

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/3471/L	Meredith Whitten on behalf of the Covent Garden Community Association	Covent Garden Community Association 42 Earlham Street WC2H 9LA	06/07/2016 16:53:24	COMMNT	<p>The CGCA has no objection, only if the officer is satisfied that the applicant's acoustic report meets the Council's minimum requirements, and any permission granted includes the following language to protect the amenity of neighbouring residents:</p> <p>To protect the amenity of nearby residents (CS5) and to ensure that the units do not cause undue noise and disturbance, any permission granted must include conditions that:</p> <ol style="list-style-type: none"> <li>(1) restrict the amount of noise (measured in decibels) emitted from the units to within Camden's thresholds (DP28; CPG5 6.9);</li> <li>(2) require 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 (DP28.3);</li> <li>(3) require the applicant to submit the results of annual maintenance checks to the Council;</li> <li>(4) specify that failure to conduct annual maintenance checks and failure to maintain all equipment to levels specified in planning permission is a breach of planning regulations and voids planning permission granted;</li> <li>(5) limit the hours of use to business hours of the premises, to reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend hours (DP28.3), e.g., running 24 hours should not be permitted; and</li> <li>(6) require automatic time clocks to be fitted to the equipment 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. (Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and DP26 and DP28.) (For precedent, see 2015/5148/P, condition 4, &amp; 2014/6130/P, condition 3.)</li> </ol> <p>Further, the CGCA notes that the proposal statement, as well as the applicant's D&amp;A statement, refer to the works on first-floor roof level, when actually the works are on the fifth floor. The officer must ensure that the applicant's supporting documents are correctly labelled and the proposals are correctly identified.</p>

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