

CONSULTATION SUMMARY

Case reference number(s)

2015/5584/P

Case Officer:

Laura Hazelton

Application Address:

16 Warner Street

London

EC1R 5HA

Proposal(s)

Various alterations at ground floor level including the reinstatement of entrance onto Warner Yard, lowering of windowsill, replacement of existing windows and doors and replacement of existing pavement light with a glazed rooflight.

Representations

Consultations:	No. notified	57	No. of responses	3	No. of objections	2
					No of comments	1
					No of support	0

Summary of representations

The owner/occupier of Flat 6, 24 Warner Street has objected to the application on the following grounds:

"I'm concerned about any increase in noise and light pollution as the back of my apartment and balcony back onto Warner Yard. It is already noisy with the different commercial companies operation there, and I'm worried that this will increase."

The owner/occupier of 52e Roseberry Square has objected on the following grounds:

"The noise is constant from 8am-6pm. I have to leave my flat every day to avoid the noise, and having arthritis in my knee I am suffering from this. There is also dirt pollution coming up on my windows. Also no room for my relatives and friends to

park near me to take me out.”

The owner/occupier of Flat 9, 24 Warner Street has submitted the following comment:

“I like the proposed plans in principal and I think the works will improve the building. However there is no mention of rubbish storage or air conditioning, the use of which the proposed use will probably require. As a close neighbour of Warner Yard we already suffer from noisy air conditioning units all day and sometimes all weekend.

Rubbish storage is also a problem with all the current commercial premises in Warner Yard leaving their commercial sized bins in Warner Street right outside the entrance of 16 Warner St. These are an eyesore and there is no room for any more. The council does not empty these bins regularly and often they are full in the street all weekend.”

Officer Response

This application seeks permission solely for alterations to the fenestration and a new glazed rooflight. The levels of noise generated by existing commercial uses or air conditioning units are not a material planning consideration in the determination of this planning application as there are no proposed changes to the use of the host property or the number of air conditioning units. The installation of new air conditioning units would require the submission of a separate planning application and would be determined on its own merits.

Similarly, with regards to rubbish storage, this application does not seek permission for a change of use and the Council therefore cannot insist that further rubbish storage or collection facilities are provided.

Recommendation:-

Grant planning permission