

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/4573/P	Nick Prentice	03/11/2019 20:42:56	INT	<p>I have the following comments:</p> <p>1) we all have a legal right of access (for maintenance, periodic painting and window cleaning), and so the planning consent must respect this. Concerned parties are the flats at 25 Shelton Street and 40 Earlam Street</p> <p>2) accordingly, there is a need for the roof to be able to take ladders etc. yet the specified 'light-weight felt roof structure' referred to in the applicant's covering letter doesn't appear to be satisfactory (in terms of weight bearing)</p> <p>3) there should be adequate sound proofing, but the extent to which the roof is sound-proof is not stated. These retail spaces can play loud music, and any sound emanating would reverberate in the lightwell, and be a nuisance to residents. Residents would be grateful if (a) appropriate sound proofing is made a requirement of any consent; and (b) playing loud music is restricted to between 10am and 9pm</p> <p>4) the applicant has represented that a green roof solution would be evaluated, and so we would like to see any consent conditional upon such a solution, which is environmentally highly preferable</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/4573/P	Mark Horne	03/11/2019 10:14:14	INT	<p>1) Any planning consent needs to respect right of access (for maintenance, periodic painting, security, evacuation of the adjoining building and window cleaning) for all of the buildings surrounding the yard and, in particular, the residential units at 25 Shelton Street and 40 Earlham Street.</p> <p>2) The specified "light-weight felt roof structure" referred to in the applicant's covering letter gives little comfort that the structure will be sturdy enough to be adequately weight bearing to address the requirements listed above.</p> <p>3) There is no detail in the application on the level of sound and light proofing planned in the build. The yard is surrounded by residential units, please ensure that any planning consent granted is conditional on adequate sound and light proofing. A time restriction on music and events in the commercial unit on the ground floor at 25 Shelton Street should also be a condition of any planning consent granted,</p> <p>4) A considerable number of residents will need to live with the views and environmental impact of any roof structure built by the applicant. Residents have proposed an environmentally friendly green roof and this proposal has received positive verbal commitments from the developer. Any planning granted should be conditional upon such a solution being so environmentally. A 'Green Roof' is the preferred way forward for residents affected by the proposed new roof: The immediately affected concerned parties on this development are the flats at 25 Shelton Street and 40 Earlham Street. The Cambridge Theatre is also a concerned party with an adjoining wall to the yard.</p> <p>5) The lack of detail in the planning application leaves many unanswered questions and while the information supplied to date says that the works will be free standing it is unclear as to how the roof will be supported or how rain water will drain off?</p> <p>6) Security is also concern. For example, the drawings available show nothing about the roof lights being openable / lockable and yet the proposed roof allows direct access to the windows of Apartments on the first floor at 25 Shelton Street. A better explanation of the thought process and planning to date is needed and comfort gained that the security of residents property has been adequately addressed.</p>
