

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/5242/L	Meredith Whitten on behalf of the Covent Garden Community Association	Covent Garden Community Association 42 Earlham Street WC2H 9LA	18/10/2016 16:08:33	COMMNT	<p>The proposals locate the AC condenser units on a neighbouring wall (at Thomas Neal Centre) and, thus, the CGCA wants to ensure that the applicant has consent to install the units there.</p> <p>Additionally, Camden's planning policies observe that air-conditioning units can disturb the amenity and quality of life of residents and workers through noise, as well as harm the visual appearance of an area, particularly a conservation area (see CS5.8; DP28, including DP28.1 & 28.3; DP22.18; and CPG5 6.7-6.9). This includes cumulative noise levels (CPG6 4.7).</p> <p>To protect the amenity of nearby residents (CS5), including those who have a noise-sensitive window a mere 3m away, 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"> (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 (DP28.3); 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. (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, & 2014/6130/P, condition 3.) <p>Finally, prior to first use of the plant equipment, the mitigation measures proposed in the applicant's Environmental Noise Survey dated 26-08-2016, p. 5-6, shall be installed. 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>