

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/2707/P	Covent Garden Community Association (Elizabeth Bax, Chair of Planning Subcommittee)	21/07/2019 23:23:15	OBJNOT	<p>The Covent Garden Community Association (CGCA) objects to some elements of this development, supports others, and suggests planning conditions.</p> <p>We support the changes to front windows/doors at ground level and at the top. These return symmetry to the building and seem to be improvements that are closer in design to the old warehouse than the current features.</p> <p>We do not object to the roof extension. This will allow for the same number of flats at the top of the building, but larger duplex ones. Although there is some increase in height, it has been designed to have as little visual impact on the street as possible. Its main impact is likely to be operational and at the back, where the neighbouring buildings' uses mean that it is not likely to affect existing amenity.</p> <p>We do not object to the internal changes which facilitate effective use of the building, as long as they do not have an impact on historic features.</p> <p>We do object to flexible retail (A1)/office (B1) use. For the security of the neighbouring community the use of each unit should be established as either one or the other as soon as a tenant is found.</p> <p>If the local Planning Authority is minded to grant and change in use, however, we ask that any retail use should carry a restriction on hours of use for commercial activity only between 8am to 9pm. We have noticed a tendency for shops in the area to open later and later, for example the new Boots on Long Acre is open until 11pm at present and another large retailer there closes at 10pm. This is far too late in an area like Macklin street which is densely residential and where every sound echoes in the narrow space.</p> <p>Finally, we request two conditions to be included in any consent for this development:</p> <ol style="list-style-type: none"> 1. Acoustic enclosures to be fitted around all external plant and equipment to prevent any sound emanation. 2. The flats only be permitted to be let on leases of at least 3 years. The council is aware of the issue of high tenant turnover in Covent Garden. New flats are increasingly let to investors and to short-term tenants who have no stake in the area. There is little benefit to the community from most of these developments where no 'real' residents take the residential units.