

From: Eric Stuart

Sent: 09 October 2023 01:36

To: Planning

Subject: 45A Monmouth Street WC2H 9DG: 2023/3387/P; 2023/3384/L; 2023/3735/A

Dear Sir/Madam

With respect to the above referenced related planning applications in respect of 45A Monmouth Street, I would like to make the following comments.

The planning and listed building consent applications for the shopfront alterations are a bit hard to follow.

The supporting document entitled "Full Set - Existing and Proposed Drawings" seems to show glazing bars retained on the ground floor side elevation windows whereas the supporting document entitled "Proposed Elevation Renderings" shows those windows without any glazing bars. The glazing bars shown in "Full Set - Existing and Proposed Drawings" tie much better with the treatment of the windows on the upper floors than the version shown without glazing bars in "Proposed Elevation Renderings" and the glazing bars should be used.

The situation seems to be the reverse with the new door on the front elevation. "Proposed Elevation Renderings" shows what would appear to be a metal frame to the glazed door itself whereas "Full Set - Existing and Proposed Drawings" shows a fully glazed opening that is a bit characterless and out of keeping with the rest of the building. The door in "Proposed Elevation Renderings" ties much better with the treatment of the windows on the upper floors above than the door shown in "Full Set - Existing and Proposed Drawings" and the door with metal frame should be used.

I would also note that any new signage should be in compliance with the guidelines of the Seven Dials in Covent Garden Study, ie hanging, of metal or wood, of interesting design, and not internally illuminated.

Sincerely

Eric Stuart
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