

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/3651/L	Meredith Whitten on behalf of the Covent Garden Community Association	Covent Garden Community Association 42 Earlham Street WC2H 9LA	28/07/2016 23:41:27	COMMNT	<p>The CGCA questions why no noise report is included given the addition of a proposed extract to be connected to the existing system.</p> <p>Further, the Council observes that plant and mechanical equipment is a main source of noise and vibration in the borough (see CPG6 4.3). Equipment such as extract ducts, fans and flues can disturb the amenity and quality of life of residents and workers through noise and vibration, odour, and visual impact of the building and the area, particularly a conservation area (see CS5.8; DP28, including DP28.1 &amp; 28.3; DP22.18; and CPG5 6.7-6.9; 6.21). This includes cumulative impacts (CPG6 4.7). 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"> <li>(1) restrict the amount of noise and vibration (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). All such equipment shall 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.);</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 (no later than 22:30), to reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend hours (CS5, CS7, DP12, DP26, DP28); 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 (CS5, DP12, 26 &amp; 28).</li> </ol>