

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/5368/P	Meredith Whitten	Covent Garden Community Association 42 Earlham Street WC2H 9LA	16/10/2014 23:17:27	OBJ	<p>Objection. The CGCA 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 local people the opportunity to voice their concerns before a change of use is granted.</p> <p>The CGCA also objects to A3 use, as this part of Covent Garden is saturated with restaurants. As set out in DP12, the Council will consider “the cumulative impact of food, drink and entertainment uses taking into account the number and distribution of existing uses and non-implemented planning permissions, and any record of harm caused by such uses,” as well as “the impact of the development on nearby residential uses and amenity, and any prejudice to future residential development.”</p> <p>The CGCA is greatly concerned about the negative impact on residential amenity. This location is surrounded by residential units, which is acknowledged in the supporting documents, particularly the noise report.</p> <p>Further, the noise report states that the plant will operate day and night. It is unnecessary for a restaurant or a retail unit to run plant equipment beyond opening hours and particularly overnight. More concerning, the noise report states that “The assessment indicates that the proposed exceeds the requirements of the Local Authority at the nearest noise sensitive residential window.”</p> <p>Given the negative impact on local residents as well as the oversaturation of A3 in the area, permission for A3 should be refused.</p>
