

From: Debbie Radcliffe
Sent: 26 September 2023 15:59
To: Miriam Baptist; Planning Planning
Cc: BCAAC c/o Owen Ward
Subject: 2023/3310/P 20 Endell Street London Camden WC2H 9BD
(basement and ground floor): OBJECTION

Dear Miriam

With the statutory consultation period ending on 23 September, I am aware we are a couple of days late for making comments on this application, but I trust they will be considered - and acted upon.

The application site is a five-storey property located on the corner of Endell Street and Betterton Street within the Seven Dials (Covent Garden) Conservation Area.

Metal framed sliding windows are completely unacceptable within the conservation area and the Advisory Committee objects to the application on the grounds of such harm to the CA. The property itself may not be listed but it does adjoin and is adjacent to listed buildings (33 and 22 Betterton Street).

To quote from Camden's Local Plan, Design & Heritage [7.76] -"If a shopfront is replaced or altered, the design should respect the characteristics of the building and, where appropriate, shopfront windows and framework features, such as pilasters, fascias and console brackets, should be retained or restored."

The proposed design [and actual changes of such design] does not respect the characteristics of the historic building of which the shopfront is a part, because of its proportions, slider runnels, and coated metal frame.

The creation of a servery in the wall on Betterton Street not only harms the street scene in a heritage area but also impacts on residential amenity. There are people whose homes are immediately adjacent to this "hatch" and as the intention is obviously to provide easy access to food delivery drivers, who may indeed have to queue for service, this will cause unnecessary obstruction and increase the clutter of people on the very narrow pavement.

But, most importantly, the application includes photographs of the refurbishment, showing the shop front altered WITHOUT PLANNING PERMISSION. To submit a "retrospective" application, with elements that so clearly fail Camden's policies within their Local Plan, shows a contempt for the process which is simply unacceptable.

We are disturbed to learn that despite the intervention of the Covent Garden CA and (apparently) an Enforcement Officer, the Applicants appear to have continued with their works.

How can such contraventions to Camden's policies within the Bloomsbury Conversation Area be allowed? It makes a mockery of the time BCAAC and community groups spend on commenting on planning applications, if the applicants feel they can continue with their proposals - REGARDLESS.

As a first step, please ensure that the serving hatch is immediately removed from the elevation on Betterton Street. Thank you.

Kind regards

Debbie Radcliffe