



42 Earlham Street, Covent Garden, London WC2H 9LA

Tel. 020 7836 5555

email: [info@CoventGarden.org.uk](mailto:info@CoventGarden.org.uk)

website: [www.CoventGarden.org.uk](http://www.CoventGarden.org.uk)

Facebook: TheCGCA

Twitter: @TheCGCA

Registered charity no. 274468

## AMENITY GROUP CONSULTATION COMMENTS

**Date** 12 February 2014

### **Planning Application Number**

2014/0150/P

### **Planning Application Address**

45 New Compton Street WC2H 8DF

### **Proposal**

Extension to create an additional fifth floor to provide three additional residential flats (2 x 2 bed, 1 x 4+ bed) with balcony/terrace area to existing residential block (Class C3).

### **COMMENTS**

#### **I object to the application (please state reasons below) ✓**

The CGCA supports local residents and residents' organisations and amenity groups representing the Denmark Street Conservation Area, in objecting to these proposals, and we note that the reasons for both Council and Planning Inspectorate refusal from the previous application (2012/3957/P) remain.

As the Planning Inspectorate noted with the previous application, these proposals are severely out of keeping with the conservation area. Given that this part of Covent Garden is set to be even more visible as a result of Cross Rail, it is vital that the characteristics and appearance of the conservation area is maintained. One such characteristic is the roofline of the buildings along New Compton Street. The CGCA notes that English Heritage has placed this area on its Heritage at Risk register, as the conservation area's character has been significantly eroded by development.

Further, again as noted by the Planning Inspectorate, buildings are built to the edge of the pavement along New Compton Street and this, combined with the height of the buildings, creates a very densely developed character. Relief is provided solely by the views upwards. The proposed development would disrespect this. As the Inspectorate stated, 45 New Compton Street should be compared to buildings in its immediate context and not to the bulkier buildings north of the site.

Thus, these proposals would harm local character and are contrary to LBC's planning policies CS14, DP24 and DP25.

The CGCA also supports local residents' concern about loss of light and overlooking for existing residents. Residents, such as those in Pendrell House, already live with a sense of enclosure because of previous high-rise development. Adding another storey to 45 New Compton would exacerbate this.

Thus, the proposals would contradict LBC's policies CS5 and DP26.

The CGCA also shares concerns, including those expressed by The Phoenix Garden, which is a local stakeholder and is located adjacent to the proposed development, that the historic and protected trees lining St. Giles' Churchyard will be severely damaged or even removed because their dense foliage will block light for the proposed flats, as the proposed development will occur above crown height. The trees are vital to the area for environmental reasons including helping to mitigate

pollution. There are also concerns about the impact of construction on the trees. While the CGCA cannot confirm that the trees are subject to a tree preservation order, they do fall within the Denmark Street Conservation Area and an Area of Special Character and, thus, are invaluable to the local character.

**Comments submitted by**

Meredith Whitten

[meredith@coventgarden.org.uk](mailto:meredith@coventgarden.org.uk)