

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/4870/P	Michelle Zin-Lopes	Flat 2 14 Shelton St	15/09/2014 20:06:33	APP	As a resident on Shelton St I strongly appeal to any more restaurants so close by as the impact is too great on us as residents having to put up with added noise, smells from the food, rubbish on the street, refuse collection and the noise and inconvenience it brings along with the danger to our children with more large refuse vans/trucks picking up rubbish on our narrow streets which is already an existing problem. The deliveries that will add extra traffic, noise and limited or restricted residential car spaces
2014/4870/P	Rick Fisher	flat 3 19 Mercer St WC2H 9QR	23/09/2014 18:04:23	OBJEMPER	I am most concerned about the possible use of the ground floor of this property for A£ restaurant use. I live overlooking the property and know that the servicing and access for deliveries and refuse is not good and feel that this would create even more stress in a densely and heavily occupied part of Covent Garden that is already well served by many restaurants and food outlets. Please do not allow this use to be permitted here!
2014/4870/P	Uma Baska	27 Mercer Street	17/09/2014 11:58:46	COMMNT	We live at 27 Mercer Street and are extremely concerned about our privacy - and any one looking into the courtyard or or the houses on our street. As a minimum we would ask that Shaftesbury put some frosted glass or a sight baffle on the balcony rail so that overlooking only happens when people are actually outside.
2014/4870/P	Philippe Ward	17 Shelton Street WC2H 9JN	15/09/2014 17:10:58	INT	I live at 17 Shelton Street. Do we really need another restaurant here, with all the noise and rubbish this will cause? Regards. P. Ward
2014/4870/P	David Kaner	21 Mercer Street London WC2H 9QR	18/09/2014 22:39:04	COMNOT	<p>I am writing to comment on the proposal to change part of this building (which is on Monmouth and Shelton Streets) from Office and Retail use to Office, Residential and Restaurant or Retail use.</p> <p>I have no objection to convert the area facing the street to residential. I am however unhappy about the conversion of the top floor to residential use because this will overlook a number of residential properties in Ching Court, including mine. If permission is granted please require the use of obscured glazing or some other method to ensure that overlooking does not take place.</p> <p>I am also concerned about the potential impact on the area as a whole from an A3 use, especially over 3 floors (basement, ground and 1st). There are already a large number of restaurants in the area and these already cause a substantial amount of noise, especially in the late evening. An additional use will add this. There are policies to avoid the development of a cluster of this type of premise and with restaurants already in place on the opposite side of the road from this building on both Shelton and Monmouth Streets adding another A3 premises will only add to the size of the cluster. This will cause harm to residential amenity and also harm the character of the area.</p> <p>If you are minded to grant despite this please can you put conditions which ensure that any A3 use is genuinely a restaurant (eg requiring waiter, service, table meals and proper cutlery etc) and also restrict the hours of use to no later than 11pm.</p>

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2014/4870/P	Ria Holzerlandt	14 Shelton Street Covent Garden WC2H 9JR	15/09/2014 10:25:11	OBJ	<p>Allowing a company to decided after planning permission has been granted whether to have a shop or a restaurant removes our rights as residents to object. A shop is a manageable addition to the neighbourhood, with little smell, noise, and rubbish issues. A restaurant is a completely different proposition. This area is already inundated with restaurants. We have Cafe Laredo, Timberyard, Rossopomodoro, Jamie's Italian, Dishoom, Tredwell's, The Ivy in that small area. They all come with odour, noise and refuse issues. There is also a pest issue already in the area and adding another restaurant, will just compound the problem.</p> <p>Shelton street is a small backroad that also provides the counterflow of traffic to Long Acre, we can't afford to have extra refuse pick-ups and produce drop-offs on this road, that would completely congest traffic on the road and increase pollution (noise, air and dirt) in the area. This area does not need, nor can it sustain, another restaurant.</p>

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2014/4870/P	Meredith Whitten	Covent Garden Community Association 42 Earlham Street WC2H 9LA	15/09/2014 00:10:34	COMMNT	<p>The CGCA appreciates that the triangular shape of this listed building presents a challenge for efficiently using the interior space as B1 use. Given that, the CGCA does not object to the proposed scheme in principle. However, we do have the following concerns that should be addressed, should Camden be minded to approve the application.</p> <p>Dual use: The CGCA consistently objects to permission for dual use, and we have previously provided Camden with legal advice to support our position that dual use is unlawful. Granting the applicant permission to change use at some point in the future between A1 and A3 without the need to apply for planning permission or consult with neighbouring residents at that time effectively removes this premise from planning control. For example, A1 and A3 affect neighbouring residents in different ways, and the planning system is set up to give residents the opportunity to voice their concerns before a change of use is granted.</p> <p>Restaurant use and waste disposal: The CGCA does not see the need for another restaurant in Covent Garden. As noted in CPG2, 4.45, additional food, drink and entertainment uses may cause harm to residential amenity and to the mix and balance of uses in Covent Garden. The dense built environment means that the area is particularly sensitive to the impacts of food drink and entertainment uses including noise and cooking smells.</p> <p>In addition, CPG5 has a section on Covent Garden (4.40-4.45). This seeks to “avoid clusters of food drink and entertainment uses that cause harm to the amenity of the area and to the residential population.” CPG5 gives guidance as to when permission “will not generally be granted” connected with the proportion of similar uses within the frontage and also states that “the Council will also take into account the number and mix of uses in adjacent and opposite premises in assessing applications”.</p> <p>In the case of this building there are a significant number of premises which are in food, drink or entertainment use in the immediate vicinity. These include Cantina Laredo across Shelton Street in the City of Westminster and Timberyard and Rossopomodoro on Monmouth Street. A little further away, but still within 50m of the premises are Crazy Bear, Jamie’s Italian and Tredwells (Westminster) and the Two Brewers (Camden). We believe that this group of premises constitute a “cluster of food, drink and entertainment uses” and so permission for an A3 use at this location should not be granted.</p> <p>We would point out that a previous application (2005/4141/P) for a restaurant use near this site (25 Shelton Street) was refused under the previous version of CPG5 and this refusal was upheld by the Planning Inspector at appeal (APP/X5210/A/06/2017550). The application had previously been granted (2004/3907/P) but the decision had been overturned at the High Court following a Judicial Review by residents. This location already has residents living opposite on Shelton Street and immediately next door and is therefore sensitive to the impact of food, drink and entertainment uses.</p>

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However, should Camden permit A3 use, the CGCA requests the following conditions:

- To protect residential amenity from late-night noise, disturbance and the potential for antisocial behaviour, the hours of operation should be limited to Camden's core hours.
- A condition should specify that servicing must be limited to 08:00 to 20:00. As noted in Camden's DP20.16, delivery timings can have a significant influence on residential amenity from when made out of working hours. To protect the amenity of nearby residents, as well as those working in and visiting Covent Garden (see CS5), no deliveries should be permitted outside of these hours.
- The proposed space allotted for servicing and refuse/waste collection is inadequate and largely inaccessible. For example, residents in the second and third floors would have to go outside, back in and then downstairs to use the designated refuse space. Similarly, to use the refuse space, restaurant staff also would have to go outside onto Shelton Street and then back in again before going downstairs. The result of these onerous processes is likely to be rubbish – and the subsequent noise – on Shelton Street. The CGCA also questions the amount of space proposed for restaurant waste. This seems inadequate and we suggest that internal waste handling should take place in the restaurant basement. The CGCA suggests a refuse chute could be designed for the residential aspect of the development.

Cycle storage:

Similarly, as proposed, a resident would need to go through four doors and down stairs to get to the cycle storage, which undoubtedly is a disincentive. Instead, the CGCA suggests allocating a small part of the alcove at back of the new retail unit at ground floor level as the cycle storage.

Residential units:

The CGCA is also concerned about potential noise and disturbance and overlooking from the proposed alterations to the roof light onto existing residents behind the building site, including those in Ching Court.

To address noise and disturbance, the CGCA requests replication of existing covenants regarding the residential units at the back around Ching Court to minimise noise and disturbance.

To address overlooking, the CGCA suggests filling in the gaps in the metal balcony rails and frosting the bottom half of the French doors onto the balconies.

Plant and equipment:

Noise emitted by plant and equipment should not exceed 10 decibels below background, equipment should be installed on anti-vibration mounts. Odour from ventilation equipment should be monitored.

The applicant should be required to have at least annual maintenance performed on all equipment to ensure it is running effectively.