

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/3431/L	Meredith Whitten	Covent Garden Community Association 42 Earlham Street London WC2H 9LA	15/07/2014 14:12:13	COMNOT	<p>The CGCA is concerned about the loss of small- and medium-sized office (B1) space in Covent Garden and, thus, we question the need for conversion of this site from B1 to C3. However, if Camden is minded to approve the application, the CGCA has the following concerns.</p> <ul style="list-style-type: none"> The CGCA strongly objects to the proposed rear extension that replaces the glass and metal conservatory. As stated in DP24, development must consider the character, setting, context, scale and form of the existing building and neighbouring buildings. The proposed extension is significantly out of keeping with the character of the listed building, the surrounding buildings (including the adjacent flats in Tower Court) and the conservation area as a whole and, thus, should not be permitted. The applicant notes that the proposed flat, green roof of the extension would “be a great improvement on the current extension.” However, the CGCA and adjacent residents are concerned about the potential use of the roof as a terrace where noisy and disruptive parties or events could occur. Any permission granted should specify that the roof may not be used in any way that disturbs the amenity of local residents, including residents in other units of the building and those in Tower Court and other nearby streets. The Construction Management Plan says that there is only one tree within the curtilage of the site; however, there are actually two trees, which have a positive amenity value and provide special character to residents in Tower Court. Any permission granted should include a condition that specifies that both trees should be preserved. The CGCA also notes that no mention of plant, particularly air-conditioning units, is made in the documents. If the applicant intends to provide air-con, this should be included in the plans. The CGCA does welcome the inclusion of on-site affordable housing units.
