

**40 EARLHAM STREET LIMITED
Flat H, 40 Earlham Street
London WC2H 9LH**

London Borough of Camden
Planning Department
Planning Advice and Information Service
2nd Floor,
5 Pancras Square
c/o Town Hall
Judd Street
London
WC1H 9JE

By Email: Evelyn.Jones@camden.gov.uk

9th August 2017

Dear Sirs

25 Shelton Street – Planning Application No: 2017/3487/P

I am writing to you on behalf of 40 Earlham Street Limited and the residents of the seven flats in 40 Earlham Street in connection with the planning application made in respect of 25 Shelton Street.

The flats at 40 Earlham Street all overlook the courtyard between 40 Earlham Street and 25 Shelton Street. Access to 25 Shelton Street is through large double doors in Earlham Street immediately adjacent to the front door to 40 Earlham Street.

The Covent Garden Community Association (CGCA) has drawn our attention to the planning application for the use of the ground floor and basement at 25 Shelton Street as a Health and Beauty Spa and as retail premises.

I have seen the draft comments proposed to be made by CGCA in relation to the application and support those completely.

You will appreciate that the principal concern for the residents of the flats at 40 Earlham Street is the use of the courtyard. We would be particularly concerned by noise, as the space between 40 Earlham Street and 25 Shelton Street is quite narrow and sound from activities at the ground floor level in the courtyard is considerable magnified. We would also be concerned about any smells from cooking, etc., which may be generated from any use of the premises at 25 Shelton Street as extracting cooking smells into the courtyard would have a considerably adverse effect on the residents at 40 Earlham Street.

To the extent that is not already covered by the comments from CGCA, we would suggest that restrictions be placed upon the use of the courtyard so that, for example, tables and chairs could not be placed in the courtyard for use of people drinking tea, coffee or other beverages or eating food.

Yours faithfully



Geoffrey Davies
Director

Cc: Amanda Rigby (by email - [redacted])
Neil McDonald (by email - Neil.McDonald@Camden.gov.uk)
Lynne Kirwin)
Tim Disbrey)
Nicholas Prentice)
Ian Hay Davison) Lessees of 40 Earlham Street (by email)
Peter Jones)
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