

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/4820P	Anja Saunders	08/11/2018 16:35:57	COMMNT	If the panel allows this change of use please consider that restaurants make far more nuisance for surrounding residents than shops and therefor can conditons be put in place regarding level of sound (below ambient), opening times (no later than 11pm) and hours of use of equipment (10pm) as well as public nuisance with regards to smells and pollution for ventilation units used for the kitchen.
2018/4820P	Anja Saunders	08/11/2018 16:35:54	COMMNT	If the panel allows this change of use please consider that restaurants make far more nuisance for surrounding residents than shops and therefor can conditons be put in place regarding level of sound (below ambient), opening times (no later than 11pm) and hours of use of equipment (10pm) as well as public nuisance with regards to smells and pollution for ventilation units used for the kitchen.

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2018/4820P	Elizabeth Bax, for Covent Garden Community Association	09/11/2018 23:25:39	COMNOT	<p>The Covent Garden Community Association (CGCA) asks that the Planning Authority only grant this application if planning conditions are attached to it to protect residential amenity. Many family flats are located just behind the premises, and some of those at 11-13 Neal's Yard have their walls joined to 55 Neal Street.</p> <p>It is unfortunate that air handling equipment often causes significant disturbance in a highly built-up area like Covent Garden. This can be:</p> <ul style="list-style-type: none"> - noise and smells from the outset, such as those caused by the flue installed behind 2 Neals Yard in 2016. The significant problems were never able to be sorted out because Environmental Health readings were insufficient to trigger enforcement on grounds of statutory nuisance → despite the fact that things were so bad that a nearby family had to move out. - incremental noise and vibration that becomes worse as machinery ages. <p>In order to protect nearby residents against these sorts of problems we ask that you attach conditions that:</p> <ol style="list-style-type: none"> 1. All sound generated by this plant and equipment should not exceed 10 decibels below ambient at 1m from noise sensitive windows. <p>It is essential that this relative measure is used rather than an absolute noise level because work is going on in the neighbourhood, by property owners and residents, to improve the situation with current equipment. We hope that ambient sound levels will drop as a result. Indeed, the applicants own noise report states in Section 7 that the dominant noise source behind these flats is existing plant, which already causes nuisance and it is hoped that the situation can be improved.</p> <ol style="list-style-type: none"> 2. Sound and smell emanating from the premises via this equipment should cause no public nuisance. <p>It is essential that this public nuisance criterion is used rather than relying on statutory nuisance because of the sorts of problems with taking technical measurements referred to in the case of 2 Neals Yard above, for example.</p> <p>We have many more examples of people being made ill through fumes in the area that simply cant be picked up by the authorities equipment. And we have even more examples of peoples lives being blighted day-in, day-out, by noise that EH is unable to capture the data to enforce against.</p> <ol style="list-style-type: none"> 3. Hours of use of equipment should be restricted. <p>Extraction equipment should not operate outside the hours of 8am to 10pm Monday to Saturday and 10am to 9pm on Sundays to protect the amenity particularly of families with children living nearby. This restaurant has been granted permission for use until later, but the kitchen will close earlier and this additional condition would ensure that equipment is not left running after that.</p> <p>Other air handling equipment should not operate outside the consented hours of operation of the premises, again to protect residents from equipment being left running.</p>

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				<p>4. A maintenance log should be made available to neighbours on request.</p> <p>Some landowners already provide this, but we ask that it be a condition of any consent so that neighbours can be reassured that filters are being changed and equipment properly serviced by commercial tenants.</p>
2018-4820P	Simvar LACII	09/11/2018 22:51:14	OBJ	<p>Hi,</p> <p>our rear window is facing rear of 55 Neal's street building. Having restaurant in front and back of our flat is very annoying. We cannot open windows because of noise and smells.</p> <p>It would be good to restrict opening hours and apply a good control on filtering method.</p> <p>Thank you.</p>