

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/5591/P	Meredith Whitten on behalf of the Covent Garden Community Association	Covent Garden Community Association 42 Earlham Street WC2H 9LA	07/11/2017 23:55:56	OBJ	<p>The CGCA objects to the variation of the hours of use of the roof terrace. Condition 4 of 2017/1723/P was issued in June 2017 to protect the amenity of neighbours and the area generally. Varying the conditions before the use has even been implemented is not justified, as there is no data or experience on which to change the Council's reasoning for the existing condition.</p> <p>The CGCA also objects to the number of proposed events after 19:00 (e.g. 24 per year). Given that a roof terrace is likely to be used less in the winter and inclement weather, there will be an intensification of use during summer months, when neighbouring residents will have their windows open for ventilation and cooling. This would exacerbate the noise impact all the more. The CGCA notes that office terraces in Covent Garden typically are used as amenity space for office workers, not as event space. The supporting documents describe use of the roof terrace that is more in line with entertainment uses than as workday amenity space for office workers.</p> <p>Should the Council be minded to grant the variation, the following conditions should be included to attempt to protect the amenity of neighbouring properties:</p> <ol style="list-style-type: none"> (1) No music should be permitted on the roof terrace or that is audible from inside the building; (2) No structures should be permitted on the roof terrace (e.g. tents, marquees); (3) No lights should be permitted on the roof terrace, as these would result in light pollution and disturbance for neighbouring residents; (4) No more than 12 events per year should be permitted; (5) No food or alcohol should be served on the roof terrace; (6) No more than 50 people should be permitted on the roof terrace at any one time. The applicant's documents refer to 136 people using the roof terrace at any one time. This is significantly more people than use a typical office terrace in Covent Garden and is inappropriate given the proximity of neighbouring residents. (7) No third-party events should be allowed. (8) Use of the roof terrace should be limited to Monday through Friday (e.g. no use on Saturday, Sunday or Bank Holidays).