

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/2702/P	Meredith Whitten	Covent Garden Community Association 42 Earlham Street WC2H 9LA	09/07/2015 18:30:09	COMMNT	<p>This is an update to the CGCA's previous comments.</p> <p>In light of new information regarding the proposals, the CGCA objects to the location of the proposed plant room, which would be built is under the resident's balcony, occupying half the yard. The application fails to mention that the yard's primary use is as the only entry/exit to the upper floors and the fire exit as well, and is completely isolated from the ground floor/basement shop.</p> <p>The CGCA suggests that the applicant alter the proposed backdoor design to accommodate the ventilation. This would ensure diversion of the noise as well as the exhaust, which is as much a concern for residential amenity as noise. But even so, the plant-room walls and ceiling should be constructed with sound-proof material. The applicant did not mention the ceiling/roof acts as the resident's balcony and first-floor landing giving access to first-floor main door on the east elevation of the building.</p> <p>Also the construction of the louvered door at the proposed location would block/restrict the resident's entry/exit in cases of emergency during all the times the louvered door is open as can be seen in the applicant's drawing. The drawing is also misleading in that it hides the fact that the shop has a separate door leading to Neal's Yard.</p> <p>The unmarked void area on the drawing was the shop toilet, and the assumption is that the applicant is planning to isolate that from the aircon/plant room, which essentially means the applicant plans to build a completely separate plant room with access and exhaust utilising the resident's entrance area and landing.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/2702/P	Jamal Uddin	17A Monmouth Street Seven Dials Covent Garden London WC2H 9DD	08/07/2015 10:37:03	OBJ	<p>In the application the yard is merely described as the 'rear of 17 Monmouth Street at ground floor level' without any regards to or emphasis on the yard's (historical reference to "yard" – as can be seen on Thomas Neale's submission to Sir Christopher Wren in 1692, today it's not a yard!) primary use as the only entry/exit to the upper floors (17A Monmouth Street) and the fire exit too, and is completely isolated from the ground floor/basement shop! And also no mention of the fact that the proposed plant room to be built is under the balcony occupying approx. half the yard.</p> <p>The current room occupying this space is enclosed and attached to the shop (no.17), for shop's sole use and has its private back-door facing Neal's Yard, adjacent to our ground-level front door. If they wish they can alter their back-door design to accommodate the ventilation. This will ensure diversion of the noise as well as the exhaust.</p> <p>But even so, the plant-room walls and ceiling (applicant forgot to mention the ceiling/roof acts as our balcony and first floor landing giving access to first floor main door on the east elevation of the building) needs to be constructed with sound-proof material.</p> <p>Also the construction of the louvred door at the proposed location will block/restrict Mum's (Mrs G Khatun, now 75 and partly disabled with other complex health issues) entry/exit in cases of emergency during all the times the louvred door is open as can be seen in the drawing submitted. The drawing also cunningly hides the fact that the shop has a separate door leading to Neal's Yard!</p> <p>On health issues, as is, the ambulance staff regularly find it difficult to manoeuvre in the confined space! If a fire broke out the exit will be totally unsafe risking lives.</p> <p>The unmarked void area on the drawing was the shop toilet and I think still is and they are planning to isolate that from the aircon/plant room, which essentially means they plan to build a completely separate plant-room with access and exhaust utilising our entrance area and landing.</p> <p>Regards, Jamal Uddin, Son of Mrs G Khatun. I was raised here and also a trustee of the Seven Dials Trust. Please do update me on the committee date.</p>