

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/3899/P	Covent Garden Community Association (Elizabeth Bax, Chair of Planning Subcommittee)	25/08/2019 10:50:30	OBJNOT	<p>Covent Garden Community Association objects to this application in its current form. However, we believe that the potential issues can easily be resolved with some alteration to the applicant's plans.</p> <p>The applicant's acoustic report acknowledges that the predicted noise emissions from the roof plant exceed the council's limits. The proposed mitigation strategy consists of installing a 2.3 metre high barrier at the perimeter of the 7th floor plant area.</p> <p>It is important to note that nuisance caused by plant and equipment is the most frequent problem reported to us by the community in Covent Garden. This relates in particular to the residential community reporting nuisance at antisocial hours, but it often also relates to the office community who cannot get peace to work if nearby plant is noisy against otherwise low background sound levels.</p> <p>Once a new development is bedded-in, subsequent noise is usually caused by plant that requires maintenance. But it can be very difficult to pinpoint the source of that noise and to be in a position to alert the owners. Sound echoes in lightwells, across road junctions and down our narrow streets. There are places in Seven Dials, for example, where there have been maddening whining noises for years, but nobody can work out where they are coming from!</p> <p>We have found that barrier walls around the outside of plant and equipment is inadequate to protect against these problems. However, good quality acoustic boxes that fully enclose the plant have been very effective even in highly sensitive locations.</p> <p>We ask that you require the applicant to amend the proposed mitigation measures to include a full enclosure for the plant, or a separate box for each item of equipment.</p>