

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/2698/P	Covent Garden Community Association (form completed by Amanda Rigby, Co-Chair)	07/08/2024 21:37:53	OBJNOT	<p>As the amenity society for the area, Covent Garden Community Association (CGCA) objects to this application.</p> <p>We would withdraw our objection if three issues were dealt with: hours of operation, hours of servicing and kitchen extraction.</p> <p>We ask that the hours of operation of the café are limited, by condition, to:</p> <ul style="list-style-type: none"> - 08:00 to 21:00 Monday to Friday; - 09:00 to 21:00 Saturday; - 10:00 to 21:00 Sunday. <p>We ask that the hours of deliveries and servicing are limited, by condition, to:</p> <ul style="list-style-type: none"> - 08:00 to 18:00 Monday to Friday; - 09:00 to 18:00 Saturday; - With no deliveries or servicing on Sundays. <p>We ask that no extraction equipment be permitted, by condition, in relation to any consent for change of use under this application and that a separate application be required for any such equipment even if it is not fixed to the outside of the property.</p> <p>RATIONALE - hours of operation.</p> <p>This part of Drury Lane is highly residential, with family flats on the upper floors all along the same side of the street as the application site.</p> <p>In the past, late evening operations at ground floor level have caused considerable stress to residents due to noise from customers and staff. There have been numerous complaints to the council in relation to both planning and licensing problems over many years, and a good deal of enforcement activity. These problems have recently approached resolution, with involvement from Camden environmental health etc.</p> <p>The opening of another Class E unit risks wasting all this good work.</p> <p>Activity underneath flats at times when residents need to sleep, or to get some relaxation, does not work in this narrow street. Sound reverberates, particularly intrusively here at times of low traffic flow. Disturbance early in the morning and late in the evening leads to children developing poorly and to deteriorating mental health for older people.</p> <p>For these reasons we ask for the hours of use of any Class E café / restaurant to be limited to those stated above.</p> <p>RATIONALE – hours of servicing.</p> <p>The street is busy in the early evening after 18:00 with traffic to and from theatres etc. It is therefore difficult</p>

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for deliveries and refuse collections to take place after 18:00 without causing congestion. For this reason we ask for the terminal hour of deliveries and servicing to be limited to 18:00 as stated above.

Residents in this area also value the relative peace that they can enjoy on a Sunday, as a respite from the busyness of the week in the West End. For this reason we ask for no deliveries and servicing to take place on Sundays as stated above.

RATIONALE - extraction.

This unit shares space at the rear with family flats. Any fumes from cooking are therefore likely to harm residential amenity, as they have with unconsented units elsewhere in Drury Lane in the past.

Planning permission is required to install extraction equipment where any part of the equipment will be fixed to the outside of the property. However, we have experience of operators 'getting around the system' by installing equipment that vents to the outside without it being fixed to the outside of the property. This causes serious distress to neighbours as the fumes can be worse than a consented system that vents above roof level.

In this case the application plans do not include extraction equipment. We therefore request that you attach a condition to any consent for change of use, that no extraction equipment of any nature be installed unless consented via a separate application.
