

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/5073/L	Covent Garden Community Association (form completed by Amanda Rigby, Co-Chair)	29/04/2024 12:08:15	OBJ/NOT	<p>As the amenity society for the area, Covent Garden Community Association (CGCA) objects to this application on conservation and safety grounds.</p> <p>---</p> <p>Seven Dials is one of the UK's prime conservation areas. It was among only 38 given outstanding status in 1974 amongst many thousands of conservation areas across England.</p> <p>Festoon lighting damages the character of the conservation area when used permanently. Festoon lighting is appropriate for short festive periods. At other times it gives a tacky look to the area, and as the lighting gets older it can look dirty and tatty.</p> <p>Festoon lighting is cheap. It should not be used as an alternative to proper street lighting. This application should therefore be refused unless a condition is attached allowing the use of the fixings for a maximum of 4 weeks per annum.</p> <p>To deal with problems of insufficient lighting in Tower Court we would suggest the use of the Covent Garden Lantern, designed in partnership with Camden specifically to give a sympathetic solution on historic buildings in the area. To this end we ask the applicant to get in touch with us via Planning@CoventGarden.org.uk for further information, and to refer to the website of the Seven Dials Trust at https://www.sevendials.com/projects/all-projects/item/35-re-lighting-seven-dials-covent-garden.</p> <p>There are no drawings associated with this application so we cannot comment on whether the eyelets themselves will damage the character of the listed buildings to which they are proposed to be attached.</p> <p>---</p> <p>Tower Court is part of the council's public realm. It is a pedestrianised street, and busy at times. We do not believe that permanent festoon lighting is safe here. Who will maintain it to ensure that it doesn't fall down and hit people as it ages?</p> <p>Please send us details of any proposed highways licence and insurance arrangements.</p> <p>---</p>

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2023/5073/L	The Seven Dials Trust (form completed by Eric Stuart, voluntary Trustee)	29/04/2024 22:50:40	OBJ	<p>I am writing on behalf of The Seven Dials Trust to object to the proposal for Tower Court. The Trust works in partnership with local authorities, landowners, national agencies and local amenity groups to protect the historic fabric of Seven Dials and the surrounding conservation areas, and to promote and bring about exemplary environmental improvements in the area.</p> <p>The 'Seven Dials Renaissance Study' is the key document in the work of the Trust. It provides a detailed framework for the care and enhancement of the total environment of the Seven Dials area. The first study was published in 1990. The latest revised and updated web-edition from 2023 has been extended across the borough boundary down to Long Acre in Westminster, covers an enlarged area in Camden and has been renamed 'The Seven Dials in Covent Garden Study' (https://sevendialsovergardens.study).</p> <p>The Seven Dials Trust previously objected to planning application 2023/4972/P for Tower Court, which is effectively the same as the current listed building application 2023/5073/L for Tower Court. As stated in our previous objection, we agree that the entrance to, and Tower Court itself, are less than inviting, and the Court badly lit. However, we feel that permanent festoon lighting is not appropriate as it makes this part of an important Conservation Area into a form of tinsel town. Festoon lighting is appropriate at Christmas for a limited period, otherwise this would set an unacceptable precedent for the Conservation Area. We refer you to the Trust's new web study (now a material consideration for planning matters) on the issue of festive type lighting (https://sevendialsovergardens.study/streets/managing-the-public-realm/on-street-%20commercial-%20activity/?_gl=1%2A954kd5%2A_ga%2AMjEwODUwMzEzMC4xNzA2OTc1ODYz%2A_ga_C%20%20C2Y2Z17WG%2AMTcwNjk3NTg2My4xLjEuMTcwNjk3NTkwMC4wLjAuMA).</p> <p>The festoon lighting would add significant visual clutter to the open space between the Ambassadors and St Martins Theatres, the Grade II listed buildings forming the opposite sites of the portion of Tower Court between West Street and Tower Street. It would also obscure views of the secondary frontages of the St Martins and Ambassador Theatres as well further down to the portion of Tower Court between Tower Street and Earham Street. Although the secondary frontage of the Ambassador Theatre is functional and may be of limited visual interest, the secondary frontage of the St Martins Theatre contains period detailing and is of visual interest which would be impaired by the permanent visual clutter of the festoon lighting. The view down Tower Court includes the listed row of late 18th century townhouses at Nos. 5-10 Tower Court. The impact of this visual clutter and obscuring of views is clearly shown in the photograph adjacent to Section 4.0 (Proposal) on page 5 of the applicant's Design, Access & Heritage Statement. We believe that the proposal causes harm to heritage assets, both the listed buildings themselves and broader conservation area, and that there are no public benefits to outweigh that harm. Therefore, we believe that listed building consent should be refused.</p> <p>We note that all the surrounding streets to Tower Court have the Covent Garden Lantern, designed in partnership with Camden specifically to give a sympathetic solution on historic buildings in the area. To deal with problems of insufficient lighting in Tower Court, we would suggest the use of the Covent Garden Lantern, either post mounted as in Tower and West Streets, or facade ones as in all the other streets off the Dials and beyond into Westminster. We would suggest that facade mounted ones be used in this part of Tower Court - a small number of lanterns could provide significant illumination and could be mounted on the secondary facade of the Ambassadors Theatre so as to minimise any impact on the secondary facade of the St Martins Theatre. We believe that this, rather than permanent festive type festoon lighting, would be more sympathetic to the listed buildings of Tower Court and the wider Seven Dials Conservation Area. For further information on</p>

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Covent Garden Lantern, we refer you to the Trustis website
(<https://www.sevendials.com/projects/all-projects/item/35-re-lighting-seven-dials-covent-garden>).
