

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6431/P	Meredith Whitten on behalf of the Covent Garden Community Association	Covent Garden Community Association 42 Earlham Street WC2H 9LA	05/01/2017 18:18:59	COMMNT	<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). This condition is needed to protect residential amenity from noise and disturbance at anti-social hours.</p> <p>Indeed, the Council has recognised that the provision of amenity space must be balanced with the impact on neighbours. (For precedent, see 2014/4870/P, condition 10.)</p> <p>Further, Camden's planning policies acknowledge this as well. For example, CS5e-f says, "making sure that the impact of developments on their occupiers and neighbours is fully considered." Meanwhile, DP24.23 states that, "the Council will require that the residential amenity of neighbours be preserved, in accordance with policy DP26 – Managing the impact of development on occupiers and neighbours and Core Strategy policy CS5 – Managing the impact of growth and development."</p> <p>Finally, while the CGCA does not object, we lament that the applicant has missed an opportunity to propose a design that is more in keeping with this interesting, warehouse-style building, which although not listed, does contribute to the character of the area. The proposed roof extension, while perhaps not visible from the street, is visible from many vantages in the surrounding area and, thus, the CGCA would prefer to see a design that complements the existing building and its setting more appropriately.</p>
