

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5699/P	Celine Castelino	19/01/2022 23:43:33	OBJ	Concerns regarding Chipotle's planning application at 208 West End Lane

While I would welcome a new eatery serving Mexican food in or around West Hampstead as there isn't one, I would much rather it occupied the premises that had previously been a restaurant rather than these premises. My concerns regarding the opening of a fast-food eatery in the former bank branch in this location, a conservation area, are as follows:

1. Major change of use

The alterations will completely transform the character of the location with clients spilling out on the pavement. The premises, which occupy a prominent location in the heart of West Hampstead, have been a bank (open from 9.30am-4.30pm 5 days a week) for at least half a century. Changing the longstanding, singular use of this central location into a US fast food chain (proposed hours 11am-11pm 7 days a week) with music and doors opening onto the street clearly represents a very significant development unwelcome to local residents.

2. Increase in traffic congestion

This location already suffers severe traffic congestion. Cars can barely pass each other in opposite directions and the alleyway adjacent to Fawley Mansions is often blocked by vehicles parked across it.

Chipotle's website boasts of its takeaway options and its partnerships with Deliveroo, Uber Eats and Just Eat. This suggests that there will be constant stream of noisy delivery motorbikes/scooters at least until 11 pm at night competing with the restaurant's clients and residents for the limited parking space.

3. Further noise pollution

Allowing bifold doors with an awning (as proposed) on Fawley Road will no doubt lead to outdoor tables especially in the summer – their other branches have outdoor tables. Fawley Road currently has no pavement tables/food outlets on it. So, if such doors are to be allowed they should be on the West End Lane side. The impact on local residents particularly the flats above, those opposite in Bennett Court, and the homes at the top of Fawley Road will be unpleasant.

Other Chipotle branches play very loud music and serve alcohol. Together with the noise from their clients, delivery drivers, particularly at weekends, will inevitably create an undesirable level of noise.

Some Chipotle branches close at 9 pm – this should be the latest opening time if this development is allowed to go ahead.

4. Area characteristics

West Hampstead already has plenty of eating places, takeaways and pubs in the immediate area. We need greater diversity not more of the same. We have lost a valuable community service with the closure of the branch of the bank. The Council should encourage the landlord to seek an establishment that's lacking in the area as a tenant. Preferably one with fewer employees that stays within the premises and does not expand onto the pavement. There is scope too to promote home-grown independent businesses rather than another US chain.

The former bank is a key part of the special character of the West End Green conservation area is demonstrated by the use of a photo of it on the front page of the "West End Green Area Appraisal and Management Strategy" see <https://www.camden.gov.uk/documents/20142/7924919/WestEndGreen+CA+Appraisal+adopted+draft+for+web.pdf/f0e91818-ded0-a611-c83e-e4e67b8f0a6d>. The address (208 West End Lane) is also listed on page 26 of that document as a property making a positive contribution to the conservation area. Putting a fast food

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chain takeaway in this central position with a potentially garish façade, open doors and loud music, will undoubtedly have a negative effect on West Hampstead's special character.

5. Impact on people with disabilities

An awning and tables on West End Lane would further narrow the pavement creating difficulties for wheelchair/mobility scooter users and people with other disabilities, as well as anyone pushing a double buggy. Queuing delivery drivers will add to this problem.

6. Alcohol

I understand that at some time in the past supplementary planning guidance was adopted by Camden Council for the eastern side of West End Lane between West End Green and Fawley Road with a presumption that no further A3 licences would be granted, the category that at that time covered restaurants.

Other Chipotle branches sell alcohol and that if this branch does the same, it will require a premises licence for sale of alcohol. Should they be granted a license for alcohol, as is likely, there will be a risk of drunken behaviour and brawling which already occurs on occasions such as when there are major matches at Wembley. This includes people using our front gardens as toilets at times – which could happen more frequently!

7. An increase in refuse and pollution

The existing arrangements are already unsatisfactory for traders in West End Lane and residents in Fawley Road. At section 28 of the application form the applicant claims the premises have dedicated external waste storage. This is unlikely - the bank left its waste on the pavement and this led to other people dumping refuse in a corner plagued by rubbish. Restaurant waste, discarded takeaway food containers and other client litter will be a lot more waste than the bank produced. Chipotle needs to provide a detailed plan of how it will manage its waste.

There is no indication of how the applicant intends to deal with particulates and other pollution created by grilling/frying large quantities of meat.

8. Flood risk

Section 19 of the application claims the area is not at risk of flooding and no flood risk assessment has been done. However, the bank has experienced flooding so this needs further investigation.

There are other empty premises in the neighbourhood of West Hampstead which were former take away establishments where Chipotle could operate with less of an impact than this corner of West Hampstead. Please do not approve this application.

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2021/5699/P	Anouska Ayub	19/01/2022 15:30:19	OBJNOT	*I would like to make objections to the proposal known*

I would like it to be noted that my main concern is the impact that this will have on the character of the area. I don't think that this chain will significantly impact the "foot traffic" on the Highstreet or provide significant jobs to the area, and therefore the negative impact this establishment will have on the character of West Hampstead is not justifiable.

The proposed development is over-bearing, and out of character in terms of its appearance compared with existing properties in the vicinity.

As well as this, the application is for a minor change of use - which this is demonstrably not. The alteration both to the building appearance and use is certainly not minor. Chipotle is a takeaway chain - as evidenced by the dedicated delivery driver window and only up to 18 chairs inside the establishment. These application details suggest that Chipotle expect a large proportion of their trade to be in takeaway food. It is at the very least purposefully misleading to suggest Bank to a takeaway restaurant with an onsite grill is a minor change. This is a very significant change.

According to the "West End Green Area Appraisal and Management Strategy", the property on the corner of Fawley Road and West End lane makes a positive contribution to the conservation area, violated by a heavily branded chain restaurant.

I am very concerned about the impact of the bifold doors on the Fawley Road side of the building - this is a residential road and allowing bifold doors will undoubtedly be followed by awning and tables and chairs - this is not appropriate on a residential road and will have a huge impact on the flats above and opposite in terms of constant noise. This will be till 11 pm if their application is allowed, and exacerbated by the sale of alcohol as in other Chipotle takeaway outlets.

The pavement on the end of Fawley road is uneven and therefore table will force people out onto the uneven part of the pavement, impossible to navigate for disabled people and prams. Narrowing of the pavement will also occur on the west end lane side if tables and chairs are allowed. This will be especially true around the zebra crossing and lamppost next to the zebra crossing thus negatively affecting the safety and the convenience of road users.

I am concerned that it is likely to be a grill on-site and cooking for meat - as in other Chipotle outlets - The plans do not have any details of an extraction fan and where it will be/ how loud it will be and if there is to be a change to the building above to accommodate this - this must be stated. It must also be stated where the storage of waste will be. In section 30 of the application form the applicant has claimed there will be no particulate matter emissions - how can this be true if there is a grill?

In section 28 of the application form, the applicant claims the premises have dedicated external waste storage - this is untrue. The bank used to use the pavement for its waste - this will be unacceptable for food waste and will attract vermin and other people dumping waste in the same place. I would request that plan for waste management be in the application.

Delivery drivers will cause the already often congested Fawley Road to be worse. This is a pinch point currently and becomes very busy regularly.

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2021/5699/P	Anya Maria Hawe	19/01/2022 16:49:47	APP	In my strongly help opinion, this is not the right direction for the development in West Hampstead.
2021/5699/P	Anya Maria Hawe	19/01/2022 16:49:47	APP	As a resident of Crediton Hill/ Junction Fawley Road for over 20 years, I most strongly object to the proposal of another fast food establishment on West End Lane. We already have increasing anti social behaviour in the local neighbourhood, we are often disturbed by drunk and disorderly people cutting through Fawley Road in the evenings. There has been an increase of drug dealing and drug users hanging around by Sainsburys and top of Fawley Road. The proposal will increase the volume of traffic of cars and delivery bikes in an already busy area, which makes the junction of Fawley Road and West End Lane unsafe. There will be litter and additional business premises rubbish in the place where rubbish is already a big problem on a regular basis, this is not only unpleasant to walk past but encourages rodents. West Hampstead is a Conservation area and should be a nice place to live. I cant see how a a fast food business will offer anything good to the residents or do anything to enhance the area. Camden please refuse this proposal.
2021/5699/P	S. Nix	19/01/2022 09:47:06	OBJ	I vehemently object to the proposed addition of the Chipotle fast food outlet on West End Lane and Fawley Road. I agree with the overwhelming majority of the objections I have read, e.g. such an addition would only add to the distasteful and highly unpleasant mess of rubbish and litter on the street, reduced pavement access, noise disturbance, the fact that it is out of character with the rest of the area/neighbourhood, and so on. As has been stated by many others, West Hampstead is an area, and a conservation area, that prides itself on having local and independent businesses, which I use frequently and appreciate, including the excellent restaurant options such as The Wet Fish Cafe and Colaba. Introducing an 'alternative option' like Chipotle would wreck and ruin the unique atmosphere of this area and cause endless problems and misery for those living on Fawley Road. Please do the right thing and reject this application.
2021/5699/P	PG Hope	19/01/2022 15:10:50	OBJ	<p>This type of takeaway restaurant is not in keeping with the character of the local area. It is junk food disingenuously marketed as healthy food. It may as well be a MCDonalds.</p> <p>bifold doors must be resisted on Fawley Road - we should not allow the high street to spill onto residential roads. On West End lane, there is no space for outside table and chairs in this area with a zebra crossing. A takeaway window will also cause obstruction on the pavement and become a hazard for pedestrians, a significant safety issue. There are no other restaurants on the high street with tables and chairs on such a narrow area of pavement.</p> <p>In my opinion, the bifold doors should there be resisted entirely. There's no need for these. The takeaway hatch should also be resisted, to stop the pavement from becoming occupied by delivery drivers.</p>
2021/5699/P	Panagiota Dendrinou	16/01/2022 17:56:56	OBJ	Hello, as a resident of West Hampstead I want to object to this application. The opening of a fast food restaurant (Chipotle) to a residential area like West hampstead will have detrimental effects. The installation of outdoor tables and awnings will mean less pedestrian space on the sidewalk. Also, the opening of a restaurant as Chipotle will create more litter in the area, which is already a big problem of the Borough. Moreover, there are a lot of flats around this building so the noise and the constant arrivals of Deliveroo/Uber Eats drivers will be a constant problem for us the residents. Overall, I don't believe the council should approve this application, as the opening of a Chipotle here downgrades the whole vibe of the area and it doesn't have any positive contributions. Thanking you in advance for taking the comments into consideration. Best regards, Panagiota Dendrinou

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2021/5699/P	Tynan Beresford-Wylie	15/01/2022 22:59:04	SUPPRT	We welcome new businesses in West Hampstead
2021/5699/P	David	18/01/2022 17:56:58	COMMNT	<p>This fast-food chain is not in keeping with the area at all. This is marketed as healthy food when it absolutely is not - just marketing to repackage junk food.</p> <p>The design of these chain "restaurants" is garish and will be in such poor contrast to the beautiful building it will be housed in, not to mention the synagogue and library opposite.</p>
2021/5699/P	David	18/01/2022 17:57:09	OBJNOT	<p>This fast-food chain is not in keeping with the area at all. This is marketed as healthy food when it absolutely is not - just marketing to repackage junk food.</p> <p>The design of these chain "restaurants" is garish and will be in such poor contrast to the beautiful building it will be housed in, not to mention the synagogue and library opposite.</p>
2021/5699/P	Mia Khan	19/01/2022 15:13:27	OBJ	<p>Objection: Rubbish Delivery drivers causing obstruction Tables and chairs causing obstruction Ruining the character of the area</p>

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2021/5699/P	Anouska Ayub	18/01/2022 17:45:15	NBJNOT	<p>I would like to make objections to the proposal known. In my strongly held opinion, this is not the right direction for the development of West Hampstead.</p> <p>I would like it to be noted that my main concern is the impact that this will have on the character of the area. I don't think that this chain will significantly impact the "foot traffic" on the Highstreet or provide significant jobs to the area, and therefore the negative impact this establishment will have on the character of West Hampstead is not justifiable.</p> <p>The proposed development is over-bearing, and out of character in terms of its appearance compared with existing properties in the vicinity.</p> <p>As well as this, the application is for a minor change of use - which this is demonstrably not. The alteration both to the building appearance and use is certainly not minor. Chipotle is a takeaway chain - as evidenced by the dedicated delivery driver window and only up to 18 chairs inside the establishment. These application details suggest that Chipotle expect a large proportion of their trade to be in takeaway food. It is at the very least purposefully misleading to suggest Bank to a takeaway restaurant with an onsite grill is a minor change. This is a very significant change.</p> <p>According to the "West End Green Area Appraisal and Management Strategy", the property on the corner of Fawley Road and West End lane makes a positive contribution to the conservation area, violated by a heavily branded chain restaurant.</p> <p>I am very concerned about the impact of the bifold doors on the Fawley Road side of the building - this is a residential road and allowing bifold doors will undoubtedly be followed by awning and tables and chairs - this is not appropriate on a residential road and will have a huge impact on the flats above and opposite in terms of constant noise. This will be till 11 pm if their application is allowed, and exacerbated by the sale of alcohol as in other Chipotle takeaway outlets.</p> <p>The pavement on the end of Fawley road is uneven and therefore table will force people out onto the uneven part of the pavement, impossible to navigate for disabled people and prams. Narrowing of the pavement will also occur on the west end lane side if tables and chairs are allowed. This will be especially true around the zebra crossing and lamppost next to the zebra crossing thus negatively affecting the safety and the convenience of road users.</p> <p>I am concerned that it is likely to be a grill on-site and cooking for meat - as in other Chipotle outlets - The plans do not have any details of an extraction fan and where it will be/ how loud it will be and if there is to be a change to the building above to accommodate this - this must be stated. It must also be stated where the storage of waste will be. In section 30 of the application form the applicant has claimed there will be no particulate matter emissions - how can this be true if there is a grill?</p> <p>In section 28 of the application form, the applicant claims the premises have dedicated external waste storage - this is untrue. The bank used to use the pavement for its waste - this will be unacceptable for food waste and will attract vermin and other people dumping waste in the same place. I would request that plan for waste management be in the application.</p> <p>Delivery drivers will cause the already often congested Fawley Road to be worse. This is a pinch point</p>

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2021/5699/P	Amy Rogers England	14/01/2022 16:11:44	COMMT	currently and becomes very busy regularly. I am not happy that yet another food outlet is being added to West End Lane. There are plenty of food outlets already and a dearth of really useful shops for local people. I really think it is unnecessary for Camden Council to provide yet more food outlets in an area that is already beset with expensive NHS bills for victims of junk food such as the obese and diabetic. It will also create a range of other problems such as littering. The site is at the junction of West End Lane and Fawley Road and so the resulting increase in traffic and parking will cause traffic congestion, aggravating the queues that already build up due to heavy traffic and the traffic lights system on West End Lane thereby causing yet more pollution affecting an area already struggling with high levels of pollutants. Camden must stop greedily grabbing money and start to play a serious role in providing for the health and well being of the local population and the Planet. Camden is part of the whole country and indeed part of the whole world and as such needs to consider wider issues when giving planning consent to money making private business concerns.
2021/5699/P	Susan Smith	16/01/2022 15:30:51	OBJ	I believe Chipotle would not be in line with the local neighbourhood aesthetic or community. This is a space which supports local businesses with limited chains and having another chain in the area would tip the balance the wrong way, making it hard for these local establishments to operate. In addition, the community already has enough restaurants - no further are needed. Currently West End Lane and surrounding streets have high levels of traffic and illegally parked vehicles blocking pavement access. There is in general a lack of pavement space and safe active travel initiatives in the immediate area. Chipotle would compound these issues and therefore I do not think it should be permitted. The application indicates outside table space which the pavement space is insufficient for such use. The trading hours of such and no doubt its sale of alcohol would also be very detrimental to the public environment The brand behind this planning application doesn't show any merit as an addition to our high street. Therefore, ultimately I object.
2021/5699/P	William Collier	19/01/2022 09:04:40	OBJ	There is already a huge problem with litter and rubbish bags on West End Lane and narrow pavements making walking difficult. Seating on the street and takeaway windows will make this problem considerably worse. Traffic, congestion and aggressive moped drivers increase noise and pedestrian risk, a large takeaway restaurant like this will greatly increase this traffic as the drivers often flout traffic rules, skipping lights and riding on pavements. West end lane doesn't need a litter generating and loud fast food chain. We should support smaller and independent restaurants which have a much smaller imprint on the local community and bring less disruption.
2021/5699/P	Deborah Reed	17/01/2022 19:10:41	OBJ	I strongly object to this planning application. Primarily I am concerned about the design and appearance (including a takeaway hatch) of this building in a conservation area, the amount of additional litter an establishment of this kind will generate and the adverse impact on traffic, parking, noise and highway safety. I am also concerned about the additional number of delivery mopeds that will inevitably be required, and the risk these will pose to residents and other pedestrians.

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2021/5699/P	Dan Moony	18/01/2022 14:40:10	OBJNOT	

1. SUMMARY

The proposed development represents a very significant change from longstanding previous use. It is important to appreciate that the proposal is seeking to have Chipotle fronting on to Fawley Road (currently solely a residential road), not West End Lane (where all the other shops and restaurants are). Allowing the development would have a major detrimental impact on the area generally, and on an otherwise residential-only road (Fawley Road) in particular.

2. NOT MINOR CHANCE OF USE

The applicant (Chipotle) is seeking to portray the proposed development as “Commercial Minor Alternations” (see Details Page for Planning Application). This is misleading for a number of reasons:

(a) Use Class E not applicable - I realise that the new Use Class E is very wide but to fit within it Chipotle needs to sell food and drink mainly to be consumed on the premises. I believe the reality is that Chipotle will be mainly a takeaway and fit within the “sui generis” category specified in Article 3(6)(r) of the Town and Country Planning (Uses Classes) Order 1987 i.e. sale of hot food where that food is mostly undertaken off the premises. I have seen news articles referencing the fact Chipotle is seen as a “grab and go” option especially in urban areas see

<https://www.cnbc.com/2017/07/10/chipotles-diners-think-its-fast-food-and-thats-a-big-problem.html> and Chipotle’s own website makes a great deal of its takeaway options, including its partnerships with Deliveroo, Uber Eats and Just Eat (in relation to which see the dedicated Deliveroo etc driver hatch on the plan on West End Lane). All of this shows it expects a very substantial part of its sales to be consumed off premises. The question is whether it is more than 50% (I think over 50% would constitute “mainly” for the purposes of “sui generis” classification). So I think Camden should push Chipotle to provide evidence that more than half of its sales in other stores are eaten on site, and absent that evidence Chipotle should not have the benefit of Class E.

(b) In any event, whether the proposed use properly falls within “Class E” or “sui generis”, it is simplistic and misleading to describe the changes as “minor alterations”. The premises, which occupy a prominent location in the heart of West Hampstead, have been a bank for well over 50 years (since at least 1966 when my father-in-law was a tenant in our flat) at the end of an otherwise residential road (Fawley Road). Changing the longstanding, singular use of this central location from a bank (which had opening hours 9.30am-4.30pm in the week, closed on the weekend) into a US fast food chain (proposed hours 11am-11pm 7 days a week) with music and bi-fold doors opening onto the residential road clearly represents a very significant development from the point of view of the local community and those in Fawley Road in particular.

(c) The reason the property in question is set back some distance from Fawley Road in the way that it is (providing a wide pavement of benefit to the community, especially the disabled) is that the property is subject to a restrictive covenant under which the premises can only be used for trade or business if (i) it is 12 yards away from Fawley Road and (ii) the business fronts on to West End Lane. I can supply copies of relevant entries from Land Registry if they would assist. In my view Camden should not permit any development that would facilitate a breach of this covenant, which the proposal clearly would. In other words any development (including outside tables and bi-fold doors that open) should strictly face West End Lane not Fawley Road.

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This approach is consistent with the aim of minimising impact on the residential-only Fawley Road.

3. IMPACT OF PROPOSED USE

There are a number of troubling aspects about the plans submitted:

Impact on conservation area

(a) The property is a key part of the special character of the West End Green conservation area as demonstrated by the use of a photo of it on the front page of the “West End Green Area Appraisal and Management Strategy” see <https://www.camden.gov.uk/documents/20142/7924919/WestEndGreen+CA+Appraisal+adopted+draft+for+web.pdf/f0e91818-ded0-a611-c83e-e4e67b8f0a6d> . The address (208 West End Lane) is also listed on page 26 of that documents as a property making a positive contribution to the conservation area. Putting a US fast food chain takeaway in this central position (especially with late night hours, open doors, alcohol and music), opposite the library and synagogue, will undoubtedly have a negative effect on West Hampstead’s special character.

Bifold doors, outdoor table and noise

(b) The proposed bifold doors are on the Fawley Road side, as opposed to West End Lane, and it is clear the intention is to put tables on the pavement outside there (indeed an application for pavement tables and other branded items such as umbrellas was recently made but withdrawn, and I understand it will be resubmitted).

(c) Fawley Road currently has no pavement tables/food outlets on it, and allowing pavement tables to encroach from around the corner on West End Lane should be firmly resisted given the impact on local residents especially those on Fawley Road.

(d) Chipotle will no doubt apply for an alcohol licence in due course (its other outlets sell alcohol) and when the bifold doors are open there are likely to be unacceptable noise levels. I have been to a couple of Chipotle outlets and their background music is played quite loudly. This noise, and that from diners, will disturb local residents (until 11pm at night if the plans are allowed).

(e) Even if bifold doors and outside tables are not allowed, the fact the plans make no reference to soundproofing is a concern, given likely music volume. The potential for noise disturbance through the ceiling is a concern for Flat 1 in particular as we have young children in a bedroom directly above where the bifold doors would be. The plans should provide detail of soundproofing to be installed.

(f) I think bifold doors and pavement tables should be strongly resisted, especially on Fawley Road. Any bifold doors should be on the West End Lane side which is where other outlets have bifold doors (although that would come with its own problems of narrowing the pavement – I don’t think pavement tables should be allowed at all).

(g) Even in the absence of bifold doors, it is also clear from the proposed plan that the inside customer tables

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will be placed on the Fawley Road side of the property. It is clearly intended that Chipotle will face onto Fawley Road in direct breach of the restrictive covenant mentioned above, requiring any business in the building to face on to West End Lane. Allowing the business to face on to Fawley Road would still represent an intrusion on the otherwise residential nature of that road, particularly for those opposite in Bennett Court whose windows will directly face Chipotle's customers.

Hours

(h) Chipotle wants 11am-11pm seven days a week. Given the impact of noise on local residents it seems to me that 11pm is far too late. In my view 7pm is the very latest they should be allowed to open.

Narrowing of pavement will mean minimal room for disabled/wheelchair users

(i) On the West End Lane side of the premises there is only a circa 3m gap between the building and a lamp post that already narrows the pavement right by the zebra crossing. The proposed plans include an awning on that side too, which appears to be about 1.5-2m wide. It seems very likely that in due course Chipotle will want to put outside tables on this side (indeed, as above, it should be the only side they can put outside tables), although at the moment the plans show that is where Deliveroo drivers etc will queue. Either way that will mean a very narrow gap (maybe 1m) making it difficult to pass especially for wheelchair users/other disabled people.

Lack of extraction unit

(j) Chipotle's full name is "Chipotle Mexican Grill" and from my visits to its other outlets it grills meat. However the plans show no details about where the necessary extraction unit will go. Details of this clearly need to be provided. Do they intend to simply have an outlet on the West End Lane side at ground floor level, which is the nearest point to "cookline" shown on the proposed plan? That would surely be unacceptable. If they are proposing a large metal chimney out the back of the building they should clarify where it will go and what the noise levels created by this will be and how it will be soundproofed.

Lack of dedicated external waste storage and litter impact

(k) At section 28 of the application form the applicant claims the premises have dedicated external waste storage. So far as I am aware that is untrue. Barclays Bank made use of the pavement for its waste but this simply led to other people dumping in an area plagued by rubbish. I strongly suspect Chipotle will have a lot more waste than the bank did and that, as it will be food waste, it will attract vermin. West End Lane and that corner in particular is plagued by litter. Chipotle should be asked to provide a details plan of how it will properly manage its waste.

Flood risk

(l) At section 19 of the application form the applicant has claimed the area is not at risk of flooding and no flood risk assessment has been done. I am aware that in the last year the basement of the bank was subject to considerable flooding and under "application constraints" on the Camden website there is reference to a constraint type "historically flooded streets" and "surface water flow and flooding". There is an underground

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				<p>river on Fawley Road. It is not clear to me why Chipotle has not done a flood risk assessment.</p> <p>NOx and Particulates</p> <p>(m) In section 30 of the application form the applicant has claimed there will be no NOx or particulate matter emissions. I don't see how this can be right given they will operate a grill which must lead to at least some level of particulate matter emissions. Note the point above about lack of extraction unit details above.</p>
2021/5699/P	Amir Motahammadani	17/01/2022 18:25:41	COMMT	<p>I would like to object for the following reason:</p> <ul style="list-style-type: none"> - families live in flats and houses near to the proposed restaurant. - we do not need an American fast food chain in West Hampstead. Not in keeping with the neighbourhood and goes against supporting local businesses - late night drinking would create a bad atmosphere - more rubbish and deliveroo drivers would congest the area with increased traffic - more rats and foxes would be attracted to the area - the shop is an integral and central location and deserves more than a fast food restaurant <p>Thanks</p> <p>Amir</p>
2021/5699/P	Christina D.	17/01/2022 21:06:07	OBJ	<p>I want to object at the opening of a fast food chain in our area as this will create a lot of noise and trash in our roads. In addition I do not believe that it suits the rest of the stores and restaurants in the street and would prefer this place to be given to an independent hospitality brand. Chipotle will drop the value of the area and will create unnecessary havoc on west end lane.</p>

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2021/5699/P	Ruth Hockman	18/01/2022 15:02:29	OBJ	<p>The applicant (Chipotle) is seeking to portray the proposed development as “Commercial Minor Alterations”. This is misleading.</p>

We realise that the new Use Class E is very wide but to fit within it Chipotle needs to sell food and drink mainly to be consumed on the premises. The reality is that Chipotle will mainly be a takeaway outlet within the “sui generis” category specified in Article 3(6)(r) of the Town and Country Planning (Uses Classes) Order 1987 i.e. sale of hot food where that food is mostly undertaken off the premises. What will the estimated percentage of on site consumption be?

In any event, whether the proposed use falls within “Class E” or “sui generis”, it is misleading to describe the changes as “minor alterations”. The premises, which occupy a prominent location in the heart of West Hampstead, has been a bank for well over 50 years. Changing the longstanding, singular use of this central location from a bank (which had opening hours 9.30am-4.30pm in the week, closed on the weekend) into a fast food chain outlet (proposed hours 11am-11pm 7 days a week) with music and doors opening onto the street (as proposed) clearly represents a very significant development from the point of view of the immediate neighbours (specifically those above the premises) and local community.

The property is a characterful key part of West End Green conservation area and is demonstrated by the use of a photo on the front page of the “West End Green Area Appraisal and Management Strategy” The address (208 West End Lane) is listed as a property making a positive contribution to the conservation area. Putting a fast food chain takeaway in this central position (esp with open doors and music) will undoubtedly have a negative impact on the aesthetic of West Hampstead’s unique character.

IMPACT OF PROPOSED USE

There are a number of concerns about the plans submitted:

Bifold doors and noise

The proposed bifold doors are on the Fawley Road side, as opposed to West End Lane. Allowing bifold doors with an awning (as proposed) will no doubt lead to outdoor tables especially in the summer – their other restaurants have outdoor tables. Fawley Road currently has no pavement tables and the pavement area is currently uneven and unsafe. Do Chipotle have plans to even out the pavement surface to prevent accidents. It really is a death trap of a corner especially for disabled / elderly pedestrians. Pavement tables from around the corner on West End Lane should be resisted given the impact on local residents (specifically those in the five flats above and the circa seven flats opposite in Bennett Court).

When the bifold doors are open there are likely to be unacceptable noise levels. This noise, from both music and that from diners, will disturb local residents especially above and opposite (until 11pm at night if the plans are allowed). Alcohol consumption will exacerbate the noise levels. Are provisions for substantial sound proofing being made? If so where are these?

Bifold doors would be better suited to the West End Lane side which will be more in keeping with the other cafes and restaurants on the High Street.

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Hours

Chipotle want 11am-11pm seven days a week. Is there room for earlier closing given the impact on local residents? 9pm seems reasonable.

Narrowing the pavement will impact disabled/wheelchair users.

On the West End Lane side of the premises there is only a circa 3m gap between the building and a lamp post that already narrows the pavement. The proposed plans include an awning on that side too, which appears to be about 1.5-2m wide. It's likely that in due course Chipotle will put outside tables on this side (as above, it should be the only side they can put outside tables), although at the moment the plans show that is where Deliveroo drivers etc will queue. Either way that will mean a very narrow gap (maybe 1m) making pedestrian access challenging especially for wheelchair users/other disabled people.

Lack of extraction unit

Chipotle's full name is "Chipotle Mexican Grill". The plans show NO DETAILS about where the necessary extraction unit will go. It is imperative that these details are submitted. Do they intend to simply have an outlet on the West End Lane side on ground floor level, which is the nearest point to "cookline" shown on the proposed plan? That would surely be unacceptable. If they are proposing an eyesore of a large metal chimney out the back of the building they should clarify where it will go.

Lack of dedicated external waste storage and litter impact

At section 28 of the application form the applicant claims the premises have dedicated external waste storage. We don't believe this to be true. The bank made use of the pavement for its waste but this simply led to dumpers dumping. Waste management is a real issue in West Hampstead (especially around national holidays). We suspect Chipotle will have infinitely more 'vermin attractive' waste than the bank did. West End Lane and that corner in particular is plagued by litter. Chipotle should be asked to provide clear details of how it will manage waste.

Flood risk

At section 19 of the application form the applicant has claimed the area is not at risk of flooding and no flood risk assessment has been done. We are aware that in the last year the basement of the bank was subject to considerable flooding and under "application constraints" on the Camden website there is reference to a constraint type "historically flooded streets" and "surface water flow and flooding". There is an underground river on Fawley Road. Has Chipotle completed a flood risk assessment? If not - they need to.

NOx and Particulates

In section 30 of the application form the applicant has claimed there will be no NOx or particulate matter emissions. If a grill is being operated - there will be a level of particulate matter emissions. These need to be specified and accounted for. Note the point above about lack of extraction unit details above.

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2021/5699/P	Keith Cowell	19/01/2022 12:49:53	OBJ	<p>The Change of Use Class away from Business Use to A3/A5 is inappropriate for this location and the proposals put forward. The lack of any details (or proposals) of commercial extraction of cooking smells etc emphasises this inappropriateness. The added proposal to have Bi Fold doors allowing smells, music or general noise from the premises to broadcast across the street and to the dwellings above, is a further example, given the location on the corner of this residential street.</p> <p>The red line on the site plan appears to take in most of the pedestrian pavement and on the detailed plan suggests that the rather low awning should oversail the boundary line. The proximity of the pedestrian crossing to the take away window is an obvious safety issue that must be averted. If there has to be a take away position it would be better located on the eastern end of the Fawley Road frontage, but see the above comment on the lack of suitability in a residential area.</p> <p>I would not support this proposal.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5699/P	B.M. Shaughnessy	18/01/2022 00:23:17	OBJ	<p>This application from a fast food franchise operation for the premises on the corner of West End Lane and Fawley Road in the West End Green conservation area should be refused for the following material planning considerations and impact on the Conservation Area.</p> <p>The drawings supplied show that this is intended to be mainly a busy takeaway. The MOPUS hatch on the West End elevation for delivery drivers and collection will create traffic & highway management problems on an already congested road and the bi-folding doors onto Fawley Road suggests an external layout which will increase activity – for which no plan for parking, loading and access is provided in the application. Camden Planning Guidance (CPG 5, 2011) says the Council “will control food, drink and entertainment uses to ensure that our town centres are balanced and vibrant as well as ensuring that these uses do not harm the amenity of local residents and businesses”.</p> <p>The hours of operation requested are harmful to other residents rights to peaceful enjoyment of their homes: 11am-11pm at night. This not simply a licensing matter but a loss of amenity for neighbouring properties from a potential increase in noise, disturbance and anti-social behaviour resulting from use of the exposed corner of Fawley Rd as a food outlet with an outdoor seating area –an unofficial streatory by default.</p> <p>The application lists a reconfiguration of the external features of the building - “alterations to existing commercial unit including installation of new bi-fold door, installation of new take-away hatch at Fawley Road elevation and new awning to West End Lane elevation” and this, as well as intrusive illuminated signage will have a significant and negative effect on the conservation area of West End Green, breaching much of the guidance and protection offered by the local neighbourhood plan.</p> <p>04 – A19 -2.6 Consultations undertaken by the NDF during the formation of this Plan found that those living and working in the Area were in favour of " Greater efforts to protect buildings and the street environment in conservation areas"</p> <p>The West End Green Conservation Area Appraisal and Management Strategy- AMS (February 2011) which interestingly uses an image of Barclays Bank on the corner of Fawley Rd and West End Lane on its cover, finds that “...some recent ad hoc extensions from the restaurants are of poor design and quality” and that “the Lane has become cluttered with signs, barriers and advertisements”. It adds that “the proliferation of advertisements and decline of the shop fronts is detrimental to the area” and suggests the declaration of an Area of Special Control of Advertisements to control and restrict the use of outdoor signage, which can degrade the streetscape.</p> <p>English Heritage defined the usefulness of Article 4 Directions in the Heritage at Risk Report 2009:‘Article 4 directions are well-established tools that enable local planning authorities to manage change in conservation areas that otherwise would be harmful to their special character. An Article 4 direction is therefore a targeted response to specific types of alterations and changes that cumulatively can undermine local character. It is recommended that Article 4 Directions are implemented to control:</p> <ul style="list-style-type: none"> • window replacements • external door replacements • business premises and shop fronts <p>For the above reasons we request that this application be refused.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5699/P	Tibor Zoltan Gold and Anne Mary Gold	18/01/2022 18:57:18	COMMNT	<p>We are Tibor and Anne Gold, of Ground Floor Flat, 2 Fawley Road, NW6 1SH. This is opposite the Fawley Road elevation of 208 West End Lane, the subject of this application. We object to this application and ask for it to be rejected for one or more of the following reasons:</p> <ol style="list-style-type: none"> 1. 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. 2. The application proposes bifold doors in Fawley Road, implying tables and chairs on the pavement. This means vastly increased noise and litter from eat-in customers and even more importantly from take-away customers especially those collecting orders by car or motor bikes/scooters, for themselves or on behalf of others such as Deliveroo, Just Eat etc. It is safe to ASSUME FROM OTHER CHIPOTLE BRANCHES EG IN BAKER STREET THAT THERE WOULD BE MUSIC INSIDE 208 WHICH WOULD INEVITABLY SPILL OUT IN THE STREET. 3. The application does not include a request for an alcohol licence but it is certain that such a licence would be sought: the Chipotle website and online menus of other branches sell beer. 4. Traffic, congestion, parking: Fawley Road is narrow and suffers already from lack of parking, causing (for instance us at 2 Fawley) frequent annoyance of cars parked across our driveway blocking our car in, with careless drivers "just popping to the shops" for appreciable lengths of time. It is worse on the other side of the road from us where the alleyway is the only access to the backs of the shops in West End Lane and is also frequently blocked. Now comes this application proposing 10 full time and 15 part-time staff (21 equivalent) all pr many of whom will wish to park in Fawley Road as an addition to customers and couriers wishing to do so. 5. It is commonplace that take-away food establishments generate a lot of litter and pollution, containers thrown away etc. Refuse collection in Fawley Road is currently POOR in Fawley Road, this would make matters considerably worse. 6. The planning application makes no mention of: <ul style="list-style-type: none"> - air/steam/vapour extraction units -smell reduction from grilled food -noise abatement -waste storage -extra litter receptacles <p>We do not wish to be total NIMBIES but 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.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5699/P	Issie James	19/01/2022 16:18:33	OBJNOT	<p>As a resident of Fawley Road I am very concerned about a Chipotle potentially opening.</p> <p>Why was this not disclosed in the planning applications email update to local residents?</p> <p>West Hampstead is a great high street with a good mix of local traders. I would hate to see a huge American multi billion dollar fast food corporation come and take the place of what could potentially be another independent business better suited to the area, and in particular a residential street like Fawley which already suffers anti-social behaviour after closing time of nearby local bars and nightclubs on West End Lane - as a quiet side street, it is subject to drunken behaviour and noise of revellers which make life very unpleasant for residents.</p> <p>The location of such an outlet, closing at 11pm and serving take out food will most likely have a very negative effect in terms of rubbish, pollution and noise (plus road safety) from delivery drivers and patrons.</p> <p>I strongly object to the application as totally unsuited for the proposed location due to the likely negative effects mentioned.</p>
2021/5699/P	Ben Law	18/01/2022 15:30:30	OBJ	<p>West Hampstead does not need any more food chains or the like.</p> <p>There are plenty of delivery services that provide everything very locally already.</p> <p>Not to mention the congestion this will cause on west end lane both in road and pavement. Fawley Rd will be full if moped delivery drivers. It will me just adding to the mayhem.</p> <p>NO TO CHIPOTLE.....</p>
2021/5699/P	Sinead Cormican	16/01/2022 18:14:03	OBJ	<p>I object to this application</p> <p>As a resident of Fawley Road I object to this commercial development as this will interrupt the peace and quiet of this residential street. This will add significant noise pollution along with further litter, traffic and parking congestion on Fawley Road which is already a VERY BIG issue.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5699/P	Joanna Langton	16/01/2022 09:19:18	OBJ	<p>The arrival of new business would be welcome to west hampstead however, a fast food business of this nature would have a huge and negative impact on the overall look and feel of this compact London village.</p> <p>Already the streets of West Hampstead are full of deliveroo motorcycle drivers hanging around. This restaurant would likely exacerbate this problem significantly. Furthermore, The takeaway hatch that is proposed for the residential Street side, without any mitigations for the disruption this would cause to residents and pedestrians, makes no sense. This would likely encourage late night loitering and noise.</p> <p>Previously this location was a banking premises making it largely unsuitable to repurpose for a fast food restaurant. Not least because there is no rear access to the property. Most of the restaurants in West Hampstead have rear access meaning that smell, refuse and deliveries can be managed off street in a way that doesn't affect or disturb residents. The other reataurants also do not have takeaway hatches. Instead the residents of the Fawley Road building will be overwhelmed by smell, refuse, delivery drivers, drunk and late night party people, and the inevitable rodents/foxes that come with such debris. This would be a deterioration of the state of the High Street and the corner of Fawley Road in particular. No other restaurant in West Hampstead has the scale of development that this restaurant is proposing.</p> <p>Fawley Road already has issues with drunk behaviour, homeless people and a total lack of parking. The scale of the Bi-folding doors proposed and the takeaway hatch would surely have great benefit for Chipotle but no benefit to Fawley Road residents, especially noise which would increase significantly. This is a new use of the site that isn't justified given the nature of the people living there. This type of development is more akin to what's over on Kilburn High Road, it doesn't fit in West Hampstead, nor do the residents want West End Lane to become a location for yet more chain restaurants.</p>
2021/5699/P	Amibento	17/01/2022 16:53:10	OBJ	I objectify as an employee of a small business located at West Hampstead. Due to the increase of competition to the independent businesses.
2021/5699/P	Kai Peters	17/01/2022 20:01:23	COMMNT	Against the application. West End Lane does not need major fast food chains. It is not good for the community.

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5699/P	Tony Colli	16/01/2022 18:44:05	OBJ	<p>Reasons below for my objection to this commercial development:</p> <p>Unacceptable change of use from Bank to Restaurant More noise pollution (shouting, begging, fighting, urinating, drug use) More Litter (which is already a major issue and indeed will attract more rodents) More Traffic & Parking congestion (which is already a big issue) Devaluing the area with cheap unhealthy food Any other low cost fast food outlets opening late in the evening serving alcohol will only attract the wrong clientele</p> <p>Please note that this is a conservation area and therefore this type of cheap fast food outlet is not in keeping with the aesthetics of the area nor what the local clientele and residents want!</p> <p>I STRONGLY OBJECT AND TRUST YOU WILL CONSIDER EVERYONES CONCERNS AND STOP THIS FROM GOING AHEAD IMMEDIATELY!</p>
2021/5699/P	Christopher Rogers	18/01/2022 16:32:35	COMMNT	<p>I object to the above proposed application for yet another Fast Food restaurant on West End Lane/Fawley Road, on the basis of the additional noise that will be generated by the provision of a Takeaway hatch Facility and the gathering of people into the late evening around the perimeter of the restaurant.</p> <p>The encroachment of the developed restaurant onto the current existing wider pavement area will create an undesirable congestion at that corner which currently has a pleasant open aspect.</p>
2021/5699/P	D. Urbas	17/01/2022 13:33:35	COMMNT	<p>This development and this fast food restaurant is not suited to this neighbourhood. It'll cause noise pollution, rubbish and would hurt independent small businesses If opened in this location.</p>
2021/5699/P	H AZIZOV	14/01/2022 20:56:24	OBJ	<p>There is nothing minor about bifold doors and a takeaway hatch on that corner. West End LANE (the name should tell you all) is narrow and already overcrowded. We locals don't need to have any more space invaded by cafe tables and endless people. This plan will be a unbearable for us. The smell will be awful for residents, as will the noise. Please do not allow this chain to open up</p>
2021/5699/P	Michael Zucker	14/01/2022 11:59:52	COMMNT	<p>I have lived nearby for over 35 years and walk past the subject site every day. There are already far too many fast food outlets and takeaways in the area and we certainly do not need another one, especially one which is not owned by a small or independent company. There will be added problems with rubbish and general disturbance, especially if motorists stop to collect takeaway food or motorcycle delivery drivers come and go. Fast food outlets also add to the vermin problem. This part of West Hampstead has its distinctive character and we need a shop which contributes to the local area and both serves the local community and encourages people to visit the area. We definitely do not need another fast food takeaway which will cause problems for local residents, especially people living directly above, adjacent to and opposite the planned outlet. No more A3 uses and definitely not a fast food takeaway please! The application seems to relate to installation of bi-fold doors and minor alterations. I very much hope that change of use to A3 has not already been granted without adequate consultation.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5699/P	Sam Pfizenmaier	15/01/2022 20:18:38	OBJ	<p>I Object to this application on the basis that it will have a detrimental impact to the local conservation area. I live on Fawley Road and have seen incidences of noise and anti-social behaviour increase dramatically in the past decade, particularly in the later evening. The addition of a fast-food chain on this almost entirely residential street will only add to this.</p> <p>The current proposal will adversely effect:</p> <p>noise levels~from patrons and delivery vehicles. the local character~in the form of a fast food restaurant with a 'Take Away Hatch' the area neither needs nor can properly accommodate rubbish~commercial waste blocking West End Lane and litter from takeaway containers. pedestrian access~a zebra crossing is nearby</p> <p>The current vacant premises is in a prominent position on the high street. The design and appearance of any new establishment will set the tone that future developments will follow.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5699/P	Raul	19/01/2022 15:00:11	OBJNOT	<p>*Objection to the application*</p> <p>1. Safe passage of pedestrians and Road safety:</p> <p>This will compromise the safe passage of pedestrians on west end lane if table/chairs are placed here and an awning as planned. A delivery window on West End Lane will also mean people on the pavement queuing waiting for takeaways causing further obstruction, and possibly even cars stopping causing traffic to bottleneck here. At the least, Deliveroo drivers will likely stop their bikes and scooters on West End Lane or the end of Fawley Road causing significant traffic obstructions in an already bust area. Any space that is taken up on the Fawley road pavement must be resisted - it is uneven and will be difficult to traverse for wheelchairs and pushchairs and it is a residential road, NOT the high street.</p> <p>2. Unacceptable levels of waste with no apparent provision for storage off the street</p> <p>The bank used to put its large Biffa bins on the street on Fawley Road opposite Sainsbury's - already unacceptable. Are we now to have food waste in the same place? This will attract not only vermin but also other people using the site as a dumping ground - which used to happen. There is no other ground-level storage for this unit - the applicant has grossly misrepresented this situation in their application and this must be addressed. The level of waste at the end of Fawley road has long been a public health and environmental problem - this proposal will add greatly to this.</p> <p>3. Environmental impacts for Fawley Road:</p> <p>Noise pollution and expulsion of cooking gasses and particulate matter from a grill with no planned extraction unit. This restaurant serves alcohol in other sites, will have tables outside and plays music all day, planned till 2300 daily. This will be unacceptable to residents, especially at the end of the residential road.</p> <p>4. West End Green Conservation Area related requirements and local character</p> <p>There needs to be more clarity on what the external façade will look like and whether it is acceptable in this Green Conservation area and in keeping with the character of the local area. It is impossible to judge this from the proposal as it stands. A fast-food takeaway chain is certainly not in keeping with the character of the local area.</p> <p>5. Mortgages</p> <p>The mortgages of the flats above and around will be adversely affected - although one could argue that this is not ever protected against on a high street - it is imperative that plans for grill/cook line and extractor safety and strategy for the waste management of flammable materials are included in any proposal</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5699/P	Emily Kaye	19/01/2022 15:26:51	OBJ	<p>As a resident of West Hampstead for almost 5 years, I object to Chipotle, a fast-food chain, being granted permission in such a prominent location on our beautiful high street known for independent businesses. It is not in keeping with the local community and conservation area, and will only produce unwanted noise and rubbish in an area already troubled with these issues.</p> <p>Furthermore, the certain increase in scooters/mopeds will only serve to make a busy high street even more unsafe for pedestrians and cyclists. This is a busy junction and the introduction of a delivery/takeaway hatch will make the junction more unsafe.</p>
2021/5699/P	Karen Leon	19/01/2022 20:09:55	COMMNT	<p>I would strongly urge the planning committee to reject the proposal to turn the former Barclays Bank site into a take-away fast food restaurant.</p> <p>I lived on Fawley Road for two decades (I now live elsewhere in West Hampstead) and can attest to the fact that a fast-food restaurant with late opening hours will severely impact local residents in terms of noise and safety as well as the general atmosphere on West End Lane, in particular due to the likelihood of the site attracting late-night drinkers.</p> <p>The change of use to a fast food restaurant is also guaranteed to have knock on effects on the environment, in particular with regards to litter, as well as traffic, especially given the surge in bicycle and motorbike food couriers, who, by way of example, are permanently stationed outside of McDonald's on Kilburn High Road.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5699/P	Matt	19/01/2022 17:02:14	OBJ	<p>I strongly object to the 'change of use' proposal for the old Barclays building on Fawley Road / West End Lane.</p> <p>I am writing this as a local resident of nearly twenty years, who lives very close to the site. Myself and my neighbours will be significantly and very negatively affected by a restaurant moving into this space.</p> <p>As a council you have not met your obligation to inform local residents of the proposed change of use. There have been no notices left on the lampposts outside, or nearby. You have failed to inform the residents of the local area about this proposal. I only found out because I saw someone tweet about it.</p> <p>We live in a private residential road. The proposed change of use will have a serious impact - both psychologically and financially - on the residents of Fawley Road and properties around or above the site.</p> <p>The area immediately around the building already has a significant problem with crime the police seem unable to prevent, and issues the council seem unwilling to fix.</p> <p>This restaurant will attract more people to the site with alcohol (i understand the alcohol licence will be applied for at a later date) until late at night - in doing so will intensify all the existing issues below:</p> <ul style="list-style-type: none"> - anti-social behaviour - including shouting, drinking, loitering and littering - particularly as venues close. - violence and fighting after closing time (this is already a big problem Fri-Sun night), - drug using openly in the streets, - uncollected rubbish and dumping (the restaurant will generate lots of extra rubbish and there is nowhere for the rubbish to go except on to the street outside the old Barclays building and surrounding pavement), - deafening noise of mopeds speeding off from outside of restaurant up until 11pm every night, <p>There are already many cafes and restaurants in this area. The introduction a chain restaurant will seriously and financially damage the local independent eating places along West End Lane. The independents are already suffering financially. If you allow another restaurant to move in, particularly a chain, this will lead to the closure of several much loved, independent restaurants who won't be able to compete the marketing budgets of a big chain like Chipotle.</p> <p>Changing the use of the building from a bank to fast food restaurant may prevent some of the local residents I have spoken to from getting remortgages. Compensation will need to be considered.</p> <p>Converting the bank's 'change of use' into a fast food restaurant will bring an increased fire risk to the residents of Fawley Mansions and the surrounding buildings.</p> <p>The chain restaurant will devalue the West Hampstead Village conservation area and will completely change the nature of the area so many of us care for and love.</p>
2021/5699/P	LUCIANNA D'ERRICO	15/01/2022 01:40:38	OBJ	I object

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5699/P	Professor Michael Yianneskis	19/01/2022 10:47:11	OBJ	<p>Fawley Road is a residential street and over the last 40 years that I have lived there, there has never been any commercial activity on any part of the Road.</p> <p>I object most strongly to the proposal to have tables and a take-away hatch on the Fawley Road side, as this will affect detrimentally the conservation area in which the Road is located and the quality of life of residents in what has always been a quiet, residential, street.</p>
2021/5699/P	A wolfson	15/01/2022 16:20:20	SUPPRT	<p>I am a local resident (Hemstal road) and I love this! Chipotle will be a great addition to the food scene of our neighbourhood and will contribute to the vibrancy of west end lane. I have eaten at many chipotles and none of them have the normal negative associations that an American fast food chain can bring. They are not noisy, raucous or gawdy and they are quite considerate of their local environment and try to keep their surrounding community tidy. I am very much in favour of this application being granted at the earliest possible convenience. Thank you Camden Council!</p>