

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/0710/P	Covent Garden Community Association (form completed by Amanda Rigby, Co-Chair)	42 Earlham Street Covent Garden London WC2H 9LA	07/04/2025 19:55:42	OBJNOT	<p>As the amenity society for the area, Covent Garden Community Association (CGCA) objects to this application.</p> <p>There are issues with the location of this (amalgamated) unit which need to be considered:</p> <ul style="list-style-type: none"> - It is directly beneath family flats. - Noise and vibration carries through this building, causing distress to residents in the past. - The street is narrow, with high walls on both sides, and no soft materials or planting to absorb sound. It therefore acts as a sound canyon where noise echoes and amplifies as it travels upwards to people's living room and bedroom windows. - This part of the street is currently quiet after the gym closes at 21:00 and, after that, any noises act as sound peaks which disturb people and eventually wake them up. <p>A change to use class E would lay the site open for a more intensive use, which given the issues listed above, would be likely to cause harm to residential amenity.</p> <p>We therefore ask that any change of use is restricted to Class E (a), (ci), (cii), 9e), (f), (gi), (gii). These exclude the most intensive and potentially harmful uses such as Class E(b) - restaurant.</p> <p>We also ask that planning conditions be added to any new consent to cover:</p> <ul style="list-style-type: none"> - Sound proofing. The design and structure of the fit out should be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from within the unit, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night. Inside bedrooms 45 dB L Amax is not to be exceeded more than 5 times per night-time from sources other than emergency sirens. - Hours of use. These should not be later than those currently operated by the fitness studio, ie: 21:00. We suggest that hours of use of 08:00-21:00 Monday to Friday, 09:00 to 21:00 on Saturdays and 10:00-21:00 on Sundays would be appropriate. - Extraction. Any kitchen extraction should be an internal recirculating air filtration system, requiring no parts external to the building. - Air handling. Any air handling system should be subject to a professional maintenance contract with cleaning at agreed intervals. Approved details should be implemented prior to the equipment being used and thereafter be permanently retained. - Any plant & equipment that is audible outside the building should be switched off outside the above hours of use. - Servicing and deliveries should take place only between the hours of 08:00-20:00 Monday to Friday and 09:00-20:00 on Saturdays. - Waste should be kept within the building and only put out 30 minutes before the scheduled

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					<p>collection.</p> <p>- If the business involves customers queuing, no physical queuing should take place along the pavement, but a virtual queuing system used.</p> <p>All the above conditions have been applied to various other planning consents in the area in similar types of location.</p> <p>---</p>
