

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/4096/P	Meredith Whitten on behalf of the Covent Garden Community Association	Covent Garden Community Association 42 Earlham Street WC2H 9LA	07/09/2017 13:40:00	COMMNT	<p>(1) The CGCA objects to the openable sash windows. Camden's planning policy opposes openable shopfronts. See CS7; DP 30, including DP30.8; CPG1 7.12. Openable shopfronts detract from the character of the street and the Conservation Area, as well as the architectural integrity of the building. When open, they erode the appearance of the shopfront, creating a visual void, and can have a negative impact on local amenity, for example in terms of noise and disturbance.</p> <p>Given that residents are directly adjacent to the premises, a condition must be included that specifies that they must be fixed shut and no audible noise, including music, should be heard from the premises.</p> <p>(2) The CGCA objects to the use of the "courtyard," which the applicant mentions on the proposed plans, but does not detail how this will be used. The premises is surrounded by residential flats, including noise-sensitive windows. Given this proximity and the small, confined space, the use of the courtyard would cause excessive noise and disturbance for residents and should not be permitted, particularly given that the applicant has not provided adequate details about the location and use of this space.</p> <p>(3) The applicant should be required to provide more detailed plans – including a noise report – regarding cooking equipment, extract and air-conditioning use. The proposed plans do not provide adequate information. For example, there is no mention of the use of an extraction duct located on the outer wall of Flat B, 44 Shorts Gardens, which would require planning permission, as well as a noise report.</p>
