

Application No:	Site Address:	Case Officer:	Consultees Name:	Received:	Comment:
2013/4642/P	13 Shorts Gardens London WC2H 9AT	Neil Quinn	Meredith Whitten Covent Garden Community Association	04/09/2013 19:33:41	OBJ

Response:

Objection. The CGCA objects to permission for dual/alternative use. Please note that we have legal advice to the effect that the granting of dual use would be unlawful and we will provide further information in due course. The applicant is not requesting permission for two uses at once, but rather permission to potentially change use at some point in the future without the need to apply for planning permission at that time. Allowing dual/alternative use effectively removes the premise from planning control.

In this case, the CGCA's objection is not to conversion to C3, but about permitting dual use. The CGCA also notes that the applicant inconsistently argues for dual use across this and other similar applications. In this application, the applicant argues for the option for C3 use by saying the entire first floor at Seven Dials Court (the location of this application) is C3. However, in the current application for 3 Neal's Yard nearby (2013/4863/P), the applicant argues for permission to convert C3 to A1 at first-floor level despite surrounding premises being C3. The applicant cites Camden policies that encourage the provision of additional residential accommodation and that seek to retain and protect retail, choosing the argument that best fits the applicant's current need (see cover letters for the applications).

Dual use not only makes it difficult for the Council to know which policies to enforce (C3 or A1) at any given time, but it also means that neighbouring residents, as well as the CGCA, would not be able to comment on changes of use back and forth.
