

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/5923/P	Covent Garden Community Association (Elizabeth Bax, Chair of Planning Subcommittee)	07/03/2021 18:19:26	OBJNOT	<p>Covent Garden Community Association (CGCA) objects to this application. However, the addition of what we believe are 3 reasonable planning conditions would lead us to withdraw our objection.</p> <p>This application involves a new door and two modified windows on the ground floor, as well as altered window profiles.</p> <p>We request planning conditions such as these to be attached to any consent:</p> <ol style="list-style-type: none"> <li>1. No windows to be fully opening.</li> <li>2. No noise from music, equipment or amplified sound to emanate from the building.</li> <li>3. Commercial use of the building to be limited to between the hours of 8am to 8pm Monday to Friday, 9am to 9pm Saturday, 10am to 8pm Sunday.</li> </ol> <p>The reason for these conditions is that the building's use class now stands within Class E. It could therefore become a shop, restaurant or other intensive use on any floors with no further consent. We ask you to limit the impact on residential amenity of any such planning uses via these conditions. Grape Street is a narrow highly residential street, with mansion flats on both sides. Noise from intensive uses is likely to echo and cause harm to neighbours if it were to take place while families are trying to sleep, or while they need to enjoy their homes in the late evening.</p> <p>These conditions would not have a limiting effect upon the current B1 consent, nor the most recent sui generis uses, nor on shop uses if they had opening hours appropriate for this site in a residential street.</p> <p>(Please note that the reason for the suggested condition 1 is that we have seen drawings for development in the past where no mechanism or hinges are shown for opening windows, but where fully opening windows were in fact installed and the council was unable to enforce against them. Fully opening windows fitted to buildings with intense uses can cause noise disturbance even when no amplified sound is being generated inside.)</p>