

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/1611/P	Meredith Whitten on behalf of the Covent Garden Community Association	Covent Garden Community Association 42 Earlham Street WC2H 9LA	18/04/2017 08:49:14	COMMNT	<p>the facades at this high-profile site on Kingsway.</p> <p>We have no objection, provided conditions are included that address the following issues are addressed.</p> <p>Servicing & Deliveries</p> <p>Noise and disruption from servicing and deliveries is one of the biggest problems for residential amenity in Covent Garden. The CGCA is concerned about the impact of servicing and deliveries resulting from these proposals. Thus, to protect residential amenity (see CS5), conditions must be included that require the applicant to comply with the servicing guidelines specified in CPG7 4.9. Further, as noted in DP20, servicing and delivery timings can have a significant influence on residential amenity from deliveries made out of working hours. To protect residential amenity, a condition that limits the hours of servicing and deliveries to no earlier than 08:00 and no later than 20:00 must be included. No servicing or deliveries should be permitted outside of these hours. These hours are specified in the Council's "Noise From Deliveries" online guidance.</p> <p>To minimise impact from odours, fumes and pollution (DP26), a condition must be included that requires the use of quiet and low-pollution vehicles such as electric vehicles (DP20.17). Low-emission vehicles can significantly reduce noise and air pollution, and therefore offer the opportunities for necessary freight trips to be undertaken using vehicles that have a much lower impacts than standard freight vehicles.</p> <p>Plant & Machinery</p> <p>Camden's planning policies observe that plant and 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 units do not cause undue noise and disturbance, any permission granted must include conditions that:</p> <ol style="list-style-type: none"> (1) restrict the amount of noise (measured in decibels) emitted from the units to within Camden's thresholds (DP28; CPG5 6.9); (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); (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; (4) limit the hours of use to business hours of the premises, to reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend hours (DP28.3); and (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>Noise & Disturbance</p> <p>Standard conditions regarding hotel use must be included, particularly that hotel facilities, including</p>

Application No: **Consultees Name:** **Consultees Addr:** **Received:** **Comment:** **Response:**

any restaurants, cafes and bars, are solely for use by hotel guests.
