

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/2682/P	Covent Garden Community Association (form completed by Amanda Rigby, Co-Chair)	20/08/2024 10:26:53	OBJNOT	<p>As the amenity society for the area, Covent Garden Community Association (CGCA) partially supports and partially objects to this application.</p> <p>We would, however, withdraw our objection if the following condition was to be attached to any consent:</p> <p>Hours of operation restricted to: 08:00 - 21:30 Monday to Thursday, 08:00 - 22:00 Friday 09:00 - 22:00 Saturday 10:00 - 21.30 Sunday.</p> <p>-----</p> <p>Rationale for our support in principle for the building extension:</p> <p>We have had extensive discussions with the applicant about this since May 2024. We understand the purpose of the application and are, in principle, supportive.</p> <p>The proposal is an interesting one, designed to complement the cultural work of the theatre and enhance the venue's offering. If it is carefully managed, and if a trial works well, then we can see this new building becoming a positive addition to the area.</p> <p>The site is within the ownership of the applicant, and its development has no negative impact on public access. The rest of the width of Tower Court will remain free for passage.</p> <p>-----</p> <p>Rationale for restriction on hours:</p> <p>The Seven Dials neighbourhood is densely residential, particularly along Tower Court.</p> <p>The part of Tower Court that is subject to this application is flanked by high walls. Every sound echoes in a location with no soft surfaces. The proposal is for a semi-open building. Activity here therefore has the potential to cause significant noise nuisance to neighbouring residents once the rest of the area has quietened down, which is generally when the theatres close. Activity here will include people eating and drinking and being served, and staff clearing up at the end of the evening.</p> <p>The proposal seeks to allow service to ticket holders up to and including the interval of the upcoming show "The Curious Case of Benjamin Button". The theatre has confirmed to us that the interval will end before 21:00 so hours of use until 21:30 are ample for staff to clear up. These hours would also work if the show were to be replaced with another. This restriction would, however, protect local residents against customers returning to the semi-open building after the show and staying there until very late.</p> <p>We have suggested slightly later terminal hours on Friday and Saturday nights, when residents do not</p>

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generally need to get up early for work or school next day and when the area quietens down later. The suggestion is in case the theatre introduces a later show time on those days, which is the case with some West End theatres.

Although the theatre does not plan to serve anyone other than ticket-holders before and during the show, we have no objection to the building being used earlier in the day. The morning starting hours that we have requested, above, are those that we normally ask for in order to protect local residential amenity in an area subject to so much commercial pressure.

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