

CONSULTATION SUMMARY

Case reference number

2018/4820/P

Case Officer:

Samir Benmbarek

Application Address:

55 Neal Street, London, WC2H 9PJ

Proposal

Details of mechanical plant equipment required by condition 2 of planning permission 2017/6320/P dated 08/03/2018 (Change of use of the basement and ground floors from retail (Class A1) use to a flexible use for either continued retail (Class A1) use or restaurant/cafe (Class A3) use).

Representations

Consultations:	No. notified	--	No. of responses	03	No. of objections	00
					No of comments	01
					No of support	00

<p>Summary of representations</p> <p><i>(Officer response in italics)</i></p>	<p>2x comments have been received from the following addresses:</p> <ul style="list-style-type: none"> • 14 Neal's Yard • 11-13 Neal's Yard <p>Their comments are summarised below:</p> <ol style="list-style-type: none"> 1. Restriction of opening hours; 2. Restriction to noise, smells and pollution; 3. Many restaurants already within the vicinity. <p>Officer's Response:</p> <ol style="list-style-type: none"> 1. <i>The opening hours for the premises were restricted by condition</i>
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attached to planning permission 2017/6320/P dated 08/03/2018.

- 2. The current application seeks to discharge details relating to the submitted acoustic report and control of noise emanating from the site.*
- 3. The neighbouring use classes and land use for the site were assessed as part of planning permission 2017/6320/P dated 08/03/2018. in which the change of use to restaurant was considered acceptable.*

The Covent Garden Community Association (CGCA) submitted the following comments:

1. All sound generated by this plant and equipment should not exceed 10 decibels below ambient at 1m from noise sensitive windows.
2. Sound and smell emanating from the premises via this equipment should cause no public nuisance.
3. Hours of use of equipment should be restricted.
4. A maintenance log should be made available to neighbours on request.

Officer's Response:

- 1-2. The submitted acoustic report has been assessed by the Council's Environmental Health Officer who is satisfied that the proposed equipment would meet the Council's minimum noise requirements for the operation of mechanical plant. The report also details mitigation measures to ensure the plant meets these requirements which in turn would ensure no harm is caused to the amenity of neighbouring residents.*
- 3. The current application seeks to discharge details of the proposed mechanical plant equipment. The proposed hours of operation were assessed as part of the previous planning application and were considered to be acceptable in ensuring no harmful impact to neighbouring amenity would occur. These operating hours are 08:00-00:30 Mondays to Saturdays and 09:00-23:30 on Sundays and Bank Holidays and are conditioned as such.*
- 4. Although this is a civil matter between the applicant and neighbours (as well as associated community groups/resident associations) which can't be enforced by the Council, a maintenance log which can be made available upon request is encouraged. This would follow*

	<p><i>neighbouring premises in the area, which also keep maintenance logs, and provide good neighbourliness.</i></p>
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Recommendation:-

Grant approval of details.