

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/0576/P	Covent Garden Community Association (form completed by Amanda Rigby, Co-Chair)	42 Earlham Street Covent Garden London WC2H 9LA	19/04/2025 21:29:27	OBJNOT	<p>As the amenity society for the area, Covent Garden Community Association (CGCA) objects to this application.</p> <p>We would, however, withdraw our objection if condition 6 was re-worded, rather than removed, as follows (or similar):</p> <p>“No primary cooking shall take place on the premises except for the baking of pastries, and kitchen extraction equipment shall be installed that uses an internal recirculating air filtration system, requiring no parts external to the building.”</p> <p>RATIONALE</p> <p>The previous consent for this site granted it Class E use dated 27/08/2024 under application ref: 2024/2698/P. This was following substantive dialogue between CGCA, nearby residents and the applicant, as a result of which objections were withdrawn when appropriate planning conditions were agreed and then applied by the council.</p> <p>The site has residential flats directly above it, and next door on both sides. An important condition was therefore number 6 which stated “No primary cooking shall take place on the premises. Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.”</p> <p>The applicant’s covering letter states that “Cruffins cafe, the business to operate in the building, involves the in house baking of the speciality 'Cruffins' that are pastries that it intends to sell and serve for consumption on the premises.”</p> <p>Baking is certainly less likely to cause problems than the cooking of full meals that may involve frying, for example. Rather than remove Condition 6, we therefore ask that it is changed to allow this business to thrive whilst protecting adjoining amenity by restricting more intensive cooking. This explains the first part of our suggested re-wording, above.</p> <p>The applicant’s covering letter also states that “Any resulting minor smells are considered pleasant.” However, sadly, even baking smells can become nauseating to neighbours if they are constantly coming through the building or into their windows, day after day. We have this problem with Arome bakery on Mercer Street in Covent Garden, which probably makes and sells the most luscious, expensive croissants in London. The smell is lovely and buttery if you are passing by, but for the people living behind it has become unbearable and the council is currently involved in trying to deal with the problem.</p> <p>We understand from local residents that an extraction system has been installed that recirculates air internally. This will help contain any fumes. We ask that its installation is added as a planning condition to any consent for this application. This explains the second part of our suggested re-wording, above. However, it does not prevent windows being opened to give ventilation, nor is it guaranteed that the system will always be in place; we therefore need the</p>

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					first part as well.
