

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/2407/P	Linus Rees	14/07/2024 17:41:25	OBJ	<p>Proposed new roof terrace.</p> <p>We note that this aspect was not discussed during pre-planing advice and it would appear to not have been proposed at the time. Roof terraces providing amenity space for commercial buildings are often a source of noise nuisance for nearby residents. Where the terraces are surrounded on all four sides by the commercial property then there is not usually noise breakout. However, in the proposal the terrace is open on the north facing and east facing sides and the surrounding parapet rises to around a metre in height as can be seen on the proposed section B-B. The parapet is described as a "new PPC finish aluminium coping". The hard and reflective surfaces are likely to exacerbate noise breakout from the use of the roof terrace. This noise breakout is likely to give rise to a nuisance for residents living in Warren Street, contrary to Policy A1 of the local plan. Therefore we object to this aspect of the application. If officers are minded to approve the application we would hope to see a condition stating that the terrace cannot be used between 8pm and 8am from Monday to Friday and not at all on the weekends, so as to protect the amenity of nearby resident occupiers, under policy A1 of the local plan.</p> <p>Proposed mansard roof.</p> <p>The mansard appears to be very bulky compared with others in the area and the proposed windows seem disproportionately large. The use of a single piece pane of glass, instead of the more traditional sash window with two or more panes, is not in keeping with the design of the other sash windows in the building or those used on nearby listed buildings.</p> <p>We would have expected to see more detail and CGI views from points on Fitzroy Street, Warren Street and from Fitzroy Square so that a full assessment of the design could be made, considering it sits next to and opposite listed buildings.</p> <p>Comments made of behalf of the Charlotte Street Association</p>

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