

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/2423/L	Meredith Whitten	Covent Garden Community Association 42 Earlham Street WC2H 9LA	30/10/2015 17:03:17	OBJ	<p>The CGCA objects to the proposed shopfront alterations because the proposals fail to preserve or enhance this listed building in the Seven Dials Conservation Area, and are not in keeping with the character of the building as a whole. The proposals also do not adhere to the recommendations in the Seven Dials Renaissance Study, which Camden has adopted.</p> <p>The Seven Dials Study states that No. 26, which along with No. 24 is part of a matching pair of three-storeyed houses rebuilt in the early 19th century, has a substandard shopfront that could be improved. The stucco cornice on top has been cut back, but could be restored to the original profile that survives next door.</p> <p>Whilst the CGCA does not object to the change of use to C3 on the first floor, we remain concerned about use of residential flats for short-term lets and about use of multiple tenants being allowed in a single unit. We support Westminster's efforts to have the Council exempted from policies that allow short-term lets, including the use of residential flats for holiday lets, as short-term lets have an adverse impact on the local community.</p> <p>Finally, the change of use of the upper floors to C3 will be subject to smells from the restaurant below which must be adequately catered for without the intrusion of inappropriate external ducts, which cause harm to a listed building</p>

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