

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/3433/P	Meredith Whitten on behalf of the Covent Garden Community Association	Covent Garden Community Association 42 Earlham Street WC2H 9LA	28/07/2016 23:43:03	COMMNT	Whilst amenity space can add significantly to office space, particularly in a densely developed area such as Covent Garden, this must be balanced with the impact on neighbours. The Council's planning policies specify that residential amenity of neighbours be preserved, in accordance with policy DP26 – Managing the impact of development on occupiers and neighbours and Core Strategy policy CS5 – Managing the impact of growth and development. The CGCA points out that residents live in proximity of the proposed terrace in Betterton Street, Should the Council grant permission, a condition must be included that limits the hours of use of the balcony/terrace to standard business hours (no earlier than 08:00 and no later than 21:00 Monday through Friday, and not at all on weekends and Bank Holidays). This condition is needed to protect residential amenity from noise and disturbance at anti-social hours. For precedent, see 2014/4870/P, condition 10.
