

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/5747/P	Jay Jagpal	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 The Application must be refused or withdrawn.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>
