

CONSULTATION SUMMARY

Case reference number(s)

2016/5939/P

Case Officer:

Laura Hazelton

Application Address:

Seven Dials Warehouse
42 Earlham Street
London
WC2H 9LA

Proposal(s)

Creation of terrace at roof level; alterations to ground floor façade and fenestration; and replacement of rooftop plant.

Representations

Consultations:	No. notified	0	No. of responses	0	No. of objections	0
					No of comments	0
					No of support	0

Summary of representations

(Officer response(s) in italics)

The **Covent Garden Community Association** commented on the application, and is summarised as follows:

- The roof terrace and replacement of rooftop plant must not be visible from any street-level view.
- The roof terrace could cause nuisance and harm to the amenity of neighbours in terms of overlooking and loss of privacy, noise, light spillage and security. 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. No music, public events or consumption of alcohol should be permitted on the roof terrace.

- The Council should require the installation of bird and bat nesting boxes on the roof to encourage biodiversity in this part of the borough.
- The replacement plant could cause disturbance to neighbouring residents. Conditions should be imposed limiting the amount of noise emitted; requiring the plant to be kept working efficiently; requiring annual maintenance checks to be submitted to the Council and specify that failure to do so would void the planning permission; limit the hours of use to business hours; and require automatic time clocks to be fitted.
- The CGCA does not object provided these concerns are addressed.

Officer response

- The roof terrace balustrading would be set back from the Earlham Street elevation by 2.3m, from the Shelton Street elevation by 1.8m and from the Neal Street elevation by 7.4m. The terrace would not be visible from street level, and would only be subject to views from the upper storeys of neighbouring buildings. It is not considered to cause harm to the character and appearance of the host building or wider conservation area and the Council's Conservation Officer does not object to the proposals. The 2 x AC units would replace existing units in the same position, and therefore their design impact would be negligible.
- A condition would be imposed limited the hours of the use of the roof terrace to 0800 to 1900 hours which is considered reasonable for office use. The roof space would not be open to the public and would be used by office workers and occasional corporate events. It is not considered to increase the level of noise disturbance to neighbouring residents. Roof terrace lighting would be triggered by a PIR sensor when the roof terrace is accessed so that lighting is not permanently in use. The roof terrace would be sufficiently set back from the roof edge so that overlooking into neighbouring buildings was not possible.
- 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 tenant's demise. Bird/bat boxes are impractical for this space and therefore cannot be insisted upon.
- The proposed plant involves the replacement of 2 x existing units. A noise impact assessment has demonstrated that they would be quieter than the existing units and comply with Camden's noise standards without further

	<p>noise attenuation measures necessary. The standard noise condition would be imposed to ensure the units are maintained within Camden's noise standards, but the conditions suggested are considered unreasonable.</p>
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Recommendation:-

Grant planning permission and listed building consent