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Planning Solutions (Duty Determination) Team
London Borough of Camden
5 Pancras Square
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via: Planning@Camden.gov.uk

22nd April 2023

Re application ref. 2023/0428/P for retrospective change of use from Class E(b) into mixed use Class E(b) & Sui Generis (Takeaway) at Ground Floor Corner Retail Unit High Holborn/Drury Lane

As the amenity society for the area, Covent Garden Community Association must object to this application.

We must also point out that one of the signs that has already been installed, and for which we have seen no application, obstructs the view of traffic lights for vehicles approaching from Drury Lane. We believe that it should be removed as soon as possible for safety reasons. Please see photographs below.



Firstly, we do not believe that this should be classed as a retrospective application as the use has not yet been started. As you can see from the photos taken today, 22/04/23, the restaurant has not yet opened.

Secondly, we ask you to refuse consent for Sui Generis (Takeaway) use. This location is not suitable for a takeaway operation as there are many family flats nearby on Drury Lane and in the surrounding Streets to the South. Unfortunately, if takeaway food is made available nearby, people tend to drift into these areas to consume it. They sit on doorsteps, leave litter and cause disturbance. Disturbance is particularly serious if they are eating there at night, when it can be all too often accompanied by urination and vomiting if people have been drinking.

An additional problem in this location is caused by guests of the Travelodge hotel just behind the application site. If takeaway food is made available nearby, guests sit outside the hotel and cause a very high level of nuisance to residents living opposite on Drury Lane. A pizza unit close by at 186 Drury Lane has been subject to numerous complaints and has been enforced against by the council's licensing department for these reasons. Adding any local takeaway offerings would make the situation worse.

Under the unit's existing Class E use, some takeaway is already permitted on an ancillary basis. Please do not increase this and so put more pressure on residents who feel that they already have too much to deal with.

If, despite this objection, you are minded to grant Sui Generis (Takeaway) use, please restrict the hours of operation to:

- 08:00 – 21:00 Monday to Thursday,
- 08:00 – 22:00 Friday,
- 09:00 – 22:00 Saturday,
- 10:00 – 21:00 Sunday.

Families in the area have indicated to us that this is the limit of what they could reasonably live with. They would, however, prefer it to be refused outright.

Yours faithfully,

Amanda Rigby
Vice-Chair