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Neil McDonald,
Development Control
5th Floor
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

October 17th, 2013

Dear Mr. McDonald

Application No: 2013/4275/P

16A/B & 18 West Central street 10-12 Museum Street 35 ,37 and 39-41 New Oxford Street London

This is to provide the CGCA's comments on this application. The site concerned is just South of New Oxford Street which forms the boundary between Covent Garden and Bloomsbury and is next door to the Sorting Office site, which has been vacant for some years.

As you will be aware the site includes a nightclub use (sui generis) which is being removed as part of this proposal. This use caused numerous problems for residents in the immediate and indeed wider area and we welcome the proposal not to retain this use on the site.

The overall proposal consists of a mix of B1 office and residential accommodation together with 854m² of A1-A5 use. The drawings however show that the use class is A1-A3 only.

We have no objection to the office and residential use but are concerned that the fact that the application is not specific about the specific use class for the A class space means that the detail required to make appropriate comments is lacking. For example if some of the units are to be A3, A4 or A5 they will require kitchen extract which is not shown on the plans and which may have an impact on the area.

Whilst some limited A3 use is acceptable on the site we believe that A4 and A5 uses should be excluded at this stage. If the applicant later wishes to include these he should make an application for change of use for specific uses. A4 and A5 uses are much more likely to cause harm to residential amenity for people living in the area than is a small scale A3 use.

We also believe that no more than 200m² of the site should be used for A3 uses as anything more will cause harm to residential amenity.

We understand that the applicant has agreed with the Bloomsbury Association that any A3 premises or food led premises trading as A1 will comply with LBC's Licensing Framework Hours (10:00-23:30 Monday to Thursday, 10:00-00:00 Friday and Saturday and 12:00-22:30 Sunday). Whilst this is helpful we would like to restrict the hours of use of all of the A class premises to between 08:00 and 23:00 on all days of the week. This is to prevent late night shop uses from causing a nuisance to residents in the area. We also believe that the premises should have a planning condition that no noise (including music noise from within the retail premises) is audible within an noise sensitive premises. The use of music within

shops is causing an increasing nuisance within the area and this needs to be controlled by the planning consent.

No DSP has been provided. Although the A class units are small if a large number of them were in A3 or higher use the impact of servicing on the area would be considerable. We believe that a condition restricting servicing (deliveries and collections) to 08:00-20:00 is appropriate and that there needs to be condition requiring a DSP to be consulted on with Interested Parties and agreed by the Council before the buildings can be brought into use.

We hope that this is clear. If you have any questions please contact us.

Yours sincerely,



David Kaner
Member – CGCA Planning Subcommittee