

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/5788/P	Garrahd Wayling and David Galpin	Flat 18 Aria House 5-15 Newton Street London WC2B 5EN	28/10/2015 07:26:51	OBJ	Objection ----- Our primary objection is to the following-- (1) a courtyard/kiosk opening onto Newton Street and creating an active street frontage for the hotel on Newton Street (2) an uncovered courtyard, which would allow noise to escape and impact on adjacent premises There are currently two residential buildings directly opposite (one of which we live in), and one adjacent on the driveway so there is a considerable potential impact on a large number of residents. We object to the hotel having some of its commercial operations on a residential street where their customers would be entering and leaving the venue directly opposite and adjacent to residential premises. This is a recipe for noise causing nuisance to residents of buildings in close proximity to the development. The proposed development encroaches on the existing residential district - changing the nature of the area by providing an active street frontage with additional noise generated from people arriving and departing the premises, as well as from within the premises through the uncovered courtyard. Currently commercial operations in Newton Street are comprised of three small shops on Newton Street. None of the existing commercial outlets currently operate during periods in which residents would otherwise require peace and quiet. None of the existing commercial outlets generate large foot traffic. None of the existing commercial outlets provide services which might foster anti-social behaviour. All existing commercial premises currently cease operations at 18:00.
Noise -----					
Further commercialisation of the site will result in additional noise due to: - setting up and closing down of the kiosk on a daily basis - at least two additional daily deliveries. Deliveries to the hotel are already causing significant noise. This noise impact would be expected to rise with any additional development. - additional foot traffic from people using the kiosk - people attending private functions in the courtyard up to 22:30 on any day of the week					
The noise study which has been provided by the hotel has minimised the impact of noise from current deliveries due to the placement of the device. Also the report didn't measure or even try to estimate future noise generated by additional foot traffic due to the intensification of numbers of people on Newton Street as a result of the development.					
We would concur with the council's view in their letter to the hotel dated 22 July 2015 regarding their application that Newton Street is relatively "free of noise and pedestrian throughflow at present." The biggest noise generator in the street at present is the hotel, and this would only be expected to worsen as a result of such a development.					

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					It should be assumed that since the venue would be non-smoking any guests who are smokers would congregate in front of the venue or even worse in front of adjacent and opposite residential areas to smoke. The associated noise from smokers would be likely affect residents who are nearby, particularly when windows are open.
					Deliveries ----- Existing deliveries are not sticking to council guidelines of between 09:30 and 16:30 Monday to Friday (which hours apply due to the existence of a primary school which is in the vicinity). We expect that further deliveries would also ignore these guidelines. The report cites an additional 2 deliveries per day, though it is acknowledged that this is an estimate, so there could be more. This would add to the noise disturbance of existing deliveries. Existing deliveries and collections from the rear of the hotel are noticeable and significantly noisier and more frequent and intensive than those to the Sainsbury's dock. There are many more trucks on more occasions going into the hotel site. Sainsbury's in contrast manage some of their deliveries from the main commercial thoroughfare of High Holborn at certain times which therefore has no impact on residents; furthermore deliveries to the delivery dock at Sainsbury's are contained inside the building which limits the noise considerably. The hotel's deliveries and collections in contrast are entirely exterior and generate much louder noise onto the adjacent residential areas. Delivery vehicles for the hotel currently queue at the front of the driveway and throughout Newton Street before the agreed acceptable start of deliveries in the mornings, often resulting in 5 or more delivery vehicles idling for more than 30-45 minutes in the mornings to access the limited delivery space. No management of delivery vehicles has been attempted to overcome this existing situation. Increasing the deliveries to the property is only likely to exacerbate the problem.
					Lighting ----- Lighting associated with glass brick design would be expected to keep light in the area at elevated levels into the evening when residents should be able to expect an environment of lower lighting suitable for a residential area. Light shining through glass brick at night would by its nature be amplified and therefore likely to generate too much street light in the evenings. Lighting is likely to attract more people from High Holborn increasing foot traffic and thereby noise on the otherwise quiet residential street.
					Access -----

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					Currently the hotel operates its venues with ingress and egress onto the main commercial road, High Holborn. We would like this to be maintained.
					Smokers who must leave the premises to smoke will then generally congregate on High Holborn.
					Hours of operation ----- The proposed hours of operation are intrusive. The earliest opening time of 08:00 is too early since residents are often asleep at this time, especially on weekends. Also, a closing time of 19:30 is too late since many people are at home going about their evening business. Furthermore this is out of line with other commercial premises operating in the area.
					Also we do not view it as a slight extension that people will be permitted to enter and exit the courtyard until 22:30. This is well into the time when residents would be sleeping. Such late opening hours would allow noise from people entering and exiting the venue at a time of night when there is a high possibility that residents in adjacent buildings would be sleeping.
					Furthermore, even with external doors which might be closed it would be expected that noise will emanate from the top of the open courtyard during the period from 19:30 until 22:30.
					It is not clear if access from the meeting room to the courtyard would be via the street, but if so this would also encourage noise from the movement of people from one hotel venue to another.
					Furthermore, any discussion of time restriction assumes tight management of these hours by the operator which is not guaranteed. Contraventions of such restrictions have been witnessed before at other venues in Covent Garden since it is difficult to control all patrons at all times.
					Construction ----- 08:00 on Saturday (or Sunday) is too early to commence work as this is a residential area. Many residents would still be sleeping at this time.
					Conclusion ----- I believe the changes which have been proposed by the hotel as a result of the consultation are insufficient.
					Our flat looks directly onto the proposed development and we would be severely impacted by the noise generated from the development. The consultation has already identified that several attendees were concerned about noise, and although we were unable to attend the consultation I would have concurred with those concerns.
					Of those who are positive about the development I would be interested to know how many of them

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					would be directly affected by it. How many of these people who participated are actually in premises which front straight onto this development?
					Furthermore the letter from Stephen Lloyd on 18 September included in the Appendix of the Statement of Community Involvement indicated that the courtyard would be covered, however all other plans seem to indicate that the roof would be open, thereby generating noise. This is somewhat confusing, therefore I think it requires further clarification.
					In conclusion I would like it known that we have no fundamental objection to a development of the site, however I believe it would require the following conditions to be satisfactory to neighbouring residents: * access to the venue is entirely via the hotel's High Holborn access point. This would minimise noise from people coming and going from the venue and would also discourage smokers from using the adjacent areas of Newton Street. * the development is entirely enclosed to prevent noise from escaping. * lighting of the development is reduced or entirely switched off from 21:00. * the venue is not operated for private functions beyond 20:00 instead of 22:30 as has been proposed. * additional deliveries should be managed from High Holborn. Ideally the existing delivery area at the rear of the hotel would be covered so that noise does not echo throughout the area. Furthermore deliveries should be managed better by the hotel and limited to hours later than 10:00 on every day of the week.

