

AMENITY GROUP CONSULTATION COMMENTS

Date 31 October 2016

Planning Application Address & Number

22 Betterton Street WC2H 9BX
2016/3621/P

Proposal

Replacement windows to front and rear elevations and replacement of street doors and shop window.

COMMENTS

The revised shopfront is an improvement on the previously proposed scheme. However, the T-shaped bar, circled in red below, is unnecessary and spoils an otherwise sensitive restoration. The CGCA does not see the purpose for these panes.

The CGCA objects to extending the kitchen extract to the roof level. These proposals are not explained well in the D&A statement, but the CGCA is confident that no such extract ducting has previously existed. Adjacent residents have complained about the kitchen odour which came from the open windows, which the applicant said was necessary to ventilate the café.

The CGCA stresses that no extract ducting exists, thus, there is nothing to “extend.” Before any such equipment is installed, the applicant must submit a professional acoustic report as well as drawings that sufficiently show existing and proposed elevations and plans incorporating the extract ducting.

We note that the “concept sketch for Betterton Street Café elevation,” found in the D&A statement includes a bench for outside seating. Any permission for outside furniture, including a bench, chairs, tables and A-boards, must be part of a separate application. No furniture is to be placed on the pavement without approval.

The CGCA welcomes to revisions to the windows on the upper floors, which are more appropriate for the character of the area. We note that, contrary to the applicant’s statement, many café windows in the conservation area are like shop windows.

Comments submitted by

Meredith Whitten on behalf of the Covent Garden Community Association

