

Covent Garden Community Association (CGCA) comments are restricted to a) a request for conditions on the hours of use of the new 5th floor terrace that is included in this application and b) acoustic enclosure of all plant.

Due to the difficulty of accessing the site, we reply upon the officers being satisfied that there will be no additional overlooking from the windows of the offices on the proposed 5th floor extension and no appreciable loss of light to Dragon Hall community facility which is only 3 metres away. We are pleased to note that the proposed extension will not spoil the façade view of the building from High Holborn.

We are disappointed that the applicant's planning statement says "the buildings in the area are predominantly in use as offices at upper floor level, with retail/restaurant uses at ground floor." In fact, there are many residential units to the rear of Holborn Town Hall. The closest are 20 flats at Green Dragon

House at 23 Stukeley Street, and 9 more family dwellings at 19-25 Stukeley Street. Noise from people on the proposed roof terrace will carry into these dwellings, and the terrace will certainly lead to additional overlooking of family windows at Green Dragon House, as can be seen from the Applicant's Photographic survey - in particular the photo entitled 'Fourth floor south east facing view'.

There is a trend for planning applications to include recreational use of all available external flat roof space as 'terraces'. However, this can be a problem when such use conflicts with residential amenity. In our long experience, office workers do not appreciate the residential mix of Covent Garden and Holborn even when they have been in the area for many years, and rarely see the number of families living here in quite challenging circumstances.

If the planning authority were minded to consent to the application then we ask that:

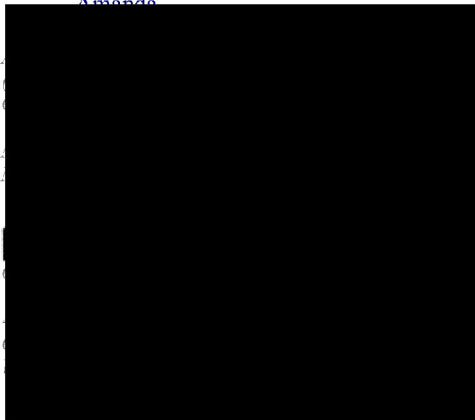
- a) The terrace be subject to strict conditions on hours of use no more than 9am to 5pm Monday to Friday only.
- b) All plant is placed in acoustic enclosures to minimise increased noise. This solution has proven very effective in other parts of Covent Garden where buildings are tightly packed and it is beneficial for equipment to operate almost silently.

Thank you for consideration of these matters, which have serious impacts on the health and wellbeing of our community. It is a community already under huge pressure from commercial interests and we ask you not to act in any way that would increase this pressure.

I'd appreciate it if you could confirm submission and due consideration.

With good wishes,

Amanda



Server Error in '/Northgate/PlanningExplorer17' Application.

Runtime Error

Description: An application error occurred on the server. The current custom error settings for this application prevent the details of the application error from being viewed remotely (for security reasons). For details, refer to the error log on the local server machine.

Details: To enable the details of this specific error message to be viewable on remote machines, please create a <customErrors> tag within a "web.config" configuration file located in the root directory of the application. The <customErrors> tag should then have its "mode" attribute set to "Off".

```
<!-- Web.Config Configuration File -->
<configuration>
  <system.web>
    <customErrors mode="off"/>
  </system.web>
</configuration>
```

Notes: The current error page you are seeing can be replaced by a custom error page by modifying the "defaultRedirect" attribute of the application's <customErrors> configuration tag to point to the desired custom error page.

```
<!-- Web.Config Configuration File -->
<configuration>
  <system.web>
    <customErrors mode="RemoteOnly" defaultRedirect="mycustompage.htm"/>
  </system.web>
</configuration>
```

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