

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1218/P	Covent Garden Community Association (form completed by Amanda Rigby, Co-Chair)	42 Earlham Street Covent Garden London WC2H 9LA	19/05/2025 23:26:29	OBJNOT	<p>As the amenity society for the area, Covent Garden Community Association (CGCA) objects to this application.</p> <p>Before the extraction duct was clad (via 2017/1655/P), it caused serious issues for residents in the 5 flats at 15 Shorts Gardens due to noise and smells. A family even had to move out of their home. We know, therefore, that this enclosed space is very sensitive.</p> <p>---</p> <p>Any sound made in this lightwell echoes around the walls and is amplified as it is carried upwards to residential windows.</p> <p>The noise Survey & Assessment only takes account of noise from the condenser unit and the extractor fan. Even these, however, very rarely perform to the dB levels promised, particularly as they age, and we do not think that they should be placed in the lightwell, but at roof level.</p> <p>The proposed location of the large condenser unit is directly outside a residential window. This will harm the amenity of those living there, blocking the view; relocation to the roof would avoid this issue, too.</p> <p>In any case, please attach a condition to any consent that requires all equipment to be turned off between the hours of 22:00 and 08:00.</p> <p>---</p> <p>Any openable roof lights will allow noise to escape from the restaurant below, up into this confined lightwell space and to the living rooms and bedrooms above. The application has not considered this. The business occupying the restaurant unit below will not be able to silence things like customer noise.</p> <p>Importantly, we therefore ask that any roof lights are not openable, but fitted as sealed.</p>