

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/6993/P	Mark Wordsworth	19 Monmouth Street London WC2H 9DD	01/02/2018 21:09:21	OBJEMPE R	<p>I would like to object to this change.</p> <p>Although I have nothing against Native per se this application is a further potential erosion of the mixed use nature of Neal's Yard which is what makes it attractive to tourists and visitors and gives it the vibrancy that makes it appealing to all. Where Shaftesbury, as landlords, are being myopic is that they think that because restaurants in pay more rent than retail outlets then the answer is more restaurants.</p> <p>In Neal's Yard the restaurants (with one exception) are average at best and visitors do not come to Neal's Yard for the food. They come for the atmosphere, the ambience, the history, the architecture and the mix of shops and food outlets.</p> <p>The atmosphere and the ambience are already being destroyed by Homeslice (a pizza café with the decibel output of a nightclub) which is an absolute disgrace and wholly inappropriate for the Neal's Yard area. Who wants to visit a small, intimate and historic courtyard only to find it awash with people occupying all the seats and benches, eating out of cardboard boxes and discarding their waste food and packaging on the floor to be walked over by other people and overrun by rodents?</p> <p>This may seem an odd analogy but Neal's Yard is like a coral reef - it's a very delicate ecosystem and to preserve it it needs to be kept in balance. If the reef dies then it can't be recreated - it's gone forever. And like all dead reefs there are no tourists or visitors and everyone loses out including the landlords and all their tenants.</p> <p>Please ensure that your planning considerations take full account of the need to keep Neal's Yard as a mixed use, vibrant space because in doing so you will ensure its longevity and continued popularity and that will ensure it will remain of great value to visitors, residents, landlords and their tenants.</p>

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2017/6993/P	Meredith Whitten on behalf of the Covent Garden Community Association	Covent Garden Community Association 42 Earlham Street WC2H 9LA	01/02/2018 14:44:42	OBJ	<p>1. The CGCA objects to the retention of this unit as Class A3. Neal's Yard – an iconic and historic area in the Seven Dials (Covent Garden) Conservation Area – has experienced a proliferation in food and drink use, namely A3 and A1 café use. This has eroded the character and appearance of the Yard, which was built on retail and complementary therapies use.</p> <p>Camden observes that local shops are of particular importance to conservation areas (Policy D2). The applicant has not demonstrated why A1 retail use is not viable in this unit and should be permanently replaced with A3 use.</p> <p>In the cover letter, the applicant notes that the use of A3 would not result in two or more food, drink or entertainment uses located consecutively adjacent to each other. However, the CGCA disputes this, as Nos. 4-5 are in A3 use. Indeed, more than 25% of the Central London frontage is in food, drink or entertainment use, which conflicts with Camden's policy (see CPG Town centres &amp; retail draft, p. 32; formerly CPG5).</p> <p>The applicant acknowledges this, but claims exceeding the 25% maximum has caused no no "harm to the vitality and viability of the area." The CGCA challenges this, as noted by complaints from local residents regarding noise and disturbance, as well as impact on environmental health from fumes and odours. Given this, there is no policy justification for permitting permanent A3 use in this location.</p> <p>2. With the intensification of food-related uses, Neal's Yard has experienced an increase in odours, fumes and dust, notably from commercial cooking, which can lead to a range of health problems (Local Plan para 6.21). These impacts have resulted in harm to local residents, who live above, adjacent and to the rear of the unit (see Local Plan para 6.87). In their cover letter, the applicant says the use has been operational "without any material or adverse environmental impacts," however local residents have complained about the impact of the noise and fumes emanating from the flue at the rear of the building. Local Plan para 6.22 is clear that equipment such as flues should be sited sensitively, particularly within conservation areas.</p> <p>3. The intensification of food-and-drink-related use in Neal's Yard has led to increased noise from customers, particularly late at night. Additionally, staff, including from the current tenant at 3 Neal's Yard, causes noise and disturbance for local residents after hours, as they congregate outside.</p> <p>Noise has a significant impact on amenity (Local Plan para 6.85). The enclosed nature of Neal's Yard makes the area more vulnerable to noise and disturbance from both mechanical and human sources.</p> <p>4. The site's current A3 use was obtained through permitted development rights that no longer exist. The CGCA maintains that A3 use would not have been granted, given the impacts on local residents and the harm to the historic character of the Yard, and, thus, this application should be refused.</p>

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2017/6993/P	Grace willow	14 Neals Yard London WC2H 9DP	01/02/2018 14:02:47	OBJNOT	<p>I would like to object to the proposal of permanently changing the use of 3 Neal"s Yard to a restaurant on the following grounds:</p> <ul style="list-style-type: none"> <li>* I spoke at the original hearing when the temporary restaurant licence was granted in 2016. Prior to this the premises had operated as a shop for many year. This use was far better suited to the yard.</li> <li>All of the concerns and objections I raised at that original meeting still apply:</li> <li>*The accumulative impact of noise and people traffic at night in the yard caused by adding another restaurant to the already overcrowded space is a problem.</li> <li>* I am a resident in Neal"s yard (number 14) Because of the architecture of the yard, sound travels and noise pollution from number 3 as a restaurant is a problem. Especially in the summer when patrons spill out into the yard in the evening and stay in the yard, chatting (and often drinking and smoking).</li> <li>* The flume that was installed is a problem for residents because of noise and fumes and also creates a nuisance for the therapy rooms (a long established business operating for many years in the yard).</li> <li>* At the hearing where the change of use licence was granted, one of the provisions of this was that it was temporary. To now try to make it permanent, undermines and discounts the comments, concerns and objections of residents and other businesses in the yard.</li> <li>* If this licence were to be granted, Neal"s yard, (which for many years operated happily during daytime hours with daytime busies) would be filled with majority restaurants, turning it into a kind of "food court" which it is not suited to as it is a heavily residentially populated area and with the businesses already onsite, the yard is at capacity in terms of what it can safely and reasonable handle in terms of people traffic, waste disposal, noise, etc.</li> <li>* granting the permanant licence to yet ANOTHER restaurant adds to the yard becoming known as a "night time" destination which will attract more people to the yard in the evening which is problematic for residents who have the right to a restful nights sleep.</li> <li>* restaurants that operate into the evening, drive the idea of Neal"s yard as a night time destination and this is also a problem for the "daytime" &amp; retail businesses in the yard who rely on the day trade.</li> <li>* More people being attracted to the yard in the evening is a problem as it encourages loitering in the yard after hours. a problem for residents trying to sleep.</li> </ul> <p>Granting this licence for a permanent restaurant usage would be a disaster for the residents and other businesses of Neal"s Yard. We are already bursting at the seams!</p>