

CONSULTATION SUMMARY

Case reference number(s)

2016/2471/P & 2015/6983/L

Case Officer:

Tony Young

Application Address:

31 Neal Street
London
WC2H 9PR

Proposal(s)

Replacement of 2 existing air conditioning condenser units with 2 new air conditioning condenser units housed within acoustic enclosures fixed above ground floor level to rear wall of inner atrium in connection with existing retail use.

Representations

Consultations:	No. notified	64	No. of responses	1	No. of objections	0
					No of comments	1
					No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	<p>One response was received from Covent Garden Community Association, and the comments are summarized as follows:</p> <ol style="list-style-type: none"> 1. <i>No residential property should be affected by development;</i> 2. <i>Conditions should be applied:</i> <ol style="list-style-type: none"> (1) <i>requiring the applicant to ensure that equipment is kept working efficiently and is not causing disturbance to nearby residents, as verified through annual maintenance checks performed on all equipment throughout the life of the development;</i> (2) <i>requiring the applicant to submit the results of annual maintenance checks to the Council for approval;</i> (3) <i>restricting the amount of noise (measured in decibels) emitted</i> 					

from the units to within Westminster's thresholds;

(4) limiting the hours of use to opening hours of the retail unit, to reduce the impact of noise and vibration on residential amenity; and

(5) requiring automatic time clocks to be fitted to the equipment/ machinery hereby approved, prior to commencement of the use of the units, to ensure that the plant/equipment does not operate at any time other than that permitted. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer's recommendations.

Officer response

- 1. Consideration has been given to the proximity of any residential properties that face into the inner atrium with regard to possible adverse effects of noise upon their amenity. Evidence submitted confirms that the noise emissions from equipment (with acoustic screening) would meet Camden's noise standards and the recommendations of the relevant British Standard.*
- 2. Advice concerning possible conditions has been duly noted and conditions would be attached to any planning permission as appropriate.*

Recommendation:- Grant planning permission and listed building consent