

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/4080/PVL	Covent Garden Community Association (Elizabeth Bax, Chair of Planning Subcommittee)	28/08/2021 23:31:08	OBJ	<p>As the amenity society for the area, Covent Garden Community Association (CGCA) must unfortunately object to this application. However, if the applicant were to revert to the number of covers and the hours granted previously under 2019/3125/TC, we would withdraw our objection.</p> <p>Please note that we welcome the use of what appear to be new, uniform tables in accordance with section 13 of Camden's Standard Pavement Licensing Conditions.</p>

CONTEXT

Number 49 Endell Street is located on the corner of Shorts Gardens and Endell Street.

It is a highly residential area where the floors above the premises, and almost every other building nearby, is in residential use above ground floor level - on Endell Street, Shorts Gardens and Drury Lane. Immediately opposite there is also Dudley Court, a social housing block comprising more than 90 flats.

The applicant's existing consent allows 42 covers at 7 tables until 10.30pm each night. This is already a huge area of public realm that is dedicated to this business, and it is at the very limit of what is tolerable in this location. It is already difficult for passers by to move down the pavement between the umbrellas and the building line at times, with waiting staff crossing their path. And the approach to the zebra crossing is not easy from the North. Nearby residents are aware of the noise from customers and the smell of fish in their homes until the tables are put out of use each evening. Many of these flats are occupied by families.

ISSUE WITH THE NEW APPLICATION

The new application is for a later terminal hour and for more furniture and covers than before:

- 11pm rather than 10.30pm.
- 52 covers at 9 tables rather than 42 covers at 7 tables.

The time is already unusually late for Camden, where 9pm is the latest time considered within the Tables & Chairs guidance. Local people do not understand why this and another exception have been made in Endell Street. Nevertheless, no tables & chairs have been permitted in Endell Street later than 10.30pm to date. 11pm is too late.

The new application is made under the Business & Planning Act 2020. Camden's Standard Pavement Licensing Conditions under this regime state, at condition 12 "The licence holder shall ensure that the level of noise created by use of these facilities shall not reach a level that will cause a nuisance." We do not believe that this will be possible as late as 11pm in this location, nor with as many as 52 people.

The notes to pavement licensing stated 10pm as the terminal hour. Local people have indicated to us that they feel this is a fairer time, especially on nights when they need to get up for work and school next day.

Further, adding 2 more tables will result in an even more densely packed space that will be difficult to manage.

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SUGGESTED WAY FORWARD

Please ask that the applicant, at the very most, stick to the number of tables and covers, and to the times, granted in the existing consent – but preferably to put all furniture out of use by 10pm.
