

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/4497/P	Meredith Whitten on behalf of the Covent Garden Community Association	Covent Garden Community Association 42 Earlham Street WC2H 9LA	16/11/2017 18:36:03	COMMNT	<p>Whilst the CGCA does not object to the change of use to D1 (dental surgery), as this is a needed service in the community, we suggest the applicant take the opportunity to reinstate the fascia board, which currently is hidden on this Grade II-listed building. Removing the structure currently obstructing the fascia would return the shopfront to a more traditional design, which is more in keeping with Neal Street and the conservation area in general. Additionally, to protect the amenity of nearby residents (CS5) and to ensure that the AC unit does not cause undue noise and disturbance, any permission granted must include conditions that:</p> <p>(1) limit the hours of use to business hours of the premises, to reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend hours (DP28.3) (for precedent, see 2015/5316/P, condition 4; 2016/0131/P, condition 4; and 2016/2471/P, condition 5);</p> <p>(2) restrict the amount of noise (measured in decibels) emitted from the unit to within Camden's thresholds (DP28; CPG5 6.9);</p> <p>(3) 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);</p> <p>(4) 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; and</p> <p>(5) require automatic time clocks to be fitted to the equipment approved, prior to commencement of the use of the units, to ensure that the plant/equipment does not operate at any time other than that permitted. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer's recommendations. (Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and DP26 and DP28.) (For precedent, see 2015/5148/P, condition 4, & 2014/6130/P, condition 3.)</p>