

Application No:	Consultees Name:	Received:	Comment:	Response:
2025/0462/P	Covent Garden Community Association (form completed by Amanda Rigby, Co-Chair)	12/03/2025 01:48:14	OBJNOT	<p>As the amenity society for the area, Covent Garden Community Association (CGCA) objects to this application.</p> <p>The existing, original Art Deco lettering above the entrance on Phoenix Street should be preserved. Its removal would harm the character of the Conservation Area and the historic building of which it is a part.</p> <p>The proposed door is also out of keeping with the 1930s building. A more sympathetic design should be chosen. It is difficult to tell whether the fluted ceramic cladding panel is sympathetic or not, without seeing more detail.</p> <p>Indeed, the entrance to the flats is a part of the Phoenix Theatre building, which is a Grade II listed building (see https://historicengland.org.uk/listing/the-list/list-entry/1242926?section=official-list-entry). The theatre building is described in the official list entry as having facades to Charing Cross Road and Phoenix Street. The context of the doorway can be seen in the photographs in section 1.3 of the Design & Access statement. The doorway and its surrounding wall are, in our view, a part of the listed building. The Historic England location plan indicates the whole footplate. The entrance elements should therefore be refurbished following historic records, not replaced with modern designs.</p> <p>We would like to see an application for listed building consent for any alterations to this façade.</p> <p>---</p> <p>The proposed glazing on the door is also liable to attract crime and antisocial behaviour because the residential lobby behind it is small and inactive, with the base of a staircase. The immediate street area is a hotspot for drug related activity. A door which is opaque or obscured would be more effective in designing-out crime. It should, however, have a peephole so that people exiting the building can see if anyone is immediately outside.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2025/0462/P	Covent Garden Community Association (form completed by Amanda Rigby, Co-Chair)	12/03/2025 01:51:53	OBJNOT	<p>As the amenity society for the area, Covent Garden Community Association (CGCA) objects to this application.</p> <p>The existing, original Art Deco lettering above the entrance on Phoenix Street should be preserved. Its removal would harm the character of the Conservation Area and the historic building of which it is a part.</p> <p>The proposed door is also out of keeping with the late 1920s building. A more sympathetic design should be chosen. It is difficult to tell whether the fluted ceramic cladding panel is sympathetic or not, without seeing more detail.</p> <p>Indeed, the entrance to the flats is a part of the Phoenix Theatre building, which is a Grade II listed building (see https://historicengland.org.uk/listing/the-list/list-entry/1242926?section=official-list-entry). The theatre building is described in the official list entry as having facades to Charing Cross Road and Phoenix Street. The context of the doorway can be seen in the photographs in section 1.3 of the Design & Access statement. The doorway and its surrounding wall are, in our view, a part of the listed building. The Historic England location plan indicates the whole footplate. The entrance elements should therefore be refurbished following historic records, not replaced with modern designs.</p> <p>We would like to see an application for listed building consent for any alterations to this façade.</p> <p>---</p> <p>The proposed glazing on the door is also liable to attract crime and antisocial behaviour because the residential lobby behind it is small and inactive. The immediate area is a hotspot for drug related activity. A door which is opaque or obscured would be more effective in designing-out crime. It should, however, have a peephole so that people exiting the building can see if anyone is immediately outside.</p>