

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5699/P	Kenny	26/01/2022 21:23:45	OBJNOT	<p>I feel that the current application by Chipotle is insufficient for the requirement consultation / review; key information required is missing (including links to partner applications), errors, and more broadly, with Neon signage (Application Number 2021/6288/A), openable bi fold doors and outside seating on a residential street i believe that it is unlikely to sit well in its surroundings. I believe that the current application does not address the potentially substantial effect to the neighbourhood and its residents.</p> <p>1. Chipotle would be an addition of a takaway food outlet, a multinational chain, in West Hampstead. It seems reasonable to believe that the majority of income will be takeaway, based on the 16-seater application.</p> <ul style="list-style-type: none"> <li>- In 2017 Camden put out a Local Plan stating that a maximum of 25% of premises should be food &amp; drink – see pages 293 and 351 of <a href="https://www.camden.gov.uk/documents/20142/3912524/Local+Plan+Low+Res.pdf/54bd0f8c-c737-b10d-b140-756e8beae95">https://www.camden.gov.uk/documents/20142/3912524/Local+Plan+Low+Res.pdf/54bd0f8c-c737-b10d-b140-756e8beae95</a></li> <li>- Similar guidance has been in place since at least 2005, see the following which made clear that Camden council wanted no less than 75% non-retail i.e. max 25% should be food and drink. <a href="http://www.ndpwesthampstead.org.uk/4WestHampsteadSPD1.pdf">http://www.ndpwesthampstead.org.uk/4WestHampsteadSPD1.pdf</a></li> </ul> <p>Looking at current premises in use, the split already exceeds this, roughly 60% retail, 40% non-retail, this skews this percentage in the wrong direction</p> <p>Quote from FORTUNE GREEN &amp; WEST HAMPSTEAD NEIGHBOURHOOD PLAN 2015  <a href="http://www.ndpwesthampstead.org.uk/NDPfinalMay2015.pdf">http://www.ndpwesthampstead.org.uk/NDPfinalMay2015.pdf</a></p> <p>"the council will promote successful and vibrant centres...to serve the needs of residents, workers and visitors" by protecting and enhancing their unique character; providing for a range of shops and services; protecting and promoting small and independent shops; making sure that food, drink and entertainment uses do not have a harmful impact on residents and the local area; and pursuing individual planning objectives for each centre"</p> <p>This proposition is not enhancing unique character, it is not protecting and promoting small and independent shops, nor is there any statement on how noise, waste, litter etc. will be monitored and dealt with</p> <ul style="list-style-type: none"> <li>- The West End Green Conservation Area Appraisal and Management Strategy, 2011, states that the 'village' character and feel of West Hampstead is treasured by Camden council and residents alike. Traditionally neon signs are not in keeping with a village character.</li> </ul> <p>2. The summary on the application record is incorrect, it has the takeaway hatch and the bi-fold doors on the wrong elevations:          "Internal and 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. "</p> <p>3. This application is proposing the first commercial entrance opening on Fawley Road: "New bi-fold doors to external elevation (Fawley road)". This may be considered more than "Commercial Minor Alterations" from a 9am-5pm quiet bank to a social environment till 23:00, and being the first commercial outlet opening on Fawley Road.</p> <p>Regarding intent with sales of alcohol or outside seating, clearly application 2021/6167/PVL for 6 Tables, 20</p>

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Chairs, 10 Barriers and 2 Umbrellas Monday-Saturday 11:00-23:00 Sunday 11:00-22:00 has a "withdrawn decision" – is this an appeal in process? Chipotle West Hampstead\CMC Package\Drawing Issue\Drawing Issue 15th Dec (camden.gov.uk)

I would strongly object to tables on Fawley Road as it is residential. The noise and other anti-social behaviour that will inevitably arise from outdoor drinking would be unacceptable

4. With no M&E (Mechanical and Electrical) drawings to review plans, there is no description of noise or smell and how will be monitored, controlled and minimised for neighbouring residents, including and not limited to those inhabiting the properties above and streets close by – especially if until 11pm and keeping in mind children who may be sleeping close by.

5. There is a strong potential for issues with a Takeaway hatch on West End Lane. Where will the inevitable mass of delivery scooters park in order to pick up takeaway. This is likely to be dangerous if on West End Lane and not appropriate on Fawley Road nor the private mews / access road from Fawley Road, this would add a huge disruption for local residents.

a. Gatherings at the takeaway hatch have the potential to cause issues of blocking the street for those passing at a key point, next to the zebra crossing

b. The addition of more takeaway scooters and drivers will cause further noise, congestion, waste, and pollution to the area (which already has far too much traffic and not enough cycling provision). Again detracting from the village feel of the area, adding substantial disruption and reducing the quality of life for the local residents.

6. Q.28 "Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?"

answered "Yes" - However it is not clear on the application form how the waste from Chipotle and food production will be done (in the missing basement plan?), presumably following local prescience and rules to place their waste onto West End Lane for collection daily? Fawley Road is a residential street and the mews road behind / to the east of it is private and must not be used to store bins nor waste, the route must be maintained as free and right is of access, not storage. This is of importance for the care of the area, the residents and the conservation area

7. Q 29 – no fire suppression planned, or details given for a food prep / catering outlet?

8. Q 30. Emissions listed as zero, will there be a ban on the use of non-electric vehicles such as scooters for take away? Otherwise, they are responsible for said emissions I would think, as well as those from their deliveries and cooking?

9. Section 7 and 14 of the application state that a basement plan is included, it is missing. I presume that this should be included for review?

10. There is no local area / heritage statement to discuss matters of local disruption

11. There is no description on the application as to how deliveries will come to the premises, via the busy and over congested road, West End Lane, the residential Fawley Road or worse yet the private Mews / access road behind and to the East of it. Also at what time such deliveries and collections are expected, pre 11:00 and post 23:00?

To note that even though the private mews road off of Fawley Road does not yet have a barrier to entry, that this is a private road and the access must remain free and unblocked at all times for residential use (including bicycles, vehicles, pedestrians etc.) and any emergency services to have access.

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				<p>From the freehold of 208 West End Lane, the premises benefits from right of way, as long as it should cause little interruption to others afforded the same rights of way - this must be respected. Title number: 384760</p> <p>12. All waste on any street locally, of Chipotle origin, including from their customers, must be their responsibility for cleaning and ensuring that it is cared and planned for.</p> <p>To note that the private mews road for which they have right of way is not maintained nor cleaned by Camden council and requires user maintenance at time, energy and cost. Do the proprietors agree to the contribution / assistance in maintaining the street for which they benefit right of way if they plan to utilise this route? The clause offers a right of way and to note not appropriate for customers and staff to loiter / litter in.</p>
2021/5699/P	Beatrice Berglund	24/01/2022 13:17:25	OBJ	<p>This planning request should be rejected as the last thing west hampstead needs is another takeaway restaurant. West end lane is already overrun by food delivery scooters that constantly block roads and pedestrian areas.</p>

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2021/5699/P	Mr Charles Openshaw	24/01/2022 10:34:49	OBJ	<p>Concerns regarding Chipotle's planning application at 208 West End Lane</p> <p>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:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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. Chiptole'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.</li> <li>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.</li> <li>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 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 <a href="https://www.camden.gov.uk/documents/20142/7924919/WestEndGreen+CA+Appraisal+adopted+draft+for+web.pdf/f0e91818-ded0-a611-c83e-e4e67b8f0a6d">https://www.camden.gov.uk/documents/20142/7924919/WestEndGreen+CA+Appraisal+adopted+draft+for+web.pdf/f0e91818-ded0-a611-c83e-e4e67b8f0a6d</a>. 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 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.</li> <li>5. Impact on people with disabilities</li> </ol>

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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.