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2023/2825/L	Covent Garden Community Association (Elizabeth Bax, Chair of Planning Subcommittee)	29/07/2023 18:01:38	OBJNOT	As the amenity society for the area, Covent Garden Community Association must object this application and ask you to refuse it. Unfortunately there are two aspects that make the extension completely inappropriate, as we explain below. We cannot comment on any proposed INTERNAL ALTERATIONS to the listed building, however, because neither the D&A statement nor the drawings explain what they are. Are any historic or important structural elements being removed, for example? We might object if they are. We cannot comment on any proposed ALTERATIONS TO THE FENESTRATION at the rear elevation, either, because in comparing the Existing and Proposed elevation drawings, we cannot see any alterations. If these alterations are indeed part of the application, please provide drawings to show them. We can guess at what they might be from your description ('creating a new window in an existing bricked up opening, and lowering the sill height of an existing second floor window by 400mm'), and we might support them if they are indeed the same as our guess, but we do need to see drawings to be sure! --- Please note that the applicant has used the same drawings and D&A statement on this Application number 2023/2825/L as for Application number 2023/2315/L. The applicant has also used identical text in the 'Description of the Proposal' box on both application forms ('FORMATION OF ADDITIONAL STOREY OF ACCOMMODATION TO CREATE FAMILY ROOM AND ROOF TERRACE WITH MANSARD ROOF TO FRONT ELEVATION WITH 2X DORMERS COMPLETE WITH TIMBER SASH WINDOWS, RETAINING OF BUTTERFLY PARAPET WALL AT REAR AND INSTALLATION OF GLASS BALUSTRADE TO PARAPET WALL.'). So there is likely to be confusion locally, and therefore no comments are anticipated from neighbours on this application. We are obliged to comment on both. --- 1. UPWARD ROOF EXTENSION The application describes the formation of an 'additional storey of accommodation replacing the butterfly roof with an extension made up of the following elements; 70 degree mansard roof with two Georgian styled dormer windows to the front, a flat roof laid to falls to the rear'. The listing for 63-69 Endell Street describes them as 'A terraced houses with later shops. C18. Multi-coloured stock brick with stone cornice at 3rd floor level; No.63 has painted brickwork. 4 storeys and 2 windows each.' The mansard roof storey would destroy the balance of this well-preserved terrace of 4 Georgian houses in the Seven Dials conservation area. They all still have the same roof form as viewed from the street. They also have 'butterfly' roofs which are rare should be preserved. The proposed development would harm the listed building, and its context within one of the UK's prime conservation areas. The property was purchased recently; the applicant will have been aware of its status, these features and its location within the conservation area before making the purchase.

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As you are aware, we usually try to suggest ways of adapting an application so as to make it acceptable. However, given the features of this listed building and its position in the terrace, we have been unable to do so in this case.

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2. ROOF TERRACE / SUNDECK

The application describes the addition of \'a roof terrace of roughly 17.5sq/m with a glazed balustrade to the rear\'.

The building is surrounded by other residential units on both sides and to the rear, including family flats. We believe that this development would harm their residential amenity.

A large roof terrace at 4th floor level would be likely to cause issues with overlooking and noise, contrary to Camden\'s policy (SPG Amenity, 2.11). Unfortunately the applicant has not provided a plan drawing showing the neighbouring buildings, however, we believe them to be far closer than the 18m minimum recommended in Camden\'s policy (SPG Amenity, 2.11).

One problem with roof terraces and other outside spaces in this part of London is that they are constant sources of antisocial behaviour. Illegal holiday lets are reported to the council very regularly, but even legal holiday lets cause problems. The owner of this building is at liberty to let the flat to holidaymakers for 90 nights of the year, or to let to anyone for 3 months. Sadly, short term tenants often have no interest in their neighbours\' wellbeing; we have a great deal of experience of this.

Were any consent granted for a roof terrace in this location, harm to residential amenity could be lessened by two conditions:

- Hours of use restricted to 8am to 9pm. These are similar hours to those for use of balconies etc. applied to several residential units in the Covent Garden area, and to bedrooms with balconies on new build hotels. This is a large terrace and could host parties for large groups of people.

- No music or sound from an amplified devices on the terrace, nor to be played within the building so as to be audible at nearby premises.

- Rather than a glass balustrade, a treatment that minimises overlooking such as a fence and high planting.

- External lighting to be switched off at dusk or by 9pm, whichever is later.

Unfortunately, however, we do not believe that it is in any case possible to design a terrace in this location without causing the damage discussed in our section on the Upward Roof Extension above. We therefore ask you to refuse this application.

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