

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/3312/P	Meredith Whitten on behalf of the Covent Garden Community Association	Covent Garden Community Association 42 Earlham Street WC2H 9LA	28/07/2016 23:46:37	COMMNT	<p>Whilst the CGCA does not object to the installation of the chillers, we do object to permitting them to run 24 hours/day.</p> <p>Also, we note that Camden's website says the proposal is for two chillers, however, the applicant's supporting documents, including the D&A statement, specify three new chillers.</p> <p>Should the Council grant permission, conditions must be included that require that the mitigation measures specified on p. 13 of the applicant's acoustic report be fitted prior to first use of the equipment. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations. This is necessary to safeguard the amenities of the adjoining premises and the area generally in accordance with CS5, DP26 and DP28. (See 2014/6696/P for precedent.)</p> <p>Further, to protect the amenity of nearby residents and neighbouring properties (CS5) and to ensure that the equipment does not cause undue noise, disturbance and odour, any permission granted must include conditions that:</p> <ol style="list-style-type: none"> (1) restrict the amount of noise (measured in decibels) emitted from the units to within Camden's thresholds (DP28; CPG5 6.9); (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); (3) require the applicant to submit the results of annual maintenance checks to the Council; (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; (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 (CS5, CS7, DP12, DP26, DP28); and (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 (CS5, DP12, 26 & 28).