

| Application No: | Consultees Name: | Consultees Addr: | Received: | Comment: | Response: |
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| 2017/1556/P | Meredith Whitten on behalf of the Covent Garden Community Association | Covent Garden Community Association 42 Earlham Street WC2H 9LA | 24/05/2017 21:10:23 | COMMNT | <p>The CGCA supports the theatre community and, as such, we recognise that area theatres often need to make upgrades to their facilities to stay competitive and to stage increasingly elaborate productions.</p> <p>The CGCA must balance this use with the needs of local residents. Thus, whilst we are supportive of the proposals, we suggest conditions should be included to ensure that the rooftop plant does not harm the amenity of nearby residents and neighbouring properties (CS5). These conditions should:</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 (CS5, CS7, DP12, DP26, DP28); 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 (CS5, DP12, 26 & 28). |
