

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/2204/P	Meredith Whitten on behalf of the Covent Garden Community Association	Covent Garden Community Association 42 Earlham Street WC2H 9LA	24/05/2017 17:39:54	OBJ	<p>The CGCA objects to the proposed increase in height beyond that permitted, as it is inappropriate in the conservation area. Both Betterton Street and Shorts Gardens are narrow streets and, as proposed, the increased height would contribute to a closed-in feeling that alter the character of the area. Ultimately, these proposals fail to preserve or enhance the historic nature and unique character of the Seven Dials (Covent Garden) Conservation Area (CS5, CS9, CS14). According to DP24, careful consideration must be given to the characteristics of a development site, features of local distinctiveness, and the wider context in order to achieve high-quality development which integrates into its surroundings. DP25 specifies that the Council "will only grant planning permission for development in Camden's conservation areas that preserves and enhances the special character or appearance of the area." Also see CPG1 2.6 and CPG1 2.9.</p> <p>The CGCA also is concerned about the vague proposals related to the entertainment uses. Use classes such as A1, A3, D1 and D2 can have a negative impact on residential amenity due to noise and disturbance in particular. The proposals do not include sufficient detail for the CGCA, local residents or officers to ascertain what the potential impact on residents and the conservation area overall would be. Given this, any permission granted must be contingent on further details being provided (and consulted on). Further, no more than 25 percent of the total number of units in the frontage should be in food, drink and entertainment uses; no more than two food, drink and entertainment uses should be permitted consecutively; and food, drink and entertainment uses greater than 100sq m. of the total square footage should be permitted to be for A3 use (see CPG5). This is necessary to protect residential amenity and ensure the area is not oversaturated with A3 use. CPG5, para. 4.45 states that the Council "will avoid clusters of food, drink and entertainment uses that cause harm to the amenity of the area and to the residential population."</p> <p>Regarding servicing and deliveries, the CGCA notes that the loading bay will revert to a resident bay after designated times (outside of 08:30-18:30. The CGCA has reminded Camden of an active application, submitted by the adjacent Hospital Club (24 Endell Street WC2H 9HQ) for variation of their service road. The Hospital Club's application would have an impact on the proposals in this application.</p> <p>To protect residential amenity (see CS5), any permission granted must include conditions must be included that require the applicant to comply with the servicing guidelines specified in CPG7 4.9.</p> <p>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 differ from those in the applicant's supporting documents, which are 07:00 to 19:00. A start time of 07:00 is too early for a residential area and does not comply with Camden'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) and that all carts used must have rubber wheels to further minimise noise and disturbance.</p> <p>To protect the amenity of nearby residents (CS5) and to ensure that the plant and machinery</p>

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					<p>do not cause undue noise and disturbance, any permission granted must include conditions that:</p> <ol style="list-style-type: none"><li>(1) restrict the amount of noise (measured in decibels) emitted from the units to within Camden's thresholds (DP28; CPG5 6.9);</li><li>(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);</li><li>(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;</li><li>(4) limit the hours of use of plant for anything other than Class C3 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</li><li>(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, &amp; 2014/6130/P, condition 3.)</li></ol>

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