

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/6696/P	Meredith Whitten	Covent Garden Community Association 42 Earlham Street WC2H 9LA	01/12/2014 01:34:41	OBJNOT	<p>Objection. An additional A3 use within Neal's Yard, which is a small courtyard in the conservation area, would negatively impact residential amenity. The CGCA disputes the applicant's assertion that there are only three A3 or A5 uses in Neal's Yard (page 4 of the cover letter). The applicant has omitted several units, including ones currently vacant but with A3 or A5 permission, as well as a unit that has permission for dual use A1/A3. The CGCA strongly argues that, regardless of if the unit is in use as A1 today, the unit could change to A3 tomorrow without notifying residents or the local authority, as A3 permission is already secured. (This is one reason the CGCA strongly opposes permission for dual use.) Given this, the units with food/restaurant/cafe use in Neal's Yard include:</p> <ul style="list-style-type: none"> • 2 Neal's Yard (A5) • 4-5 Neal's Yard (Souk Medina) (has permission for dual use A1/A3 and currently operates as A3) • 6 Neal's Yard (Des Vins Surnatural) (A3) • 8-10 Neal's Yard (Compagnie Des Vins Surnaturel) (A3) – Note that this is a large shopfront, covering two units • 13 Neal's Yard (Homeslice) (A3) • 14 Neal's Yard (Wild Food Cafe) (A3) • 16 Neal's Yard (proposed A3) <p>CPG5, section 4.40-4.45, which covers Covent Garden, describes Neal's Yard as a secondary commercial frontage and is very specific that "for each Secondary Frontage, planning permission will generally not be granted for development that results in:</p> <ul style="list-style-type: none"> • More than 25% of the total number of units in that frontage being in food, drink and entertainment uses, • More than two food, drink and entertainment uses consecutively, or • Food, drink and entertainment uses greater than 100sq m. <p>The Council will also take into account the number and mix of uses in adjacent and opposite premises in assessing applications" (emphasis added).</p> <p>As the CGCA has noted in the past, Neal's Yard is highly residential, a fact that is often downplayed when proposals for food and entertainment uses are submitted. Given the residential nature of the area, Neal's Yard provides an example of where the need to take into account adjacent and opposite uses is essential.</p> <p>The CGCA also disputes the applicant's statement that loss of retail in Neal's Yard is mitigated by additional retail elsewhere in Covent Garden. The objective of Camden's Planning Guidance 5 is not solely to protect specialist retail. CPG5 4.45 states: "The dense built form, fine grained mix of uses in the area means the area is particularly sensitive to the impacts of food, drink and entertainment uses including noise and cooking smells. The Council will limit the expansion of food, drink and entertainment uses on the designated frontages as set out the table below." The table goes on to say that Camden's policy is to "Avoid clusters of food drink and entertainment uses that cause harm to the amenity of the area and to the residential population."</p> <p>Maintaining that retail exists elsewhere in Covent Garden should not factor into dismissal of Camden's</p>

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					<p>policy (CPG5) to protect against loss of retail in the urban core. Thus, regardless of the number of additional shops provided by the applicant, there are already too many A3 uses in Neal's Yard and this is sufficient reason on its own to refuse permission.</p> <p>Adding yet another extract duct to the lightwell behind residences in Neal Street further compounds the visual impact and the effect on residential amenity. While officers have in the past noted that lightwells do not provide amenity space, they still have an impact on residents whose flats look onto the lightwell or are disturbed by noise and vibrations from equipment in the lightwell.</p>
