

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2019/2835/P	Covent Garden Community Association (Elizabeth Bax, Chair of Planning Subcommittee)	08/08/2019 17:29:28	OBJNOT	Covent Garden Community Association (CGCA) has two objections to raise in relation to this application. However, we believe that these can easily dealt be with by the applicant and ask that our suggested remedies be added to any consent.  -----

1. Notices referring to hours of use and neighbours.

Hours of use of the 1st floor flat roof as an outdoor amenity space terrace have sensibly been set at 0900 to 1700 hours on Monday to Friday work days only. Neighbouring residents appreciate this restriction, which we all hope will enable the differing needs of families and office workers to be met.

We ask that at least 6 notices be clearly displayed on the new acoustic screen that state the hours of use. It is also an opportunity to flag the existence of residential neighbours to the users which we believe likely to motivate them to be considerate.

The terrace is stated in the acoustic report to have a likely capacity of 100 people. This is a lot, in an echoing space that is enclosed on all sides. And, since the users are occupants of serviced offices, there is likely to be a high turnover of users. It is not reasonable to expect that WeWork will be able to induct every new user on the sensitivities of the space.

We suggest this wording or similar:

“Please do not use the terrace after 5pm or before 9am, or at any time at weekends or on bank holidays. This is a legal condition of our planning permission.

Please also use the space in a way that respects our residential neighbours whose flats overlook us at the back”.

We ask that all notices be set at eye level; one on each of the 3 walls around the terrace, 2 on the screening, and one near the secondary door. We ask that a font size at least equivalent to Times New Roman 240 be used.  
  
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2. Requirement to maintain the screen as a solid barrier to 2.5m in height.

Although the screen is referred to as ‘acoustic’ it also provides some level of protection from overlooking by users of the terrace into residential windows at first and second floor level.

We note that the applicant has added a timber screen behind the plants. Neighbouring residents appreciate this. It is shown as 2.5 metres high, which should be adequate. However, we cannot see from the drawings if it will be solid, and ask you to make this requirement explicit.

We ask that you add a condition to any consent, requiring the applicant to maintain the screen in such a way

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that no gaps appear more than 5mm in width, and that the consent will cease to allow use of the terrace if such gaps are not eliminated within a week of being reported.

It is unfortunate that there have been many complaints by residents that the applicant has failed to maintain air handling units on the other side of the building, causing nuisance and distress to families living there. So we believe that it is essential to have an explicit obligation for maintenance attached to the consent for this screen.

We hope that you find our comments reasonable and that you are able to incorporate our suggestions in any consent.

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