

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5150/P	Penny deans	18/12/2021 18:31:36	COMMNT	The proposed flue will be right next to our rear window and patio. As such, we ask that you please include more planning conditions (which would also be more in line with Camden's sustainability policies)? 1. Use only for extraction of fumes etc. from heated-up food, not primary cooking. The Design & Access statement says that this is what it is for, but the Homeslice example shows us that systems can end up being pushed far beyond their design limitations. This little former shop unit could end up being used for a business cooking up something much greasier in the future under the new, wide-ranging Class E use. 2. Limits on the hours of use, similar to the consent for 2021/3736/P for the large unit on the corner a few doors down. This is a) because other background noise is lower at night, which can lead to equipment sound becoming more louder for residents, and b) to save power. We are assuming that there will be an extractor fan at the bottom of the flue, but can't see anything about this. Would usually ask for things to be turned off 30 minutes before closing time
2021/5150/P	Elizabeth Jack	19/12/2021 11:12:18	INT	The yard in which this duct is proposed is extremely narrow with bedroom windows facing on to it. This causes smells and noise meaning people are unable to open their bedroom windows without being impacted. These are the only windows in the bedrooms. This is not a sociable way to live and there are many people who live in this area looking on to this very narrow yard.
2021/5150/P	Elizabeth Jack	19/12/2021 11:12:20	INT	The yard in which this duct is proposed is extremely narrow with bedroom windows facing on to it. This causes smells and noise meaning people are unable to open their bedroom windows without being impacted. These are the only windows in the bedrooms. This is not a sociable way to live and there are many people who live in this area looking on to this very narrow yard.
2021/5150/P	Elizabeth Jack	19/12/2021 11:12:21	INT	The yard in which this duct is proposed is extremely narrow with bedroom windows facing on to it. This causes smells and noise meaning people are unable to open their bedroom windows without being impacted. These are the only windows in the bedrooms. This is not a sociable way to live and there are many people who live in this area looking on to this very narrow yard.

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5150/P	Debbie Radcliffe for BCAAC	17/12/2021 13:42:45	OBJ	<p>The Bloomsbury Conservation Areas Advisory Committee objects to this application at 16A Neal's Yard in Covent Garden. The application site lies within an important Conservation Area and the proliferation of plant upon rear elevations is unacceptable, even if they are not seen from the street.</p> <p>We understand that there has already been a serious issue with the flue at the rear of 13 Neal's Yard which is very close to this application at 16A Neal's Yard.</p> <p>Much more attention should be made by the planning department when applications for extraction equipment are submitted in such a historic, dense, mixed-used neighbourhood.</p> <p>Should the application be granted approval, there must be an insistence on sociable hours of use and a fully monitored maintenance contract, to mitigate impact on residential amenity.</p> <p>The flue will also need to be painted black or have some kind of appropriate aesthetic cladding to be appropriate for the Conservation Area even if the extraction equipment is not viewed from the street. This is essential to safeguard the appearance of the premises and the character of the immediate area.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5150/P	Covent Garden Community Association (Elizabeth Bax, Chair of Planning Subcommittee)	19/12/2021 22:23:44	OBJ	<p>Covent Garden Community Association (CGCA) must object to this application.</p> <p>There is an increasing number of extract ducts and related equipment behind the flats on Neal's Yard and Neal Street in the little yard that is proposed for this flue.</p> <p>Flues of any sort detract from residential amenity in such locations, by virtue of the noise that they bring into the space and their unattractive appearance.</p> <p>The unit at 16a Neal's Yard was a shop, then a café, and is now becoming the annexe to a restaurant – Barbary at 16 Neal's Yard. We ask that you refuse this application and require the annexe at number 16a to use the same chimney as number 16, to reduce the impact of any required extraction.</p> <p>If, despite our objections and those of residents backing onto the space, you are minded to grant consent for another ugly pipe behind the windows of people's flats, then we would ask for two conditions in addition to the standard conditions relating to noise and vibration:</p> <ol style="list-style-type: none"> 1. Use only for extraction of fumes etc. from heated-up food, and not related to primary cooking. <p>The Design & Access statement says that this is what it is intended for, but the shocking example of Homeslice at 13 Neal's Yard (which had to close due to pollution in November 2021) shows us that systems can end up being pushed far beyond their design limitations and damaging residential amenity. This little former shop unit could end up being used for a business cooking up something much greasier in the future under the new, wide-ranging Class E use.</p> <ol style="list-style-type: none"> 2. A limit on the terminal hour of use of 10pm each night. This is 30 minutes before closing time (given on the application form as 10.30pm). <p>This is a) because other background noise is lower at night, which can lead to equipment sound becoming more annoying for residents, and b) to save power. We are assuming that there will be an extractor fan or other noise-generating equipment at the bottom of the flue, although we cannot see this on the plans.</p>