

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/2185/L	Meredith Whitten on behalf of the Covent Garden Community Association	Covent Garden Community Association 42 Earlham Street WC2H 9LA	24/05/2017 21:23:40	COMMNT	<p>Whilst the CGCA has no objection to the internal alterations or halo-illuminated sign, we are concerned about the proximity of the proposed external condensers to residents' flats and particularly to their bedroom windows (see comments on 2017/2580/P). As noted in the applicant's supporting documents, the nearest noise-sensitive window is a mere 7m away from the proposed condensers.</p> <p>Further, given the proximity to residents in Grape Street and the quiet nature of the area, particularly at night, the CGCA objects to the condensers running 24 hours a day. Should the Council be minded to grant permission, the CGCA recommends that before the equipment can be used, a site visit must be required once the equipment is operational to ensure there is no impact on residential amenity, given the sensitive location. Further, conditions should be included to protect 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).