

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/5788/P	Mrs Carol Becker	Flat 36 Aria House Newton Street London WC2B 5EN	31/10/2015 11:50:44	COMMNT	I object to the introduction of a potentially noisy commercial premises on Newton Street which is primarily residential. The open roof will allow noise to escape to residents in Newton St who will also be deeply affected by the light interference proposed in this project. Smokers (and therefore drinkers and glass) will congregate in the area. Our view is that access (if the project is approved) should be solely through the hotel entrance on High Holborn, and that the structure should be entirely enclosed and sound proofed. Night time commercialisation of this street seems a bad idea.
2015/5788/P	Meredith Whitten	Covent Garden Community Association 42 Earlham Street WC2H 9LA	30/10/2015 16:50:09	COMMNT	Although the CGCA has no objection to some aspects of the proposal, including the architectural use of a leftover space and the promotion of local chefs, the proposals as presented would result in noise nuisance and disturbance for nearby residents in a densely residential and quiet area. This noise and disturbance would result from: (1) the lack of a roof on the kiosk part of the extension. Without a roof, there is no sound barrier. Although the applicant maintains that they have an interest in keeping noise to a minimum so as not to disturb hotel guest, the hotel has thickly glazed windows, unlike most of the adjacent residents. Noise from the food kiosk and pavilion will carry. (2) the inevitable queue of customers waiting to be served at the food kiosk. The pavilion is a small space, holding only seven tables. Thus, to make the food kiosk viable and sustainable, the applicant has maintained they must have a sizeable and consistent stream of take-away customers. With little room inside the pavilion, customers will be forced to queue on the pavement, outside of the extension. This will further contribute to noise disturbance, as well as to litter, both of which residents have mentioned as a concern. Further, as proposed, the extension projects onto the pavement beyond the existing building line (ie the existing hotel to the right of the proposed extension). As the drawings indicate, this leaves a very narrow space. When customers queue along the pavement, there will be no room for pedestrians, and particularly those in pushchairs or with prams. Thus, the CGCA recommends that a roof, such as an openable roof, be required in addition to the operable wall. The applicant must also provide details of how they will manage the queue of customers on the narrow pavement. Finally, whilst the CGCA supports urban greening efforts, the plantings as proposed will invite drug use and other antisocial behaviour. The applicant must be required to maintain these plantings and should consider including measures to prevent such antisocial behaviour, such as attaching screens over the planters to prevent drug paraphernalia from being discarded there.