

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3681/P	Meredith Whitten	Covent Garden Community Association 42 Earlham Street WC2H 9LA	15/07/2015 23:15:40	COMMNT	<p>In the Design & Access statement, the applicant erroneously says that there are no residential neighbours in the immediate vicinity that would be affected by the proposal to provide external terraces. However, the photo the applicant uses on the first page of the D&A statement to show a similar roof terrace is of the adjacent residential building. (The terrace in the photo is a residents' terrace.) Additionally, residential units are directly across from the proposed terraces on New Compton Street. The CGCA estimates that approximately 85 residential units in the area could be affected by noise and disturbance.</p> <p>Given this, should the Council be minded to grant permission, strict conditions must be included to protect the amenity of the many neighbouring residents. These conditions should:</p> <ul style="list-style-type: none">• Limit the hours of use to normal business hours (08:00-21:00), thus ensuring the terraces are only used for informal relaxation and lunch/break space by employees, as specified in the applicant's supporting documents;• Specify that no live or recorded music is permitted on the terraces at any time; and• Obscure glass must be installed, particularly at the western end of the terraces, to prevent overlooking of the adjacent residential flats.
