

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/0732/P	Covent Garden Community Association (Elizabeth Bax, Chair of Planning Subcommittee)	24/04/2023 14:53:50	OBJNOT	<p>As the amenity society for the area, Covent Garden Community Association must object strongly to this application, for reasons of conservation and for reasons of damage to residential amenity.</p> <p>CONSERVATION</p> <p>The proposed alterations to the shopfront are major and would ruin its elegant, historic appearance. It is part of an important frontage in the Seven Dials Conservation Area, and seen from key parts of The Seven Dials Conservation area. Views from Cambridge Circus and Earlham Street would be harmed. This conservation area is one of the most important in the UK, and the Conservation Area Statement notes that 115-119 Shaftesbury Avenue is one of the buildings that makes a Positive Contribution to it.</p> <p>NEIGHBOURING AMENITY</p> <p>The proposed plant on the roof would add to an already unfair situation for families living in flats immediately adjacent to the building, in Trentishoe Mansions. The roof plan drawing shows that new plant is proposed only a metre or so from the residential building. Problems which arise from this sort of plan relate to noise, smell and outlook. In relation to noise, existing air handling equipment on nearby roofs breaks its planning conditions on limits, and nothing has been done. Please ask your colleagues in Environmental Health to enforce against these and please do not add any more units such as those included in this application.</p> <p>-----</p> <p>PREFERRED APPROACH</p> <p>We ask that you refuse this application and ask the applicant instead to install equipment that uses an internal recirculating air filtration system, requiring no parts external to the building. There is really no excuse for old-fashioned external systems, and for additional ductwork with external fans and grilles.</p> <p>If extraction equipment is entirely internal, it is the best solution for everyone because it avoids:</p> <ol style="list-style-type: none"> 1. Harmful building alterations, such as those suggested by the applicant on the frontage in this application. 2. Unsightly equipment. 3. Noise and odour outside that has a detrimental impact on neighbours. 4. Air pollution. 5. Difficult access for maintenance, resulting in increased costs and/or likely noise, odour and pollution issues. <p>There are restaurants in Covent Garden that already use internal systems to filter and recycle air, for example Seven Dials Market in Earlham Street and Le Bab on Mercer Street. Providers include https://www.reco-air.com/, and https://www.premierrestaurantengineering.co.uk/canopyairrecirculationextractor.html</p> <p>-----</p> <p>SECONDARY APPROACH (NOT PREFERRED)</p>

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Should you be minded to grant consent for equipment external to the building despite these arguments, we ask you to apply planning conditions to protect against the problems that we have listed.

In addition to your usual conditions to protect against noise, we ask for conditions that achieve the following:

- Allow use of the equipment only from the start of Licensing Framework Hours until 60 minutes before their end, or less, ie: 10am-10.30pm Monday to Thursday, 10am-11pm Friday and Saturday, 11am-9.30pm Sunday. The reason for this is that (in the absence of more information as requested in point a, above) equipment will not be required outside these times, and background noise falls considerably then. We have discovered, in Covid lockdown, just how very much air handling equipment in the area makes an unreasonably loud noise. Use of a timer seems sensible, to be permanently retained and maintained in accordance with the manufacturer's recommendations. This would safeguard the amenity of the adjoining properties and the area generally. These sorts of ours of use have been applied to extraction systems by Camden planning department in a number of recent cases.

- Require a cleaning and maintenance contract for the intake and extract systems and odour control system, with replacement of filters at agreed intervals. Approved details should be implemented prior to the equipment being used and thereafter be permanently retained to safeguard the amenities of adjoining premises and the area generally.

Consent for a recent system very close by in Earlham Street (2020/3244/P) included these sorts of conditions. In that case it was a replacement system, so your colleague felt that he could not ask for an internal recirculating air filtration system although he was in favour of the idea in principle as it would have been preferable. However, in this case of a completely new system, you would be able to ask for an internal recirculating air filtration system instead.

2023/0732/P	David Bieda	26/04/2023 09:01:29	COMMNT	Please ignore our previous comments sent in error. David Bieda Seven Dials Trust
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2023/0732/P	David Bieda	26/04/2023 09:01:27	COMMNT	Please ignore our previous comments sent in error. David Bieda Seven Dials Trust
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2023/0732/P	Covent Garden Community Association (form completed by Amanda Rigby, Vice-Chair)	24/04/2023 11:39:00	OBJNOT	<p>As the amenity society for the area, Covent Garden Community Association must object strongly to this application, for reasons of conservation and for reasons of damage to residential amenity.</p> <p>CONSERVATION</p> <p>The proposed alterations to the shopfront are major and would ruin its elegant, historic appearance. It is part of an important frontage in the Seven Dials Conservation Area, and seen from key parts of The Seven Dials Conservation area. Views from Cambridge Circus and Earlham Street would be harmed. This conservation area is one of the most important in the UK.</p> <p>NEIGHBOURING AMENITY</p> <p>The proposed plant on the roof would add to an already unfair situation for families living in flats immediately adjacent to the building, in Trentishoe Mansions. The roof plan drawing shows that new plant is proposed only a metre or so from the residential building. Problems which arise from this sort of plan relate to noise, smell and outlook. In relation to noise, existing air handling equipment on nearby roofs breaks its planning conditions on limits, and nothing has been done. Please ask your colleagues in Environmental Health to enforce against these and please do not add any more units such as those included in this application.</p> <p>-----</p> <p>PREFERRED APPROACH</p> <p>We ask that you refuse this application and ask the applicant instead to install equipment that uses an internal recirculating air filtration system, requiring no parts external to the building. There is really no excuse for old-fashioned external systems, and for additional ductwork with external fans and grilles.</p> <p>If extraction equipment is entirely internal, it is the best solution for everyone because it avoids:</p> <ol style="list-style-type: none"> 1. Harmful building alterations, such as those suggested by the applicant on the frontage in this application. 2. Unsightly equipment. 3. Noise and odour outside that has a detrimental impact on neighbours. 4. Air pollution. 5. Difficult access for maintenance, resulting in increased costs and/or likely noise, odour and pollution issues. <p>There are restaurants in Covent Garden that already use internal systems to filter and recycle air, for example Seven Dials Market in Earlham Street and Le Bab on Mercer Street. Providers include https://www.reco-air.com/, and https://www.premierrestaurantengineering.co.uk/canopyairrecirculationextractor.html</p> <p>-----</p> <p>SECONDARY APPROACH (NOT PREFERRED)</p>