

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/3247/P	Meredith Whitten on behalf of the Covent Garden Community Association	Covent Garden Community Association 42 Earlham Street WC2H 9LA	30/07/2017 15:30:31	COMMNT	<p>The proposed balconies/roof terraces at 4th and 6th levels could cause harm to the amenity of neighbours. See CPG1 5.23, CPG6 7.4 re: privacy.)</p> <p>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. For precedent, see 2014/4870/P, condition 10, and 2015/3681/P, condition 5.</p> <p>Further, 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> <p>(1) restrict the amount of noise (measured in decibels) emitted from the units to within Camden's thresholds (DP28; CPG5 6.9);</p> <p>(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); and</p> <p>(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.</p> <p>Provided all of these conditions are included, the CGCA has no objection</p>
