

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4205/P	Meredith Whitten	Covent Garden Community Association 42 Earlham Street WC2H 9LA	28/08/2015 02:26:15	COMMNT	<p>The CGCA has no objection to the overall principle of the scheme, however, we do have the following concerns that should be addressed should permission be granted.</p> <ol style="list-style-type: none"><li>1. The new windows at 15 Grape St are described as bronze coloured metal framed windows to match existing. However, only the ground floor windows at the front elevation are metal framed. The timber window panes on the floors above ground level are painted white, in keeping with the rest of the windows all along Grape St. Thus, the applicant should be required to paint the window frames white to match existing.</li><li>2. Similarly, the glass treatment should also be required to match existing and be in keeping with the rest of the street.</li><li>3. There is currently a rainwater pipe on the front elevation of 15 Grape St, which does not appear on the applicant's existing or proposed drawings. The applicant must be required to retain this pipe or otherwise indicate how rainwater will be collected from the roof.</li><li>4. The flat roof at 15 Grape St has provided a means of escape for occupants of 9-13 Grape St. Should the additional floor at 15 Grape St. be permitted, what will be the means of escape for both 9-13 Grape St and 15 Grape St.?</li><li>5. A condition must be included that specifies that air-conditioning units must be turned on only during business hours. The units must be turned off at night to protect residential amenity.</li><li>6. Finally, as the applicant notes, 9-13 Grape Street recently received planning permission for conversion from B1 to C3 as well as external changes, including increased height. Given that the buildings on Grape Street all have a similar pattern and symmetry, the proposals for this Unlisted Building of Merit must be considered with how any changes will affect the character of the entire streetscape.</li></ol>

---