

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/5157/P	Meredith Whitten	Covent Garden Community Association 42 Earlham Street WC2H 9LA	20/11/2014 23:10:09	OBJNOT	<p>The CGCA objects to the proposed opening hours. The proposed opening hours are too early and will have a negative impact on residential amenity. The hours should be more in line with other restaurants in the vicinity, with a 7 a.m. or 8 a.m. opening time.</p> <p>The CGCA notes that it is often overlooked as to how many residents live in Cambridge Circus and directly above, behind and adjacent to this site and this is not made clear in the application. This location is surrounded by residential units, with additional units planned nearby. Residents already must contend with late-night entertainment uses and the resulting noise and other impacts. Varying the hours of this restaurant to allow for a 5 a.m. opening six days a week will subject the residents to excessive noise and disruption too early in the morning (when most are likely asleep). The 5 a.m. opening time also has implications for servicing and deliveries. With a 20-hour opening time on several days and 19 on others, servicing and deliveries would undoubtedly occur in the middle of the night, not only violating Camden policy, but also having a significantly negative impact on the residents.</p> <p>The applicant, McDonald's, runs a significantly different type of restaurant than the previous tenant, Leon de Bruxelles. Takeaway is more prominently featured and there is much higher turnover of those eating in the restaurant. This adds up to more people coming to and from the restaurant, meaning that noise and disruption will be greater.</p> <p>Additionally, the larger volume of customers means more servicing and deliveries, as well as rubbish collection, will be needed. This, too, will increase the negative impact on residential amenity. The loading bay for deliveries is at the back of 125 Shaftesbury, at the end of New Compton Street and Stacey Street. This is a highly residential area, with many blocks of flats including Phoenix Apartments, the SHA Alcazar block of flats and SHA Stacey Street houses, as well as flats in Phoenix House. Unloading close to these during the night would be not tolerated by residents and the noise would carry to those residents up New Compton Street.</p> <p>Articulated lorries would have to deliver by coming one way down New Compton Street, and this would severely impact the amenity of the many residents in the flats along New Compton and Stacey streets. The blocks on all streets go up high each side, so the sound would funnel down New Compton Street and the surrounding area.</p> <p>This location already had problems with anti-social behaviour, street drinking and rough sleeping, much of which occurs behind 125 Shaftesbury Avenue, beside the dry cleaners and in various locations up New Compton Street and Stacey Street at all times of the night. There is also an existing problem with street rubbish and rats in the Phoenix Garden. The CGC is concerned that a late-night takeaway establishment would increase all of these aspects, especially late at night and early in the morning. The CGCA does not object to the proposed closing hours.</p>