for a restaurant/ bar. HOWEVER a fast-food chain like Chipotle is such a poor choice for this location that will be detrimental to the quality of the high street and wider neighbourhood.</p> <p>This will bring negative impacts to the area and inconsiderate design proposals have been made:</p> <ul style="list-style-type: none"> - a large US fast-food chain on a high street known for its independent businesses - I struggle to believe that no better commercial applicants for this site were considered? - Low aesthetic quality of signage/ facade / awnings and outdoor seating areas. - Litter from outdoor seating and fast-food nature of dining. - The most concerning aspect of the design proposal is the 'Take Away Hatch' on the West End Lane Elevation. This installs a fast food style/ drive-thru experience on a high street known for its unique character. Not to mention the effect this will have on pavement space and pedestrian access (in direct proximity to a zebra crossing) due to the increase in Deliveroo / Uber Eats riders. Has it even been considered where all the added drivers and cyclists will be parking? <p>Importantly I don't object to a restaurant or even a chain occupying this site but surely there must be someone at Camden that recognises a monolithic international fast-food corporation like Chipotle will only reduce value from a high street that is loved by many. This site truly has great potential to be something enjoyed and loved by the community. This however is far from it.</p>