

| Application No: | Consultees Name:   | Received:           | Comment: | Response:  |
|-----------------|--|---------------------|----------|--|
| 2023/3705/A     | Covent Garden Community Association (form completed by Amanda Rigby, Co-Chair) | 28/11/2023 20:22:57 | OBJNOT   | <p>As the amenity society for the area, Covent Garden Community Association (CGCA) must object to this application without drawings showing public realm measurements that would enable us to comment in a meaningful way. We also ask for a condition on any consent, below.</p> <p>In principle we support the use of an awning to the frontage of a shop such as this, as long as it is of appropriate size and positioned well. Awnings can look attractive and absorb sound rising to the upper floors.</p> <p>However, in this application we cannot see cross-sectional measurements to show that:</p> <ul style="list-style-type: none"> <li>- at least 1m of pavement width is left free of overhang from the proposed awning, and</li> <li>- at least 2.3m clear height is free below the bottom edge of the awning fringe in accordance with policy.</li> </ul> <p>Camden's SPG, Design at 6.35 states that blinds should be designed and installed to incorporate:</p> <ul style="list-style-type: none"> <li>- a minimum of 1 metre between the blind and the kerb edge. We have problems in Covent Garden with pavement obstruction and vehicle overhangs where this extent of uncovered pavement width is not maintained.</li> <li>- a minimum of 2.3 metres between the bottom of the blind and the pavement. Less than this is intimidating to pedestrians and can give the impression that the space underneath is private, rather than public realm. The latter can result in unsafe crowding near the pavement edge.</li> </ul> <p>Please also refer to the Seven Dials Study planning policy &amp; design guide, the section on Blinds at page 866 (<a href="https://sevendialscoventgarden.study/?page_id=866">https://sevendialscoventgarden.study/?page_id=866</a>).</p> <p>We would have to object to any awning that did not leave the required clearances.</p> <p>Please ask the applicant to supply a side-view drawing that clearly shows the distance between the kerb and the blind when fully open.</p> <p>Please also attach a condition to any consent that any awning be retracted when the business is closed, to minimise the opportunity for antisocial behaviour. Unfortunately, as you know, the Seven Dials area is blighted with nightly street drug activity as well as some late-night drunkenness.</p> <p>-----</p> |