

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/3621/P	Meredith Whitten on behalf of the Covent Garden Community Association	Covent Garden Community Association 42 Earlham Street WC2H 9LA	14/08/2016 14:53:18	OBJ	<p>Objection. The proposed replacement windows and street door are out of character with this building, the Grade II* listed building directly next door and the wider conservation area. As such, these proposals fail to preserve or enhance the historic nature and unique character of the Seven Dials (Covent Garden) Conservation Area (CS5, CS9, CS14).</p> <p>The windows on the upper floors should be sash-cord windows, which are used throughout the conservation area and are more reflective of the area's character. (See https://goo.gl/LcjrHe as well as attached photo from 36-38 Earlham Street.)</p> <p>The design of the shopfront is overly cluttered, with too many unnecessary elements. In particular, the pieces of the lower half of the shopfront do not contribute to the character of the conservation area and, in fact, detract from it. The applicant compares the shopfront to a piece of A4 paper (D&A statement, p. 8), but the busyness that results is not appropriate in the conservation area and adjacent to a listed building. As such, the applicant has missed an opportunity to restore the building to a state that more accurately reflects the historic nature of the building and the context in which it sits.</p> <p>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."</p>
