

APPLICATION NO: 21/01265/FUL	OFFICER: Miss Claire Donnelly
DATE REGISTERED: 27th May 2021	DATE OF EXPIRY : 22nd July 2021
WARD: Lansdown	PARISH:
APPLICANT:	Phil Vickery (No3 Restaurant)/Douro
LOCATION:	12 Royal Crescent Cheltenham Gloucestershire
PROPOSAL:	Internal alterations, and the erection of a single storey rear extension at nos. 12 and 13 Royal Crescent.

REPRESENTATIONS

Number of contributors	1
Number of objections	1
Number of representations	0
Number of supporting	0

Basement And Ground Floor
11 Royal Crescent
Cheltenham
Gloucestershire
GL50 3DA

Comments:

We write in response to your current consultation upon the above planning application and associated application for listed building consent. We own the adjacent and attached property, 11 Royal Crescent, and so have a particular interest in the applications. We were unaware of the proposals before your publication of these applications; we are therefore taking this opportunity to comment.

We do not wish to raise a fundamental objection to the proposed development; as owners of a listed building, we appreciate the best way to look after the historic building is to put it to use. However, we would like the following matters to be given attention in your consideration.

As you are no doubt aware, our property is currently in use as a Doctors' Surgery, a use which requires a quiet and calm environment for patients who are visiting at a stressful time. Current COVID protocols mean the Surgery also has to have windows open for ventilation, meaning it is more sensitive than ever to noise and odours in the surrounding area. As the Planning Statement accompanying the current applications states, while one hopes the current situation is temporary, it is prudent to plan for it as a long-term issue.

The Surgery is particularly vulnerable to the current proposals as adjacent to the rear of the proposed new kitchen are a GP consulting room and the main patients' waiting room on the lower ground floor, and the main admin office above them on the ground floor. All of these have windows/ventilation onto the rear car park.

We have two main concerns: potential noise from the restaurant and outside dining, and odour from the larger kitchen area (and potentially other facilities) to serve the extended restaurant.

Firstly, on the issue of noise an obvious concern is the noise from any increased extraction equipment which is needed to serve larger kitchens which will be close to our property. We trust that the Council will ensure this is not intrusively noisy, ideally before granting any planning permission, or if not, through a planning condition as suggested by the applicant.

The second potential noise source is from diners on outdoor terraces. On a practical note, diners are most likely to be outdoors during warm weather when neighbours will also have their windows open. COVID requirements mean the neighbouring Surgery at Number 11 must have ventilation; open windows are therefore a necessity, not a choice.

We are concerned the proposal will allow greater numbers of outdoor diners close to our property. We believe any permission should clearly define those areas allowed for outdoor dining and a maximum number of covers. It is essential that any permission avoids 'creep' of dining into the yards to the rear of the property which would result in a considerable expansion of activity.

While a level of gentle background noise is to be expected in a town location, we trust care will also be taken to ensure any terraces are not overly noisy or intrusive to their neighbours. This should include avoiding tables close to windows of neighbours and, perhaps with residential neighbours in the terrace in mind, a limitation on hours in which outdoor areas can be used.

Our second concern is regarding odour from the increased kitchen and dining areas. We understand that odours coming from the kitchen's mechanical extraction can be directed and filtered, and so controlled to some extent. We trust suitable scrutiny will be applied either in the application or through a condition applied to a planning permission, particularly in view of the extension to the kitchen being so close to our property's boundary.

Looking to the future, we are also concerned that there is potential for outdoor cooking linked to the additional outside dining. The applicant's restaurant specialises in steaks cooked over coals (ie barbeque). Of course, any permission would benefit the land and so any future occupant of the building. While technology can manage odour from kitchens indoors, this would be far harder for an outdoor kitchen. As this application includes outdoor expansion of the restaurant, we think it essential that a condition is imposed on any planning permission to ensure no cooking is undertaken outdoors to safeguard the amenity of all neighbours.

Our final concern is with regard to traffic. We note the Planning Statement refers to the restaurant providing a takeaway service to local workers. While ancillary carry-outs (ie restaurant diners taking leftovers or a dessert) would be in line with the restaurant use, this is very limited. A takeaway would not fall within the lawful use of the building and the current application does not seek to change that use. The Council need to be absolutely clear on the limited takeaway use allowed for the building. We believe any notable level of takeaway from this property would be intrusive, particularly in terms of traffic and other visitors collecting meals from the property.

On a final point, we would like to highlight that there are several homes in Royal Crescent close to the restaurant. The applicant's Planning Statement rightly notes that the upper floors of buildings in the terrace are dwellings, although it is incorrect to state that homes

are only located in upper floors. There are several dwellings at ground floor and basement level including Numbers 6 and 18. We ask that you pay particular attention to the uses of neighbouring buildings during your site visit in order that your decision is based on correct information.

We trust you will take these observations and concerns into account in your consideration of the applications and would be pleased to elaborate on any of the issues raised. We would also welcome the chance to comment on any further information or amended plans submitted by the applicants.