

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/2239/P	robert mc cracken	26/07/2019 13:19:54	COMMNT	<p>Seven Dials Court (SDC) is now too crowded. So is Neal's Yard (NY). There is inadequate rubbish space which is shared by both residential and restaurant uses. At least 5 of the flats in SDC are used all the time for AirBnB type short licences.</p> <p>There should be (1) a precondition that a unit in Neal's yard be converted to dedicated residential rubbish storage for SDC and NY (2) a condition that 5 Sheffield racks for cycle storage be provided in SDC (3) (in view of the difficulties of enforcement re AirBnB) a 106 undertaking/ agreement that any lease, sub lease or licence for value be notified to the Council and CGCA. This would make it possible to ensure that the units did make a contribution to meeting local housing need and did not cause harm to London hotels.</p>
2019/2239/P	Covent Garden Community Association (Elizabeth Bax, Chair of Planning Subcommittee)	29/07/2019 00:11:14	OBJNOT	<p>Covent Garden Community Association (CGCA) objects to this application in its current form for these reasons:</p> <ol style="list-style-type: none"> <li>1. The residential units are too small.</li> <li>2. There is great potential for nuisance in the back area related to noise from open windows and from people requiring access at night.</li> <li>3. Bicycle storage needs to be provided for all dwellings.</li> <li>4. Viable, expanded refuse storage &amp; disposal arrangements need to be made for all dwellings. The current arrangements are already overloaded and are the subject of constant complaints.</li> </ol> <p>To address item 1. we suggest reconfiguration of the proposals to enable a single, larger dwelling.</p> <p>To address item 2. we suggest a planning condition requiring a) no noise to emanate from the new windows and b) no noise to be made in the back, exterior area by people requiring access to the first floor between 10pm and 8am.</p> <p>Finally, we request a condition to be included in any consent for this development that dwellings if let are permitted to do so only 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.</p>

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1.4 Noise: This high density planning application will increase the noise to existing residents. In particular, we would object to any extractor fans that expel into the yard to reduce the noise

#### 2.0 Reduction of rights to use outside space, privacy and outdoor amenity

The CPG notes that ‘all new homes should have access to some form of private outdoor amenity space’, with the aspiration of 9sqm per resident. This proposal admits that they do meet this requirement, but seem to justify this by saying it is similar to others in the area. They fail to mention that by squeezing in two studio flats they are reducing the private outdoor amenity space for other residents, far below Camden’s aspirations. The access to the private outdoor amenity space was a key factor in me choosing to buy a property in SDC. The letter shows the applicant’s lack of understanding of the realities of the area by mentioning short walk to Phoenix Gardens. Open access to Phoenix Gardens was suspended given the amount of drug taking and other antisocial behavior – it is now only open when a volunteer opens it, and this tends to be during working hours when any young professional (the target demographic mentioned by the applicant) would be at work, not able to enjoy the garden.

Furthermore, I enjoy sitting in the SDC courtyard with a book or sunbathing privately. The louvres in question look out on the only corner of the courtyard that is private and not directly overlooked. The proposal to convert these to windows reduces my privacy and that of Flat 14 which would be overlooked. The louvres are visually similar to the other louvres on the ventilation from the restaurant and hence I do not think there is any visual argument to replace them with windows.

#### 3.0 Likelihood of proposed flats becoming used for Airbnb, damaging the character and reducing the security of the area

Flats proposed are small, relatively dark and given the high number of flats already operating as Airbnb in SDC (as businesses, over 90 days and with no regard to the safety of existing residents) I think highly likely these units will become Airbnb. I, like many of the SDC residents, have chosen to live in a secure courtyard, with a safe community where we challenge anyone who tries to follow us in (which happens routinely). Airbnb guest do not do this. It should also be noted that Airbnb properties do nothing for the vibrancy and cohesion of the local community, but only disadvantage hotels in the area. Covent Garden Hotel is a value hotel within the seven dials that will be further disadvantaged.

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- F. Requirement that units cannot be used for Airbnb or other short term lets

4.0 New homes that do not meet Strategic Housing Market Assessment for Camden requirement. As mentioned, the proposal is not in line with the required housing. As mentioned, two bedroom houses are in more demand than one bedroom (2,400 for two versus 1000 from 2016-2021). It should be noted that neither of these are one bedroom flats, but actually studio flats. Strategic Housing Market Assessment does not separate between one bedroom and studio flats, but having spoken to local estate agents their view is the majority of the demand for 1000 are normal one bedroom flats and not studio flats.

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