

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/3487/P	Caroline Robertson	C/O Hurford Salvi Carr 3 Castle Gate Castle Street Hertford Herts	08/08/2017 11:57:05	COMNOT	<p>Dear Sirs</p> <p>We are writing on behalf of Shelton Street RTM Ltd in response to your application for planning 2017/3487/P</p> <p>The Lease holders of the flats are extremely concerned about the application including a request for retail A1 use as this could potentially have a very negative impact on them as a whole if it is granted without any conditions in place. We recognise that this is not in fact a renewal as the original licence has lapsed and this should therefore be treated as a completely new application.</p> <ol style="list-style-type: none"> <li>1) We would like to see restrictions in place regarding goods delivery times so that they cannot have deliveries prior to 08.00 Monday to Friday and not before 10.00 on the weekend</li> <li>2) Hours of use should be modified to after 08.00 weekdays and after 09.00 at weekends</li> <li>3) We would not want to see it used as a restaurant or coffee shop- this would have greater impact on the flats as they will create more noise and air pollution. Can planning please be restricted to A1 use as we believe A3 use would create unacceptable levels of nuisance to the apartment occupants residing above.</li> <li>4) We would require their waste to be kept in their part of the building until it is due to be removed by the council and that it is collected from the Shelton street side of the building as opposed to the rear courtyard on Earlham street.</li> <li>5) We would not want the rear court yard used for storing waste and would like to see the area secured. The rear courtyard must be kept secure and free from combustible materials</li> <li>6) The courtyard should be designated a no smoking area as the smells, noise and conversation this will create will carry up to the flats.</li> <li>7) In preference we would request that the courtyard is not used by customers as it will impinge greatly on the quiet enjoyment of the homes above.</li> <li>8) As in the existing permission we would request that there is a condition of no music to be played with an addendum to ensure all noise cannot be heard above the basement.</li> <li>9) External advertising should be kept to a minimum and should not exceed ground floor level.</li> <li>10) Machinery required for any air-conditioning should also be kept within the building. We have had experience where units have been placed in small enclosed areas and they cause a great deal of heat in the summer months making the area noisy, smelly and unpleasant. Then in the winter months the surrounding paths and areas freeze and become dangerous.</li> <li>11) We would also draw your attention to the footpath on Shelton Street and ask that you arrange for the necessary repairs to the footpath and install measures (Bollards perhaps) to prevent similar from happening in the future. The pavement is not level, has trip hazards and is a health and safety issue- if someone trips on it they would end up in the road.</li> </ol>

Without the above conditions being adhered to we believe this will be extremely detrimental to

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the enjoyment of living in the apartments above the proposed business.

We would also be grateful if you could confirm when the committee will be meeting as a number of the Lease holders would like to attend.,

Kind Regards  
Caroline Robertson  
Property Manager  
On behalf of Shelton Street RTM Co Ltd  
and Hurford Salvi Carr PM Ltd

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2017/3487/P	Caroline Robertson	C/O Hurford Salvi Carr 3 Castle Gate Castle Street Hertford SG14 2JQ	09/08/2017 17:40:59	COMNOT	<p>Dear Sirs</p> <p>We are writing on behalf of Shelton Street RTM Ltd in response to your application for planning 2017/3487/P</p> <p>The Lease holders of the flats are extremely concerned about the application including a request for retail A1 use as this could potentially have a very negative impact on them as a whole if it is granted without any conditions in place. We recognise that this is not in fact a renewal as the original licence has lapsed and this should therefore be treated as a completely new application.</p> <p>We would like to see restrictions in place regarding goods delivery times so that they cannot have deliveries prior to 08.00 Monday to Friday and not before 10.00 on the weekend Hours of use should be modified to after 08.00 weekdays and after 09.00 at weekends We would not want to see it used as a restaurant or coffee shop- this would have greater impact on the flats as they will create more noise and air pollution. Can planning please be restricted to A1 use as we believe A3 use would create unacceptable levels of nuisance to the apartment occupants residing above. We would require their waste to be kept in their part of the building until it is due to be removed by the council and that it is collected from the Shelton street side of the building as opposed to the rear courtyard on Earham street. We would not want the rear court yard used for storing waste and would like to see the area secured.The rear courtyard must be kept secure and free from combustible materials The courtyard should be designated a no smoking area as the smells, noise and conversation this will create will carry up to the flats. In preference we would request that the courtyard is not used by customers as it will impinge greatly on the quiet enjoyment of the homes above. As in the existing permission we would request that there is a condition of no music to be played with an addendum to ensure all noise cannot be heard above the basement. External advertising should be kept to a minimum and should not exceed ground floor level. Machinery required for any air-conditioning should also be kept within the building. We have had experience where units have been placed in small enclosed areas and they cause a great deal of heat in the summer months making the area noisy, smelly and unpleasant. Then in the winter months the surrounding paths and areas freeze and become dangerous. We would also draw your attention to the footpath on Shelton Street and ask that you arrange for the necessary repairs to the footpath and install measures (Bollards perhaps) to prevent similar from happening in the future. The pavement is not level, has trip hazards and is a health and safety issue- if someone trips on it they would end up in the road.</p> <p>Without the above conditions being adhered to we believe this will be extremely detrimental to the enjoyment of living in the apartments above the proposed business.</p>