

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/0098/P	Covent Garden Community Association (Elizabeth Bax, Chair of Planning Subcommittee)	23/05/2023 09:21:36	OBJNOT	<p>As the amenity society for the area, Covent Garden Community Association (CGCA) must object to this application.</p> <p>The hours proposed are too late, and the risk to nearby residential amenity is too high from unrestricted events.</p> <p>We would withdraw our objection if, by enforceable planning condition:</p> <ul style="list-style-type: none"> <li>- The hours of use of the 5th floor terrace were set between 08:00 and 19:00 Monday to Friday only.</li> <li>- Use is restricted to staff occupying the 5th floor of the building and their colleagues plus, perhaps, no more than one bona fide guest per staff member.</li> <li>- No music or amplified sound is permitted on the terrace, nor to escape from inside the building.</li> </ul> <p>We do not object to the design of the alterations.</p> <p>We also note that the design uses planting on the Shelton Street side, effectively limiting use of the terrace to the Earham Street and Neal Street sides. This is helpful because Shelton Street is very high and narrow at this point, amplifying and echoing any sound.</p> <p>-----</p> <p><b>CONTEXT</b></p> <p>The applicant's Noise Management Plan acknowledges the potential impact upon residential amenity of this large terrace, with many family flats nearby. The estate at Odhams Walk, only a few metres away, has 106 flats at 1st to 4th floor level, with small private family gardens that are overlooked by the proposed terrace. There are also flats directly opposite on Neal Street, and further along on both Neal Street and Earham Street.</p> <p>In this location any sound that is generated at a high level carries across to other buildings with no absorption, and it bounces from one building to another, amplifying as it goes.</p> <p>At paragraph 3.2 the Noise Management Plan states that the terrace "will be used for breakout space and entertaining space, during the warmer months only. It is anticipated that no more than 30 people will ever utilise the terrace at one time, and it is not likely that it will be used at weekends. The terrace will be used by staff mainly, with some occasional events."</p> <p>The impact of the activity that is described depends upon the hours at which any of it takes place, and/or the types of events that take place.</p> <p><b>HOURS</b></p> <p>Use of the terrace on the 6th floor, above, is restricted to 08:00 to 19:00 with the possibility of 3 occasions per month extending until 21:00. However, this terrace on the 5th floor is closer to flats opposite and at Odhams</p>

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Walk, so for this reason and for reasons of cumulative impact, we believe that the suggestion of 21:00 every night in the Noise management Plan is far too much. This has already been acknowledged by the more limited conditions on the 6th floor terrace. These are 'school nights' for families. We suggest that 19:00 is the appropriate limit all the time here.

The Noise Management Plan states that it is not likely that the terrace will be used at weekends. This is important for neighbours, because weekday leisure use is not likely to be 'all day' as people are working, but at weekends leisure use could continue without a break, with noise and overlooking.

We therefore request that a condition be attached to any consent, limiting the hours of use to between 08:00 and 19:00 Monday to Friday.

#### TYPES OF ACTIVITY

Red Bull is well known now for running noisy events and party nights at its offices, some with free-flowing drinks. These events can include hundreds of people and large DJ decks. Because they have been contained inside until now, the main nuisance occurs when the attendees spill out onto Earham Street afterwards, still in party mood. We would be very worried if any element of these sorts of events were to spill out into the outside spaces on the building, such as the 5th floor terrace.

We therefore request that a condition be attached to any consent, restricting use of the terrace to staff occupying the 5th floor of the building and their colleagues. If they really need to invite some clients up, then a condition such as up to one bona fide guest per staff member might be acceptable and still protect neighbours from events that are not mainly staff.

#### MUSIC & AMPLIFIED SOUND

At paragraph 5.0 the Noise Management Plan states "No external speakers will be used on the fifth floor terrace". However, with the big new open doors, music and other amplified sounds could still emanate from inside and cause just as much nuisance as external speakers.

We therefore request that a wider condition be attached to any consent, that no music or amplified sound is permitted on the terrace, nor to escape from inside the building.

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We hope that these conditions will be acceptable to Camden as the LPA, and that while protecting neighbours from harm it will not unduly restrict the operations of the applicant who will gain use of a lovely outside space most of the time that they have stated that they would like.

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