

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/2648/P	Meredith Whitten on behalf of the Covent Garden Community Association	Covent Garden Community Association 42 Earlham Street WC2H 9LA	24/05/2017 21:13:34	COMMNT	<p>The CGCA has no objection provided conditions are included that address the following concerns.</p> <p>(1) Given the proposed full-height windows, a condition should be included that requires the applicant to turn off the lights after business hours each day. This is to protect adjacent residents from light pollution and spillage (see CPG6, Section 5 "Artificial Lighting").</p> <p>(2) Should the Council grant permission, a condition should be included that limits the hours of use of the balcony/terrace 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. (See CPG1 5.23 and CPG6 7.4.)</p> <p>Further, the CGCA regrets the missed opportunity to provide much-needed urban greening, particularly given the loss of existing greenery at the existing roof terrace.</p> <p>Camden's planning policy calls for development to incorporate urban greening and other sustainable design measures (see CPG6 10.17 & CPG6 12.8; DP22; CS1, CS15 & CS16). The applicant should amend these proposals to incorporate urban greening and biodiversity measures, such as specified in CPG6 12.8. Doing so would visually soften the development, but more importantly, provide the environmental and health benefits associated with urban greening that are needed in Covent Garden.</p>
