

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/3825/P	Meredith Whitten on behalf of the Covent Garden Community Association	Covent Garden Community Association 42 Earlham Street WC2H 9LA	14/08/2016 14:56:14	OBJ	<p>Objection. The reasons that condition 6 of permission for planning application 2009/2628/P have not changed and, thus, they should not be removed. In that permission, the planning officer stated that, "No areas for vertical drinking would be provided for the hotel. A condition would be attached to any permission granted ensuring that the flat roof area outside of the proposed entrance or the green roof area above the extension would not be used as sitting area or for vertical drinking. This would protect the residential amenity of surrounding occupiers." The Council concurred and added the condition to prevent "unreasonable overlooking of neighbouring premises."</p> <p>Varying or removing this condition would have a significant impact on residential amenity, not just from overlooking, but also from noise and disturbance as well. The applicant has confirmed that the public, as well as hotel customers, can use the restaurant/bar facility area. Local residents are already disturbed by vertical drinkers and have complained to the hotel management, despite the officer's report specifically mentioning that no vertical drinking is permitted (see 6.32 of officer's report). However, the noise and disturbance have not been curtailed. Permitting tables and chairs would not only negate the agreement made with local residents in 2009, but would also condone the noise and disturbance caused by hotel customers at present.</p> <p>As stated in CPG5 6.14, T&amp;CH can cause problems by placing noise-generating customer areas directly adjacent to residential accommodation and can cause particular problems from noise and obstruction to pedestrians. Tables and chairs also add to the cumulative impact of night-time uses in an area. This hotel is located in a predominantly residential area and the proposed tables and chairs will have an adverse impact on residential amenity because of noise and disturbance resulting from customers seated outdoors and in such close proximity.</p>

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