

From: Vivers, Simon
Sent: 18 May 2015 14:16
To: [REDACTED]
Cc: Planning
Subject: RE: 31 Neal Street WC2H 9PR, 2015/1934/P comments

Thank you Meredith.

(Colleagues – can this amended objection please update/replace the original dated 15.5.15)

Simon Vivers
Planning Officer

Telephone: [REDACTED]

From: Meredith Whitten [mailto:[REDACTED]] **On Behalf Of** Meredith Whitten
Sent: 18 May 2015 14:10
To: Vivers, Simon
Subject: FW: 31 Neal Street WC2H 9PR, 2015/1934/P comments

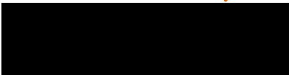
Hi there Simon,

I just wanted to let you know that I have been asked to slightly update the CGCA's comments on this application to emphasise that the site currently only has permission for A3. I've just inserted one sentence at the beginning.

Hope that's clear!

Thank you,
Meredith

Meredith Whitten
Planning Advisor
Covent Garden Community Association



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From: Meredith Whitten [mailto:[REDACTED]] **On Behalf Of** Meredith Whitten
Sent: Friday, May 15, 2015 12:25 AM
To: [REDACTED]
Cc: 'Planning'
Subject: 31 Neal Street WC2H 9PR, 2015/1934/P comments

Hi there Simon,

I've submitted these comments for 31 Neal Street WC2H 9PR, 2015/1934/P, online, but wanted to send them to you directly as well.

Objection. The applicant currently has permission only for A3. 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. The supporting documents do not demonstrate that the Council would have permitted A1 at the same time as A3, as indicated in the application. In particular, the GPDO section cited in the supporting documents means that if, at the time A3 permission was granted, the A3 use class would also have allowed A1, then planning permission for dual use is not needed. However, that is not the case here. The applicant has A3, but wants to add A1.

Granting the applicant permission to potentially change use at some point in the future without the need to apply for planning permission or consult with neighbouring residents at that time effectively removes this premise from planning control. A1 and A3 use can vary significantly and, as such, the impacts on residential amenity can vary significantly as well. A3 use has a much wider impact than A1 and, in this case, A3 permission is via a CLEUD and has no restrictions on hours of use whatsoever.

The CGCA questions how affected residents can raise their concerns and be consulted on such changes if there is no planning application on which to consult. Similarly, how can Camden enforce its policies or respond to a complaint when an applicant has such wide leeway in regards to the type of development permitted at any time?

The applicant also refers to recently acquired permission for A3 through a certificate of lawfulness. The CGCA has queried how this permission was granted before the advertised deadline for public comments. Thus, this should not factor into the decision on this application.

Finally, in neither this application nor the above-referenced application for a certificate of lawfulness does the applicant give any indication as to the type, size, number of covers or operation of a restaurant. Without sufficient information, the CGCA and affected residents cannot comment. Thus, the applicant should be required to provide more details before a decision is made. At the time a decision is made, hours of operation should be limited to 12.00-20.30 Monday to Saturday and 12.00-17.30 on Sundays to minimise potential for disturbance, as set out in 2015/1512/P.

Please let me know if you have any questions or need any additional information from the CGCA.

Kind regards,
Meredith

Meredith Whitten
Planning Advisor
Covent Garden Community Association



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