

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/5747/P	Covent Garden Area Trust	30/12/2019 12:08:41	JUST	<p>Our concern is that this application is extremely limited in information; there is no plan layout, no design and access statement, no details of the proposed ventilation extract (other than an undisclosed duct located on the outside of the building). It seems as if the applicant has intentionally provided the minimum information, knowing that the planners will not request further information at this stage. There is no information regarding ventilation to the basement and ground floors, only a note stating that an extract duct will be provided to the proposed cooker hood, though clearly ventilation for patrons will be required as well as air conditioning.</p> <p>Our concern is that once the change of use is granted, it will be harder to control the actual development and that once complete, the rental expectation will increase significantly. Although the building is not listed, it is within a conservation area.</p> <p>The application states that it is not foreseen that this change of use will have any level of undesirable impact upon the sustainability of this shopping street, however there is no mention of the fact that the street is also a residential area and that residents will most likely be adversely affected.</p>
