

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/3845/P	Covent Garden Community Association (Elizabeth Bax, Chair of Planning Subcommittee)	14/11/2023 12:10:42	OBJNOT	<p>As the amenity society for the area, Covent Garden Community Association objects to this application.</p> <p>We do not object to all elements of the application. Indeed, we find the proposals for a vertical farm interesting. The use of space in and on buildings in central London for urban farming is something that we have sought to encourage for some time. We also support the idea of using the produce as ingredients by an associated restaurant.</p> <p>However, some elements of the application involve intensification of the building's use. This can have a negative impact on local amenity if mitigations are not fully thought through. Such mitigations need to be included in any planning consent in order to future-proof the site.</p> <p>---</p> <p>We would withdraw our objection if the application were modified as follows:</p> <ol style="list-style-type: none"> Limit the hours of use of any parts of the building used as Class E restaurant or events space to: 07:00 to 23:00 hours Mondays to Thursdays; 07:00 to 00:00 hours on Fridays and Saturdays; 08:00 to 22:00 hours on Sundays and Bank Holidays. - These are the hours agreed on previous consents for A3 use. But events can be more disruptive than restaurant use, so the hours need to apply to the entirety of units 1 to 3 as events could take place throughout. Public access limited to after 09:00 hours every day, as suggested by the applicant's Outline Operational Management Plan. Doors on Earnshaw Street closed (except for emergency use), and no queuing on Earnshaw Street, during between the hours of: 22:00 to 08:00 hours Sunday night to Friday morning; 23:00 to 09:00 hours Friday night to Saturday morning; 23:00 to 10:00 hours Saturday nights to Sunday morning. - This is to protect the amenity of local residents, especially families living close by in Centre Point House and Matilda Apartments. Deliveries & servicing via the internal service area on Bucknall Street and only between the hours of: 08:00 to 20:00 hours Mondays to Fridays; 09:00 to 20:00 hours on Saturdays; 10:00 to 18:00 hours on Sundays and Bank Holidays. - This is to protect the interests of other local businesses needing to use the streets, to promote safety of pedestrians, and to preserve amenity of local residents - especially those living above in Matilda Apartments and the 5 Central St. Giles tower. <p>We would ask that numbers 1 - 3 above are added as planning conditions, and number 4 added to the Operational & Servicing Management plan upon which any consent would be conditional.</p> <p>---</p>