

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0201/L	Garrad Wayling	Flat 18 Aria House 5-15 Newton Street WC2B 5EN	07/02/2017 07:07:24	OBJ	<p>* The proposed development represents an overdevelopment of the existing site. The hotel in its current configuration already suffers from problems managing current deliveries into its delivery bay. That delivery bay leads onto a street which is primarily residential in nature. The proposed increase in capacity would become too intensive for the given space and it is likely that that will result in increased deliveries and hence increased disturbance to local residents.</p> <p>* There is likely to be an additional noise disturbance from the increased number of deliveries. In addition existing deliveries are likely to take longer since an increased number of items will be delivered in vehicles. The hotel makes the claim that no new deliveries would be required to support this development but this is unlikely given the increased capacity of the building.</p> <p>* Deliveries already spill onto the Newton Street throughout certain times of the day since the existing site does not accommodate the number of deliveries. This provides further noise disturbance in addition to the noise of the deliveries themselves, since those vehicles usually leave their engines idling. This idling on some occasions continues for up to an hour in particular in the time leading up to the 8am permitted delivery time.</p> <p>* Delivery trucks often breach the restriction on delivering before 8am. In this situation those vehicles either sit with their motors idling for significant periods of time causing noise disturbance or they begin delivering their items before the allowed time. This will often involve noisy trolleys being dragged into the hotel building through the closed parking lot causing noise disturbance from the clanging of trolleys. Also, there will often be multiple vehicles which are double parked causing a traffic problem on the street.</p> <p>* Although it is proposed that the delivery bay will be enclosed this will not reduce the overflow of delivery vehicles onto Newton Street and could even increase the line of vehicles waiting to enter the parking bay due to the limited space in the bay. Although the enclosed delivery bay might reduce some noise to existing residents looking directly onto the site this will not prevent noise disturbance to residents on the street near the entrance to the parking bay.</p> <p>* The proposed additions along Newton Street will block sunlight from nearby residences even though they are set back by a small amount from the line of the building.</p> <p>* The proposed additions reduce privacy to residential buildings onto which they will be overlooking on Newton Street.</p>