

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/5122/P	Michael Romberg	Flat 7 Maxclif House Tottenham Street London W1T 2AG	11/10/2015 10:32:54	SUPC	<p>(1) Maxclif House and 13 Tottenham form the block of flats above Good Vibes (and, at street level, Pod and Yumchaa). I write as Co-chair of the Residents Association. I have consulted my co-chair and other residents.</p> <p>(2) It is a matter of regret that planning permission is being sought retrospectively. The freeholder is a large developer who knows the rules. The Council may wish to bear that in mind when considering whether to attach conditions to any grant of planning permission.</p> <p>(3) Our experience is that Good Vibes have been good neighbours and we therefore support in principle the proposal for change of use.</p> <p>(4) Our main concern is noise from the various extractor units and other equipment at the back of the building. We have had real problems with the range of equipment installed when Pearl &amp; Coutts refurbished the commercial premises so that Good Vibes, Pod and Yumchaa could move in. Even now noise from the units enters into the block.</p> <p>(5) I note that the Design and Access statement submitted by the applicants states that the August 2014 Noise Report that the applicant also attached "shows that the units all comply with Camden's noise standards".</p> <p>(6) However, the noise report includes this finding and recommendation:</p> <p>5.03 A reduction in noise level of the order of 10 dB(A) is necessary in line with the requirements of the Local Planning Authority. As such it is recommended that an enclosure is fitted around the cold room condenser unit with an acoustic vent.</p> <p>(7) While it is not clear to us which of the units at the back of the building is the main source of the noise, it is also not apparent to us that any of the units has been fitted with an enclosure to reduce noise. Nor is it clear to us that the conditions attached to the grant of planning permission in case 2015/2510/P [Retention of air conditioning units at 5-7 Tottenham Street] have been fulfilled.</p> <p>(8) I ask that the Council make it a condition of the application that the applicants take steps to reduce noise including as recommended in their noise report within a time to be specified by the Council; and that the applicants let residents and the Council know when they have done so.</p> <p>(9) There is also a risk that as the equipment ages it becomes noisy. It should be a condition that the equipment be maintained so as to minimise noise.</p>