

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5699P	HELENA PAUL	22/01/2022 13:44:04	OBJ	<p>I am a long-term local resident in West Hampstead. I am concerned about the proposal for this Chipotle outlet where Barclays Bank used to be (208 West End Lane NW8).</p> <p>We do not need another food outlet in this area - we have plenty already, almost all of a higher quality than Chipotle. Between West End Green and Lymington Road there must be about 12. In particular we do not want a fast-food outlet selling poor quality food that we already know is very bad for the future health of consumers.</p> <p>This proposal being considered by Camden Council would lead to more noise and potentially a lot of drinking on the street, disturbing those who live on West End Lane and Fawley Road. It would also definitely lead to more rubbish on the street.</p> <p>Apparently there are proposals for bi-fold doors and tables outside for which there is simply not enough room. In fact we could do with a community centre in West End Lane, with so many new developments in the area. Another suggestion is this: we have a very popular butcher shop now in the same row of shops. A fresh fish shop would be a great addition.</p> <p>So to sum up: The area is already in a fragile state and a proposal like the one for Chipotle would have a negative impact for many local residents. The village feel that West End Lane used to have is being steadily lost, along with many more useful shops. Plans for major developments at 156 West End Lane (on which work has started) and the O2 Centre are likely to have a major impact on the neighbourhood. I have friends who have lived here for many years, but are beginning to think of moving because the area has changed so much already. I think the council must therefore refuse this application.</p>

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2021/5699P	sara	22/01/2022 13:43:12	OBJ	<p>Objection: As an American living in West Hampstead for 10 years - I agree that Chipotle is not in keeping with the local areas. The food is not healthy, the wages are minimum and the US parent company has come under significant fire and had to pay several large fines, for unethical business practices.</p> <p>This type of company should be kept out of areas that value their local high streets at all costs.</p> <p>The illuminated signage and branding are unpleasant.</p> <p>The work has already begun - contrary to what the planning application states.</p> <p>the table/chairs and takeaway hatch pose a significant safety issue to pedestrians. gathered people at the hatch will obstruct the pathway, as will tables and chairs here. On the road outside the hatch, there are zig-zag lines due to the zebra crossing, there are only at most two spaces for riders to park on the end of Fawley road since the addition of the bike parking - therefore delivery drivers will inevitable either park on the zigzag lines or double yellow at the end of Fawley road illegally and posing risk to drivers and pedestrians.</p> <p>Awning and table/chairs should not be allowed on the residential road - Fawley road. the building should not be allowed to "face" Fawley road as opposed to the high street</p> <p>There are no plans for the basement - for this reason alone this application should be rejected.</p> <p>There is no external storage for space - contrary to the application form.</p>

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2021/5699P	Jane Williams	23/01/2022 17:36:41	OBJNOT	<p>I strongly object the proposal for the following reasons:</p> <p>I would like to remind Camden that in 2017 the Camden Local Plan https://www.camden.gov.uk/documents/20142/3912524/Local+Plan+Low+Res.pdf/54bd0f8c-c737-b10d-b140-756e8beeae95 set out that the Council will protect and enhance the role and character of each of Camdens centres by assessing proposals against the policy and centre specific guidance, including that set out in Appendix 4 of that document (see paragraph 9.18 on page 283). Appendix 4 (on page 351) makes clear that in West Hampstead a maximum of 25% of premises should be allocated to food, drink and entertainment. This policy was the continuation of a long-held policy that Camden did not want more than 25% of the units on the relevant bit of West End Lane to be for food and drink, see this 2005 guidance in executive summary and Map 2 on page 14 setting out protected retail frontages) http://www.ndpwesthampstead.org.uk/4WestHampsteadSPD1.pdf</p> <p>By my count there are 34 different premises on the east side of West End Lane between Fawley Road and Fortune Green and 14 of those (i.e. over 40%) are already allocated to food & drink. Allowing Chipotle to open will take the balance even further away from the desirable 25%. Whilst there has been a change law to designate many things yClass E: I think Camden should still be mindful of the previous guidance and the desirability on limiting food and drink outlets to 25% in the area, and if nothing else it should limit the hours in which Chipotle can operate (closing at 6pm seems reasonable if the proposal is to be allowed) so as not to add to the already considerable noise and anti-social behaviour from late night drinking. Chipotle will no doubt apply for an alcohol licence in due course as all its other outlets serve alcohol, and its outside tables (if allowed) are likely to be a prime position locally for evening drinkers given they would be in a spot that gets the evening sun. This will have obvious implications for the residents of Fawley Road (noise and anti-social behaviour going on late into the evenings/night). Any outside tables should be positioned on West End Lane which is where all the other food and drink establishments have their tables.</p> <p>I believe that Chipotle should not in fact benefit from Class E. It is quite clearly going to be predominantly a fast food takeaway with relatively few tables and an online presence emphasising that it works with the likes of Deliveroo and Just Eat. By its very nature it is a 'grab and go' business, and the likely direction of growth with more online takeaway orders, I would be very surprised if most of Chipotle's food sales will be eaten on site. Unless Chipotle can prove that in fact most of its food sales will be eaten on site then it should be classified as a takeaway and not Class E. I believe this amounts to clear grounds on which to refuse the application and achieve the laudable policy aims set out in the policy documents above of limiting the proliferation of food and drink establishments in West Hampstead.</p> <p>In any event the proposal would be a very significant change of use from the old use of a 5 day a week bank (hours around 9.30am-5pm), putting a fast food takeaway chain with extended 7 day a week 11am-11pm hours on Fawley Road which is otherwise entirely residential. Given the positioning of the cooking area and the positioning of the tables, it is clear that under the proposal Chipotle will face on to Fawley Road, not West End Lane. That should firmly be resisted and approval should only be given if the restaurant faces West End Lane (as I understand it any business in the premises is in fact required to face West End Lane under a restrictive covenant binding on the property, details are available on the Land Registry).</p> <p>Given the significant change of use from what has been there before, and the proposal to front a food outlet onto Fawley Road for the first time, I do not believe the changes can sensibly be described as 'minor</p>

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alterations in the way that the application claims. There will be a significant detrimental impact on nearby residents and the conservation area more generally if this development opposite the library and synagogue is allowed. I draw Camden's attention to the fact that last year Chipotle received a record \$25 million for food safety violations see <https://eu.usatoday.com/story/money/2020/04/21/chipotle-outbreak-food-chain-hit-record-fine-over-tainted-food/2999607001/> Is this really the sort of organisation that Camden wants to see at the very heart of the West End Green conservation area, heavily branding such an important building in the neighbourhood? As per Chipotle's currently withdrawn pavement table application <http://camdocs.camden.gov.uk/HPRMWebDrawer/Record/9376686/file/document?inline> it clearly intends to plaster the Chipotle brand on umbrellas and moveable barriers as well as the awnings. As per the Camden Local Plan 2017 Camden should be promoting local independent shops (see for example page 292) not facilitating US fast food chains with deep pockets to proliferate.

In terms of the detail of the application I think the following are completely unacceptable:

Bifold doors on Fawley Road - as above this will allow the business to face on to Fawley Road which is currently solely residential. Any outdoor tables and open doors should be on the West End Lane side. Allowing this overspill from West End Lane onto a residential road is entirely unacceptable.

Noise levels from outdoor tables (no doubt with alcohol served) or even open bifold doors will severely impact on the residents of Fawley Road. Allowing this to go on until 11pm would be intolerable.

Allowing outside tables and/or the takeaway hut on the West End Lane side will unduly narrow the pavement right by the zebra crossing.

Litter - I am concerned that Chipotle will simply place large outside bins on the pavement to deal with its waste. This will attract further fly tipping to an area already plagued by it. Chipotle should be made to be very clear about how they will deal with their waste in a way that does not impact the area.

I can see no detail about an extraction unit - surely there needs to be one if they are grilling meat, I hope they will not be allowed to vent onto West End Lane. If there is how will it be soundproofed for the benefit of the residents above. Also there is no detail about NOx and Particulates - seems very unlikely there will be none if they are operating a grill and shouldn't they be held responsible for all the Deliveroo drivers they will engage?

I can see no details of flood risk assessment despite a number of basements flooding recently on West End Lane, including the premises itself when it was Barclays Banks (and I note there are references to historically flooded streets under application constraints).

Why is there no detail about the basement plan even though this is referred to in the application? Seems to me the application is incomplete and should be resubmitted (and in doing so Chipotle should be made to deal with the various points raised herein i.e. re-position the ground floor so the premises faces West End Lane and with no bifold doors on Fawley Road allowed).

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2021/5699/1	Yannis Papalexandris	23/01/2022 15:39:30	OBJ	West Hampstead has preserved its character thanks to not allowing chains opening stores in the area. Opening a chain store will alter the area's special character which makes it unique.

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2021/5699P	Ian Whitefield	21/01/2022 17:07:06	OBJ	<p>I object to this application.</p> <p>A fast-food restaurant with a takeaway hatch in this location is totally inappropriate.</p> <p>∩ There will be a significant increase in litter</p> <p>∩ More takeaway moped riders parking and waiting for orders</p> <p>∩ Proximity to pedestrian crossing. There will be an increase in both car and moped drivers collecting food.</p> <p>This crossing is already quite dangerous to cross - especially given the semi-permanent ∩temporary∩ lights in West End Lane which encourage aggressive driving.</p> <p>∩ Opening hours until 2300 will encourage noise to a much later time and it is likely there will be an increase in anti-social behaviour (see Fawley Road residents∩ comments about fighting, drunkenness and drug dealing etc).</p> <p>∩ There are already a significant number of retail premises in West End Lane proving food and drink, including takeaways. On an unscientific count there are at least 20 outlets between Mill Lane and the Thameslink station, plus more up to and beyond the Underground. The fact that there is not a Mexican outlet doesn∩t mean we have to have on the corner of Fawley Road.</p> <p>∩ The ∩feel∩ of West End Lane has improved significantly over the last few years. It would be a retrograde step to approve this application.</p> <p>∩ I would point out the ∩burger off∩ campaign in Hampstead more than 20 years ago when McDonalds tried to take over the Woolworths premises (now Waterstones). The same principles of noise, litter etc invoked then apply equally to this application</p>
2021/5699P	Sara G	22/01/2022 18:16:19	SUPPRT	<p>I would like to share my support for the opening of Chipotle. As a local resident, I have been a fan of the chain for several years and have been frustrated to not have access to a location close to home. West Hampstead has many food outlets and a Mexican restaurant would be a great addition. Delivery drivers already work out of the street as there are many similar restaurants partnered with delivery companies so I do not believe the store would add to congestion on the road. I do not believe the introduction to Chipotle should be seen any differently to the presence of some of the successful chains on Hampstead Highs street such a Wagamamas and the sushi shop.</p>
2021/5699P	Mark Greenwood	22/01/2022 19:31:42	COMMNT	<p>I am writing to object to the proposed fast food store where the former Barclays Bank was on West End Lane.</p> <p>We already have far too many such outlets and I am concerned that it is too close to residential properties.</p> <p>The venue will also attract additional traffic through delivery drivers and increase rubbish in the area.</p> <p>We need a Bank or day time shop, not another restaurant or mini supermarket.</p>
2021/5699P	Lydia Goomansingh	22/01/2022 10:05:21	COMNOT	<p>I strongly object to this application - West End lane does not need a large fast food restaurant. It will increase traffic which is already excessive for this area, rubbish will significantly increase and Veolia/Camden do not have current levels under control. West End Lane has plenty of options for eating, with delivery options for this particular chain from another of its∩ branches on Baker St. It will also impact the smaller businesses - so this will essentially lead to the decay of West Hampstead if permission is granted.</p>

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2021/5699P	Natasha Back	21/01/2022 20:54:18	OBJ	<p>I have have several concerns regarding the planning proposal for Chipotle, 208 West End (application no. 2121/5699P).</p> <p>Firstly, it's really important to ascertain whether delivery drivers, on scooters or bicycles, will be working from this business. I can see there is a delivery hatch in the proposal on the West End Lane side of the building, is this just for pedestrian fast food pick up or for delivery drivers/riders? I worry that a delivery hatch on that side of the building, where the pavement is most narrow, will cause congestion at an already busy section of West End Lane. If the business intends to use delivery services on scooters or bicycles, this will pose a real problem as there is no where for delivery drivers to safely stop or park as it's right on a pedestrian crossing.</p> <p>Image.jpeg</p> <p>Even if the hatch was on the Fawley Road side there is nowhere for scooters or bicycles to park safely as there is already a designated e-scooter hire bay and then two meter parking spots which have to remain.</p> <p>Image.jpeg</p> <p>Secondly, if outdoor seating is allowed then it'll take up a significant space and the only part of the pavement which is in good condition (the pavement nearest the road is in really awful condition, uneven, and regularly floods). Will the council be repairing the rest of the pavement to make it safe?</p> <p>Image.jpeg</p> <p>Thirdly, if outdoor seating is allowed, then I think Chipotle should be briefed on what barriers they're allowed to use alongside West End Lane. Every other Chipotle I've seen has had writing/advertising on the fabric movable barriers. Anything alongside West End Lane should be plain so that it doesn't distract drivers when approaching a busy pedestrian crossing.</p>

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2021/5699/P	T Tomlin	23/01/2022 15:13:43	OBJ	<p>I strongly object to the proposed addition of the Chipotle fast food outlet on West End Lane and Fawley Road. Below are my main reasons for objections:</p> <p>* No explanation of the waste management approach. Considering the amount of food waste, including smoke and grease produced from grilling meat and cooking, and litter generated from this type of fast-food chain outlets around London, it is reasonable to assume the rubbish and litter increase on the street without stringent waste management. The local residents already suffer from recurring unpleasant rubbish and litter at this corner as they end up in front of Fawley Road houses.</p> <p>* The obvious increase in the volume of traffic and risk of accidents. This corner has been suffering severe traffic congestion without any mitigation actions in place. Cars barely pass each other in opposite directions as the parking space on Fawley Road is always fully occupied with the vehicles of residents, visitors and trades and delivery scooters. This situation has been forcing pedestrians to walk between vehicles and scooters, and people with disabilities have been struggling to pass. Adding more traffic for food and stock delivery and customers make the situation worse. Furthermore, I observed the increase of delivery scooters that ignore the pedestrians at the zebra crossing in front of the premises (across West End Lane). I had a few incidents that I was almost hit by them. I believe it is a fair concern that adding another delivery station in front of the crossing negatively impact the safety of the pedestrians and promote accidents happening.</p> <p>* Increase in noise pollution. It is apparent that the fast-food and takeaway outlets generate more noise than the bank branches. As other objection comments rightly pointed out, these types of businesses generate noise from cooking, music in a shop, conversations of customers and delivery drivers and continuous start and stop engine noise from delivery scooters. The noise is expected to last for 12 hours for 7 days. Imagine if you are exposed to the noise for this extended period of time considering most of us need sleep on average 8 hours out of 24 hours. Fawley Road is a residential area and home is the place where relax and rest, not stressed out from the noise.</p> <p>* Not keeping in line with the characteristics of the conservation area outlined in the West End Green Area Appraisal and Management Strategy). As has been stated by many local residents, West Hampstead is an area, and a conservation area, that maintains the village and community atmosphere by supporting local and independent businesses. Introducing a fast-food takeaway outlet in the prominent position on West End Lane is not keeping in line with conservation standards. It would damage the conservation efforts made so far, discourage independent businesses to operate and deteriorate the unique atmosphere of this area.</p>
2021/5699/P	Forsyth	21/01/2022 15:24:54	OBJ	I would hesitate before adding to litter on West End Lane.

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2021/5699P	Tim Spencer	23/01/2022 18:45:10	OBJ	I object to this planning application. The brand who have applied is a fast-food restaurant, and isn't in-keeping with the the high street on West End Lane, which mainly consists of independent shops, bars, restaurants etc. The addition of another fast food outlet (in very close proximity to Domino's and Nandos) will result in a deterioration of the area, a proliferation in Uber Eats and Deliveroo drivers etc. The unit should be taken up by a business that adds something to the area (for example, considering the high number of residents in the area, another pub is really needed - not another takeaway unit)
2021/5699P	Manuel Chacon	23/01/2022 18:48:16	OBJ	I do not agree with the intended opening on this premises of a fast food restaurant. This isn't in keeping with the heritage that West Hampstead and West End lane has. It will deteriorate the highstreet image. Please do not let this project to proceed. A Mexican restaurant would indeed be an addition to our lovely community, with inviting spaces for residents to sit and enjoy a meal, however we do not need fast food chain like Chipotle, that would predominantly serve as an oversized delivery and take away business. Thanks.
2021/5699P	Thomas Davis	21/01/2022 13:42:13	COMMNT	I object to this proposal due to the excess noise from delivery drivers and the crowded street corner it would create. Furthermore it would set a poor example to the population who is being encouraged to eat more healthily and exercise more due to the coronavirus pandemic. I therefore believe that a more productive and valuable business should be located there i.e a bike shop. As demand for bicycles and servicing of bikes has gone up following the pandemic and tragically the previous bike shop in West Hampstead closed 5 years ago and has not been replaced since. One is now needed in the area more than ever as opposed to another fast food restaurant.