

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/2938/P	Meredith Whitten on behalf of the Covent Garden Community Association	Covent Garden Community Association 42 Earlham Street WC2H 9LA	30/06/2016 21:42:56	OBJ	<p>Objection. The CGCA objects to the proposed non-closeable gate, planters along the top of the gate and replacement of the existing iconic barrel signage. These proposed changes result in visual clutter that harms the appearance of the conservation area (see CS5, which states that “The Council will protect the amenity of Camden’s residents and those working in and visiting the borough by: f) seeking to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities”).</p> <p>We also note that in CS14.14 the Council specifies that the Camden Streetscape Design Manual “encourages respect for local character and promotes high quality, clutter-free design to make streets and public places that are safe and easy to use for all.”</p> <p>A gate that is non-closeable serves no purpose other than as an unnecessary decoration. Further, the gate is not representative of the heritage of Neal’s Yard. However, removing the hoist and casks does remove a piece of Neal’s Yard history, which provides an established identity.</p> <p>These proposals fail to preserve or enhance the historic nature and unique character of the Seven Dials (Covent Garden) Conservation Area (CS5, CS9, CS14). According to DP24, careful consideration must be given to the characteristics of a development site, features of local distinctiveness, and the wider context in order to achieve high-quality development which integrates into its surroundings. Camden’s planning policy is clear that the Council expects development to retain the distinctive characters of the conservation area and new development must contribute positively to this. DP25 specifies that the Council “will only grant planning permission for development in Camden’s conservation areas that preserves and enhances the special character or appearance of the area.” Also see CPG1 2.6 and CPG1 2.9.</p> <p>The CGCA does not object to the painting of “Neal’s Yard” on the brickwork, as this is in keeping with the historic presentation of the area.</p>
