

**Subject:**

Application number: 2021/5699/P- Barclays Bank/Chipotle

Good evening,

My name is Vishaal Patel and I live at Flat C, 2 Fawley Road, NW6 1SH. This is opposite the Fawley Road elevation of 208 West End Lane, the subject of the application.

I strongly object to the application and ask for it to be rejected on the following grounds:

1. **Traffic, Congestion and Noise**

The proposed location currently suffers from severe congestion. Cars cannot pass each other in opposite directions, which makes driving and parking in the area very difficult. Delivery trucks (in particular, for Sainsbury's) also very often park outside the proposed location and also outside Sainsbury's (on Fawley Road) which significantly adds to the congestion in the area. Chipotle will inevitably offer a take-away service on Deliveroo, Uber Eats and/or Just Eat which means that motorbikes/scooters will be frequently be driving in and out of the area (particularly at night where people may order Chipotle for dinner). In addition to exacerbating the congestion in the area, this would also increase significant noise. Furthermore, there is a Council proposal to create a traffic island outside 3 Fawley Road for electric charging. This will make the above problem even worse.

Furthermore, the application states that the total full-time staffing is 21. This is 3 times the staffing total at the previous bank premises. This extra staff would increase traffic and cause even more significant parking issues.

It is noted that the proposal states the opening hours to end as late as 11 pm. This is longer than the adjacent shops and prolongs the time of noise pollution, especially in the residential side i.e. Fawley Road elevation.

2. **Pollution and Refuse**

The existing refuse situation is already extremely unsatisfactory for traders in West End Lane and residents in Fawley Road. Sacks of refuse lie broken for days and are spilt out. It is to be expected that a branch of Chipotle will substantially worsen the situation, not only by the restaurant's own refuse but even more by the inevitable fall-out from the take-away trade, with discarded boxes etc. littering the pavement of both elevations of 208. It is noted that the proposal states the opening hours to end as late as 11 pm. This is longer than the adjacent shops and prolongs the time of noise pollution, litter and cooking odours, especially in the residential side i.e. Fawley Road elevation. The 11pm closing time would also increase cooking odours and litter in the area.

3. **Conservation area**

This is a conservation area, and the premises occupy a prominent area opposite a Library and a zebra crossing. The proposed change of use from bank premises to a fast-food restaurant Chipotle is a fundamental change of use which would totally alter the character of Fawley Road and should not be permitted. Council has already decided that no further A3 licences would be granted. Changing 208 from a bank ie quiet late afternoon, evening and all day weekend to a fast food place 7 days a week and up till 11 pm is too radical.

4. **Alcohol License**

The application does not include a request for an alcohol licence but it is certain that such a licence would be sought. Other Chipotle branches sell alcohol both on site and via their take-away service. The proposed hours of 11:00-23:00 may well promote noise, litter and drunken behaviour, especially if beer can be had at outside tables.

5. **Application is incomplete**

The application fails to refer to the following important items:

- a. Extraction units for cooking fumes
- b. Noise abatement
- c. Waste storage
- d. Outside tables

I strongly consider that a Chipotle fast food restaurant is the wrong use of 208 West End Lane and we suggest the application in its present form is unacceptable.

Many thanks

Vishaal