

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/5972/L	Meredith Whitten on behalf of the Covent Garden Community Association	Covent Garden Community Association 42 Earlham Street WC2H 9LA	21/11/2016 16:27:34	COMMNT	<p>Like other areas in Camden, Covent Garden has its own character and identity (CS9.1). Camden's Core Strategy recognises the importance of this and focuses on making sure that growth is sustainable and properly takes into account the character of Camden and the aspects of the borough that make it such an attractive place to live, work and visit (CS5 &amp; CS14; DP24 &amp; 25). As the applicant's heritage statement acknowledges, this warehouse, a Grade II listed building, contributes to the character and vibrancy of the conservation area in general and to the Seven Dials area in particular. As such, it is a vital heritage asset to the local community.</p> <p>The CGCA appreciates that such heritage assets need to not only reflect the history of the area, but also need to function in the 21st-century urban environment and can provide needed office space for small- and medium-sized businesses.</p> <p>The CGCA's primary concerns relate to the roof-level terrace and the replacement plant, and the impact on the amenity of local residents. We do not object to the provision of amenity space and we support the opportunity for urban greening. However, as DP25 specifies, the Council must manage change in a way that retains the distinctive characters of the conservation area. Thus, the roof terrace and replacement of rooftop plant must not be visible from any street-level view.</p> <p>Further, the CGCA wants to ensure that the development would not have an impact on local residents and other office workers. Roof terraces can cause nuisance and harm to the amenity of neighbours. This includes overlooking and loss of privacy, noise, light spillage and security, all of which are outlined as impacts from balconies and terraces in CPG1 5.23. (Also see CPG6 7.4 re: privacy.)</p> <p>Should the Council grant permission, a condition should 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). Roof-terrace lighting should be turned off or minimised outside of these hours. This condition is needed to protect residential amenity from noise and disturbance at anti-social hours. For precedent, see 2014/4870/P, condition 10.</p> <p>No music, public events or consumption of alcohol should be permitted on the roof terrace.</p> <p>Additionally, the Council should require the installation of bird and bat nesting boxes on the roof to encourage biodiversity in this part of the borough. This is in line with Council policies, including CS15 (see para 15.20).</p> <p>To protect the amenity of nearby residents and neighbouring properties (CS5) and to ensure that the replacement plant 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 (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);</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 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</li> </ol>