

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0618/P	Meredith Whitten	Covent Garden Community Association 42 Earlham Street WC2H 9LA	06/03/2017 00:45:27	COMMNT	<p>The CGCA welcomes the provision of affordable housing units at this location, as well as the applicant's efforts to integrate the redevelopment of these buildings into the surrounding conservation areas.</p> <p>We do note that residents exist nearby and more residential units will be added in the vicinity, as well. Thus, we have no objection to these proposals provided the following conditions are included to protect residential amenity.</p> <p>Camden's planning policies observe that air-conditioning units can disturb the amenity and quality of life of residents and workers through noise, as well as harm the visual appearance of an area, particularly a conservation area (see CS5.8; DP28, including DP28.1 & 28.3; DP22.18; and CPG5 6.7-6.9). This includes cumulative noise levels (CPG6 4.7).</p> <p>To protect the amenity of nearby residents (CS5) and to ensure that the unit does not cause undue noise and disturbance, any permission granted must include conditions that:</p> <p>(1) restrict the amount of noise (measured in decibels) emitted from the units to within Camden's thresholds (DP28; CPG5 6.9);</p> <p>(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);</p> <p>(3) 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;</p> <p>(4) limit the hours of use to business hours of the premises (for the B1 office use), to reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend hours (DP28.3); and</p> <p>(5) require automatic time clocks to be fitted to the equipment approved, prior to commencement of the use of the units, to ensure that the plant/equipment does not operate at any time other than that permitted. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer's recommendations. (Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and DP26 and DP28.) (For precedent, see 2015/5148/P, condition 4, & 2014/6130/P, condition 3.)</p> <p>Additionally, a condition should be included that limits the hours of use of the terrace used by B1 office workers 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. For precedent, see 2014/4870/P, condition 10.</p>