

Background Papers

22.01.2020	Objection comment	Mr Rico Li
22.01.2020	Objection comment	Ms Zoe Wu
01.02.2020	Objection comment	Mr Shuaib Qayum
29.11.2020	Objection comment	Miss L Katabi
30.11.2020	Objection comment	Mrs E Beckett
26.02.2020 and 18.11.2020	Letters	CAAC
27.11.2020	Objection comment	Lauren Martins

Comments for Planning Application 19/01359/FULL

Application Summary

Application Number: 19/01359/FULL

Address: 186 - 190 Bishopsgate London EC2M 4NR

Proposal: Change of use of basement, ground and first floor levels to a Class A3 restaurant plus external alterations comprising the installation of louvres to the side elevation

Case Officer: Sonia Williams

Customer Details

Name: Mr Rico Li

Address: 51 Effra Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I lived in the building before. Restaurant downstairs caused a lot of issues of noise and odour. And the management company and the freeholder ignored residents' complains.

Comments for Planning Application 19/01359/FULL

Application Summary

Application Number: 19/01359/FULL

Address: 186 - 190 Bishopsgate London EC2M 4NR

Proposal: Change of use of basement, ground and first floor levels to a Class A3 restaurant plus external alterations comprising the installation of louvres to the side elevation

Case Officer: Sonia Williams

Customer Details

Name: Ms Zoe Wu

Address: Flat 12, 186-190 Bishopsgate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: This project will produce lots of noise and odour which will cause trouble for the residence live above in the building.

Comments for Planning Application 19/01359/FULL

Application Summary

Application Number: 19/01359/FULL

Address: 186 - 190 Bishopsgate London EC2M 4NR

Proposal: Change of use of basement, ground and first floor levels to a Class A3 restaurant plus external alterations comprising the installation of louvres to the side elevation

Case Officer: Sonia Williams

Customer Details

Name: Mr Shuaib Qayum

Address: 186-190 Bishopsgate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: Further use of this unit for food and the associated Disruption from more construction and building works is unbearable. This must not go ahead.

Comments for Planning Application 19/01359/FULL

Application Summary

Application Number: 19/01359/FULL

Address: 186 - 190 Bishopsgate London EC2M 4NR

Proposal: Change of use of basement, ground and first floor levels to a Class A3 restaurant plus external alterations comprising the installation of louvres and a full height external extract duct to the roof on the south elevation. REVISED DRAWINGS RECEIVED.

Case Officer: Sonia Williams

Customer Details

Name: Miss Lina Katabi

Address: unit 9 186-190 Bishopsgate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: Current restaurant is already causing a lot of problems with access to the garbage. in addition a five guys with these opening hours and with as much covers will generate a lot of noise and smell and as well as late traffic which will be a significant disturbance for the people living in the building.

KFC which is still a few buildings down have sometimes odours coming up to the flat.

Comments for Planning Application 19/01359/FULL

Application Summary

Application Number: 19/01359/FULL

Address: 186 - 190 Bishopsgate London EC2M 4NR

Proposal: Change of use of basement, ground and first floor levels to a Class A3 restaurant plus external alterations comprising the installation of louvres and a full height external extract duct to the roof on the south elevation. REVISED DRAWINGS RECEIVED.

Case Officer: Sonia Williams

Customer Details

Name: Ms E Beckett

Address: 186-190 Bishopsgate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:As an owner of a flat within this block, I object to the constant food odours, noise from deliveries, and more disruption from proposed building works. We used to live above a quiet jewellers shop open 9-5 Mon to Fri, then overnight a fast food chain moved in occupying ground and first floor for takeaway and eat in, their opening hours were and have been until closure, 11am to 11pm, seven days a week! Not Including deliveries of food supplies etc.

I believe it also devalues our properties and destroys the appearance of the building.

City of London Conservation Area Advisory Committee

Department of the Built Environment,
Corporation of London,
P.O. Box 270,
Guildhall,
London EC2P 2EJ

24th January 2020

Dear Sir/Madam,

At its meeting on 13th February 2020 the City of London Conservation Area Advisory Committee considered the following planning application and reached the decision given below:

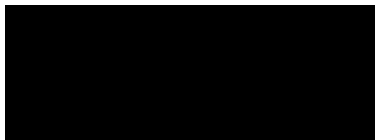
C.24 19/01359/FULL - 186 - 190 Bishopsgate, London EC2M 4NR
Bishopsgate Conservation Area/Bishopsgate Ward. Ward Club rep. Peter Luscombe.

Change of use of basement, ground and first floor levels to a Class A3 restaurant plus external alterations comprising the installation of louvres to the side elevation.

There were no objections.

I should be glad if you would bring the views of the Committee to the attention of the Planning and Transportation Committee.

Yours faithfully,

A solid black rectangular box used to redact the signature of Mrs. Julie Fox.

Mrs. Julie Fox
Secretary

City of London Conservation Area Advisory Committee

Department of the Built Environment,
Corporation of London,
P.O. Box 270,
Guildhall,
London EC2P 2EJ

18th November 2020

Dear Sir/Madam,

At its meeting on 12th November 2020 the City of London Conservation Area Advisory Committee considered the following planning application and reached the decision given below:

C.121 19/01359/FULL – 186 -190 Bishopsgate, London EC2M 4NR

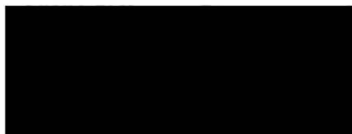
Bishopsgate Conservation Area/Bishopsgate Ward. No Ward Club rep.

Change of use of basement, ground and first floor levels to a Class A3 restaurant plus external alterations comprising the installation of louvres and a full height external extract duct to the roof on the south elevation. REVISED DRAWINGS RECEIVED.

There were no objections to the change of use, but the Committee strongly objected to the proposed aluminium flue which was damaging to the building and unacceptable in a Conservation Area.

I should be glad if you would bring the views of the Committee to the attention of the Planning and Transportation Committee.

Yours faithfully,

A solid black rectangular box redacting the signature of Mrs. Julie Fox.

Mrs. Julie Fox
Secretary

From: [...Lauren Martins...](#)
To: [PLN - Comments](#)
Subject: Stop louvres to be built at 186-190 Bishopsgate
Date: 27 November 2020 18:08:53

Hi Sonia,

This email is a copy and paste from our 186-190 Bishopsgate Residents Association WhatsApp group.

Good afternoon residents, just an update on the louvres and heating in our building.

Our building was not built to support a food factory in the first floor facility.

For decades there was a Jewellery where wasabi is today, while the Jewellery was there, we NEVER had a problem with heat, noise, trucks, or our stairs to our waste deposit being blocked from us. What Wasabi is doing is unacceptable, it's inconsiderate with the residents, who occupy most of the building.

If wasabi wants to build an oversized factory-like kitchen down there, they need to make sure the well being of our residents is taken into consideration, we will vote against any new louvres to be built, that would vent even more hot air to Victoria Avenue passage, where the hot air can't go anywhere in this little dead end road, heating up our apartments to the point of being hazardous for elderly people inside.

The only way forward is to channel all the hot air coming off all louvres, into a chimney-like, where hot air comes off on top of the building, just like any other factory. The chimney-like must be built in a way that does not shake, or cause noise on the side wall of the building, where most of the bedrooms are located.

I will the above write to wasabi and speak with the manager in person.

I suggest the rest of the residents, to vote against any new louvres being built, unless they follow what is written on this letter. feel free to copy and paste the above.

Lauren Martins
186-190 Bishopsgate Residents Association