


Application No:	Consultees Name:	Received:	Comment:	Response:
2019/5747/P	[REDACTED]	11/01/2020 20:22:40	OBJ	<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 Neal Street street is a major mixed residential & retail street. All residents will be adversely affected by the change in use and will affect the very fabric of the amenity. In fact 76 Neal Street sits right in the middle of a dense concentration of existing residential accommodation many who have lived in the street for a long time. The Application is flawed as it has no detailed information, no photographs, no design statements. Neal Street is an historical retail street with very few A3 Bars & Restaurants in the street and sits in the Seven Dials conservation area which the Council has always protected. I do not wish Neal Street to turn into downtown west end restaurant/bar entertainment street as it never has been a street like this. Neal Street is famous for its A1 specialist stores (Clothing & Shoes) & not for A3 Use (Restaurants and Bars). I already suffer considerable noise and disruption from the existing A3 uses at the top end of Neal Street. The Council has detailed planning guidance that makes clear that the Council have a presumption to refuse the change of use from retail to A3 unless there are very special circumstances. There is no special circumstances to grant consent and the application states no such claim. The Application must be refused or withdrawn.</p>
2019/5747/P	[REDACTED]	11/01/2020 13:57:03	OBJ	<p>[REDACTED] I object to the application on three grounds:</p> <ol style="list-style-type: none"> 1. The noise impact of the change of use. The premises are surrounded by residential properties so many local people will be affected. The street is already noisy and that would be made worse by allowing another bar/restaurant. Residents will also be affected by odour and fumes, and by the noise from whatever new ventilation is required (which is not specified in the application). 2. Camden council already recognises additional food and drink premises can harm local residents. Neal Street is within the Seven Dials cumulative impact policy area, so the council should normally refuse change of use applications that add to the cumulative impact of bars and restaurants. 3. The council should take into account the existing bar and restaurant premises in this part of Neal Street. The application should be refused because there are already premises adjacent and opposite (Punjab, Pix and the falafel shop).

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2019/5747/P		10/01/2020 16:07:40	COMMENT

Response:

Matthew Dempsey

Development Control Planning Department Camden Council

5 Pancras Square, London
N1C 4AG
By email

Your Reference 2019/5741P 8 January 2020

Re: 76 Neal Street WC2H 9PA

I wish to record my objection to this application for the change of use of the basement and ground floor retail premises (class A1) to restaurant use (class A3).

The application should not receive permission from the Council.

1. The Seven Dials Conservation Area Statement explicitly states that the increase of A3 uses has caused disruption and causes conflict and additional A3 uses should be considered on the impact on local residential amenity and the retail users. In this location another A3 use will clearly have a very negative impact on the existing residential accommodation that surrounds 76 Neal Street. Residential neighbours and myself are extremely concerned by the application and strongly object. It is inevitable that, if granted, then smokers will use the Astrology Shop's listed window sills as outdoor seating and the litter and damaged caused will be immense. In the summer months the outdoor drinkers will be hard to monitor.
2. There is no Design and Access Statement ! There are no pictures, simply not enough information
3. The property in question has residential accommodation directly above and in properties on either side (74 Neal Street & 78 Neal Street) and also opposite in line with the very high concentration of residential accommodation that exists in Neal Street above the retail units. Neal Street is a retail street with a thriving residential community,

Kind regards



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2019/5747/1	[REDACTED]	11/01/2020 00:40:23	OBJ	<p>I object to the application of the change in use from A1 to A3 on the grounds that it is an inappropriate use in this conservation area. The area is historic and has a specialist retail activity in Covent Garden and in particular Seven Dials Neal Street. The street is worldwide famous for its clothes, shoes and beauty shops. The retail shops play an important contribution to the local economy and character of Covent Garden and must be protected. The property has residential accommodation all around it and above it. Please note that there are significant numbers of residents who would all be adversely affected. There is no reason why it should not be in occupation as a retail venue as there is high demand for retail shops at a reasonable market rent. Works at 76 Neal Street have not been completed for the past three years and there has been a front boarding fixed to cover the shop front. The boarding has attracted vermin and been a place of anti social behaviour. I think there has been no genuine attempt to market the 76 Neal Street as a retail shop, there has been no for let board up nor any online marketing. The Council must protect retail units in the area. An A3 use at 76 Neal Street will cause harm to residential amenity. In the immediate vicinity, there are many long families & residents that will be adversely affected. The noise pollution (noise & vibrations) arising out of existing restaurants, cafes and bars is extremely high. A new themed bar Alcotraz based 68A Neal Street uses the top end of Neal Street for queuing purposes. It is essential that the character of Neal Street be preserved and not damaged. The application gives no explanation as to how the ventilation will operate out of the basement and ground floor. There are no photographs and no designs. In conclusion, I strongly object to this application. The A1 Shop must be retained as A1 Shop where specialist retail use can be continued. Many retailers would dream to have a specialist shop in Neal Street and there is absolutely genuine high demand nationally & internationally by health, beauty, clothing and shoe companies.</p>
2019/5747/1	[REDACTED]	12/01/2020 10:22:02	OBJ	<p>I am writing to ask that this planning application / alcohol license for this site be reconsidered. Neal Street already has numerous restaurants, food outlets and also a wine bar with the main volume of these at the Shaftesbury Avenue end of the street. I am aware as I'm sure you are that seeing that this particular site is adjoining residents homes above these premises and either side the disturbance of late night closing hours and noisy deliveries make from other establishments at present, another bar/restaurant is not going to help with noise pollution.</p>

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2019/5747/P		12/01/2020 18:32:21	OBJ	<p>I am writing to strongly object to the application for the change of use of the ground floor and basement of 76 Neal Street from A1 to A3, which would be detrimental to the retail nature of Neal Street, the character of the Seven Dials Conservation Area and the amenity of local residents through increased nuisance and anti-social behaviour.</p> <p>As very long-term local resident, I am concerned about the increasingly changing nature of the area from daytime retail to nighttime food and drink, which results in significant late night noise disturbance, as well as increased rubbish and pests. The area is now suffering from an over-saturation of food and drink. We have Ben's Fish and Chips, Franx Continental Cafe, Freud, Beso, FaFa, Punjab, Pix Bar and Yedi very near to 76 Neal Street at the northern end of Neal Street and adjacent on Shaftesbury Avenue. Rossodisera, Starbucks, Wildwood Kitchen, Mon Plaisir, Brasserie Max, Monmouth Coffee and Monmouth Kitchen are all around the corner on Monmouth Street. The large new Seven Dials Market food court, with very high capacity between Shorts Gardens and Earlham Street, opened just this summer, and Neals Yard is now almost completely food and drink driven, with Barbary, Jacob and the Angel, Wild Food Cafe, Homeslice, Compagnie des Vins, Surnaturelles, Casanova, St John Bakery, Redemption and 26 Grains, a number of which serve later into the night whereas previously Neals Yard was closed and quiet by 21.00. Many of these establishments are excellent and make very good neighbours. A few unfortunately do not. Good or bad, all but a few contribute to a late night economy that has an adverse impact on local residents as the Council has recognised through measures such as the adoption of the Seven Dials Special Policy Area. I have noticed a steadily increasing amount of late night noise in the area in recent years and am very concerned about this continuing and worsening, and I fear that approving this application will contribute to that.</p> <p>The application asks for opening hours up to 23.00, and thus the intent seems to be that the premises will not be catering mainly to daytime shoppers but will also be focused on night time operations. The application provides no details of the type of establishment that will occupy the premises. If there is a specific tenant in mind, those details should be provided. If this is not a request to accommodate a specific tenant, then solid reasons should be provided as to why the change of use is necessary - I would argue that it is not necessary, as retail space on Neal Street is in demand as evidenced by high retail rent levels, nor desirable for the reasons stated herein.</p> <p>The area has lost a significant amount of retail space to food and drinks establishments in recent years, most notably the new Seven Dials Market replacing what had been the retail space of the Thomas Neale Centre, but space occupied by Yedi and Teatulia on Neal Street, and Redemption and Pukka on Shorts Gardens was also until recently retail space. The Council has recognised the importance of preserving retail space and the retail character of the area in the Council's Town Centre and Planning guidance for the Seven Dials area.</p> <p>I note that the space has been empty for a very long period, following fire in the building. There seems to have been no rush in repairing the fire damage nor in letting out the space to a retail tenant, as Neal Street has been blighted by hoardings instead of a shop front in front of the building for many years since the fire. These are often used to shield open drug dealing and use, and other anti-social behaviour. In this alone, there has apparently been no particular interest or concern demonstrated as to the Neal Street neighbourhood or its residents which is in itself troubling if a new late night establishment is to be allowed in the premises. I am particularly concerned that any A3 use could be used to open an establishment that is predominantly drinks led rather than food led, as has been the case with Pix Bar on the opposite side of Neal Street which has caused problems for local residents. Also concerning is the fact that period windows on the upper stories of</p>

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the building have recently been replaced by modern pvc windows without the necessary planning approvals and against the policies contained in the Seven Dials Conservation Area policy statement. I also note that notice to local residents of this planning application was given immediately before the Christmas holiday season, when least likely to be noticed, and was hung on a tree trunk obscured by the hoardings in front of the building, secured by one string at the bottom of the notice so it was hanging upside down and facing backwards (towards the tree trunk) so only by lifting the notice up could it be read (please let me know if it would be helpful for me to send a photo of this to you). If all of this is indicative of the landlords respect for the rules and procedures protecting the interests of local residents, it is very worrying indeed.

In addition to noise on Neal Street, which is serious enough in its effect on residents particularly as Neal Street is narrow and street noise is amplified, the 76 Neal Street premises contains on the ground floor a window that opens to the rear of the property. The rear of the properties on Neal Street benefit from a surprising level of quietness. Although this is not always of help to those properties that have bedrooms facing on to Neal Street, having quiet at the rear is a very valuable amenity to the Neal Street community. A restaurant or cafe with a window opening on to the rear would have the ability to seriously jeopardise this.

The application should be rejected due to the loss of retail space being detrimental to the shopping nature of Neal Street and the adverse impact on local residents posed by another late night food and drink establishment. The application itself provides no details as to type of establishment, or arrangements to deal with noise, nuisance, anti-social behaviour, rubbish and pests. Although I feel strongly the application should be denied, if the Council does approve this application, it should be with seriously reduced hours of operation - no later than 19.00 any day of the week, in order to protect the amenities of local residents.
