

Hazelton, Laura

Subject: FW: 2016/5939/P - 2016/5972/L (Seven Dials Warehouse)

From: Sheppard, James @ London HH
Sent: 28 November 2016 15:18
To: Hazelton, Laura; Freeman, Sarah
Subject: 2016/5939/P - 2016/5972/L (Seven Dials Warehouse)

Dear Ms Hazelton, Ms Freeman,

2016/5939/P - Creation of terrace at roof level; alterations to ground floor façade and fenestration; and replacement of rooftop plant.

2016/5972/L - Creation of terrace at roof level; alterations to ground floor façade and fenestration; replacement of rooftop plant; and internal alterations and refurbishment.

We write as agent on behalf of the applicant (CBRE GI) in response to comments received by LB Camden from 'Covent Garden Community Association' (CGCA).

We note below a number of responses to key concerns outlined by CGCA:

Roof terrace and replacement plant:

- There is a requirement to replace plant. However, it is not proposed to increase the quantity of plant units per se. Instead, the proposal seeks to replace older units with modern condensers which would operate at quieter Db levels than the older units. We have already carried out an existing background Noise Impact Assessment report, which was submitted with the planning application and details the existing noise levels within the plant location.

Ensure not visible from street level / Not to have an impact on local residents (overlooking, loss of privacy, light spillage and security):

- There will be negligible impact upon local residents from the proposed terrace. It will not detract from the character and heritage of the Conservation Area. A roof terrace would provide an amenity space for the SDW occupants from which they can enjoy the views of Covent Garden and Seven Dials. The roof terrace will operate as an ancillary amenity space for a corporate occupier. The roof terrace is likely to be used only occasionally during the summer months.
- The proposed roof terrace sits below the existing parapet wall and would not be visible from street level, whilst having limited visibility from any adjacent buildings. The proposed perimeter balustrade would be the only visible feature from an adjacent building and the proposed frameless transparent glass would be difficult to distinguish from the existing building fabric.

Condition proposed: Limits the hours of use of the terrace to 08:00 to 21:00 Monday to Friday – no use at B/H and weekends:

- It is considered that hours of operation should remain flexible. However, if the Council are minded to attach a condition restricting hours of use, we would suggest 08:00 to 23:00 Monday to Saturday. The Crown & Anchor pub directly below at street level operates between the hours of 11:00 - 23:00 Monday - Thursday and 11:00 - 00:00 Friday & Saturday. As such, it seems perfectly reasonable that proposed terrace hours of operation correspond more closely with those other restrictions experienced locally. This is especially relevant given that the rooftop terrace will not be open to the public and will instead provide ancillary space for corporate occupiers. The space will likely only be used occasionally during the summer months.

Roof terrace lighting should be turned off or minimised outside of these hours:

- It is proposed that the roof terrace lighting is set-up to operate on a timer between the proposed restricted hours of use and is triggered by a PIR sensor when the roof terrace is accessed so that lighting is not permanently in use.

No music, public events or consumption of alcohol should be permitted on the roof terrace:

- It is considered that any condition wording relating to events and consumption of alcohol should remain flexible given that the ancillary space is for the use of corporate occupiers only. The proposed terrace area is set back with two separate parapet roofs from the building perimeter at a minimum distance of 3.7m.

Installation of bat / bird boxes on the roof – to encourage biodiversity:

- The extent of inaccessible roof space is limited within which to place bat / bird boxes. The roof area could not be accessed from a landlord accessible area and therefore anybody accessing the terrace to maintain these bird/bat boxes would need to do so through a tenants demise. Bird/bat boxes are impractical for this space and as such we suggest that no condition is attached in respect of this matter.

Existing / Proposed Plans – Rooftop Plant:

As discussed, new plans are being prepared which demonstrate the minimal change to rooftop plant. These plans will be with you by the end of tomorrow (29.11.2016).

Regards - James

James Sheppard | Associate Director
Planning
CBRE Ltd