

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/2305/L	Covent Garden Community Association (Elizabeth Bax, Chair of Planning Subcommittee)	22/07/2023 00:12:36	OBJNOT	<p>As the amenity society for the area, Covent Garden Community Association supports this application in all respects except for the signage to which we strongly object.</p> <p>If the application were modified in respect of the signage, to comply with the Seven Dials Study planning document, we would withdraw our objection.</p> <p>-----</p> <p>It should also be noted that this application is retrospective and that the applicant has made significant changes to a listed building without consent, which is an offence.</p> <p>When experienced developers act in this way, it shows disrespect for the system and can cause irreparable damage to assets that are listed for the enjoyment of the wider community and future generations.</p> <p>We ask Camden as the LPA to send a clear signal to the applicant that making these changes cannot go unchallenged.</p> <p>-----</p> <p>Elements of the development which we particularly support include:</p> <ul style="list-style-type: none"> - Removal of the red paint to expose the original brickwork on the Earlham Street and Shelton Street facades. This enhances the appearance of the building and conservation area. - Removal of the paint on the floor throughout the basement, which hid the characterful historic flagstones. (We are confused that the Design & Access statement says that the paint will remain in place. It has, in fact, already been removed as we saw at a meeting with the applicant on 03/07/23 when he explained how laborious the process had been, but worth the effort.) - Bin storage provided on site. The previous restaurant, Belgo, caused problems for years by leaving stinking refuse out on Shelton Street. Fish oils leaked out on a nightly basis and caused foul smells during the day, harming both the Seven Dials conservation area, and the Covent Garden conservation area on the opposite side of the street. An internal bin store will remove this harm. <p>-----</p> <p>The application seeks permission to remove the existing signage and instal illuminated signs, including a menu box and advertising.</p> <p>In fact, signage has already been installed, without permission. This includes:</p> <ul style="list-style-type: none"> - An overarching fascia sign on the Shelton Street frontage. - Internally illuminated rectangular signs with lettering (2 along the Earlham Street elevation, 2 on the Shelton Street elevation). - Wall lanterns, with advertising painted on the glass or plastic, and which are lit up from inside (3 between the windows on the Earlham Street elevation, 1 on the Shelton Street elevation).