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## AMENITY GROUP CONSULTATION COMMENTS

**Date** 25 April 2016

**Planning Application Number**

2016/1445/P

**Planning Application Address**

6 Stukeley Street WC2B 5LQ

**Proposal**

Demolition of an existing single storey house and redevelopment of the site with erection of two 2 x bedroom units within three storey building and excavation of basement level.

### COMMENTS

The CGCA objects to these proposals. This building falls within the Seven Dials Conservation Area and, thus, is subject to Camden policies for conservation areas, including the Seven Dials Estate Conservation Area Statement, a statutory planning guidance document. This document notes that 6 Stukeley Street makes a positive contribution to the appearance of the conservation area. The CGCA is concerned that the applicant does not acknowledge this in the supporting documents and, thus, does not provide complete information on which the officer can base a decision.

In particular, the Seven Dials Estate Conservation Area Statement specifies that the lower roof lines and cottage appearance of No. 6, as well as 4-14 Stukeley Street, contribute to the conservation area and, thus, are of local heritage value.

The CGCA's objection is based on the following concerns.

**Height and bulk** – The proposals call for a building that greatly exceeds the height and mass of the existing building. This contradicts the Conservation Area Statement and would result in a canyon-like effect on Stukeley Street by making this narrow street feel claustrophobic and pinned in. (We note that Stukeley Street measures just over 5.2m at its widest in this location.) It also would drastically reduce the daylight that reaches the street and windows facing Stukeley Street. This is of particular concern given the already limited daylight currently experienced.

Further, increasing the height and bulk would have a negative impact on the roofline and subsequent views across Covent Garden. The supporting documents do not address these impacts.

**Design and layout** – The design and layout of the proposed units do not fit with the character of the conservation area or of the street in particular. Additionally, the design and layout will result in an impact on residential amenity. For example, the proposed windows are extremely large and would look directly into habitable rooms across all of Goldsmith Court, which lies just 5m away.

The proposed dormer roof increase the building's height too much and eliminates the current saw-toothed roofline with a more homogenous and bland roofline, which violates Camden's design policies.

The application site is insufficient for the amount of development proposed. Again, Stukeley Street is a quiet, narrow street in the heart of the conservation area. In particular, the site is inappropriate for the two dwellings proposed.

**Daylight & sunlight** – As stated in the applicant’s daylight and sunlight assessment, the proposals would have an impact on existing windows, notably windows designated as habitable rooms or sensitive windows. The proposals would essentially eliminate all direct sunlight for several windows. The impact would be felt in Stukeley Street as well as Goldsmith Court, where the CGCA estimates that the amenity of more than half of the 16 flats will be significantly affected. This is an unacceptable impact on residential amenity.

**Overlooking** – Similarly, as previously noted, the impact on the roofline would affect residents’ views. Additionally, the proposals would have an effect on residents’ privacy. This is because the current openness provides some level of privacy, whereas the increased height and bulk would lead to overlooking, along Stukeley Street as well as Drury Lane.

The level of overlooking would be highly inappropriate and would not meet the standard set in Camden’s planning policies or the Mayor of London’s Housing Design Standards. As proposed, none of the street windows would have glazed or obscured glass, and all windows are openable.

**Conservation Area** – As the proposed site falls within the Seven Dials Conservation Area, the applicant’s proposals must protect and enhance the quality, character and history of the conservation area. The CGCA believes that these proposals fail to do so.

In conclusion, the proposals will have significant negative impacts on Stukeley Street, including adjacent residents and tenants. The proposed development would turn a narrow, yet open and light thoroughfare, into a dark and unremarkable alley. Existing residents, including those in Goldsmith Court, would have significant impact to their amenity, including to their access to daylight and sunlight and existing views. The proposals do not respect the character of the Seven Dials Conservation Area and, as such, fail to enhance or protect the conservation area. Given this, the proposals are inappropriate and should be refused.

**Comments submitted by**

Meredith Whitten on behalf of the Covent Garden Community Association

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