

| Application No: | Consultees Name: | Consultees Addr: | Received: | Comment: | Response: |
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| 2016/5190/P | Tahir Hussain Babar | 26 Phoenix House 104-110 Charing Cross Road London WC2H 0JN | 17/11/2016 20:47:57 | OBJ | <p>I disagree with this planning proposal. As an owner of one of the properties, the suggested penthouses on floors 6 and 7 will have a significant impact on this Grade II Listed Building.</p> <p>Additionally, the building noise will be unacceptable. We have had "improvements" on the area for over 10 years now, and living in the block has been like living in a construction site for over a decade !</p> <p>There also seem to be no detailed assessment of the potential damage to the structure and fabric of my apartment on the top floor, and as the building is 90 years old, it was never constructed to support such alterations.</p> |

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| 2016/5190/P | Meredith Whitten on behalf of the Covent Garden Community Association | Covent Garden Community Association 42 Earlham Street WC2H 9LA | 17/11/2016 16:31:57 | OBJ | <p>The CGCA objects to the proposed two-storey roof extension because of its design and its impact on the conservation area, streetscape and heritage assets.</p> <p>The proposed roof extension is out of keeping with the character of the Denmark Street Conservation Area and the local streetscape because of its design (including the dominance of glass on the extension) increased height and bulk. We disagree with the applicant's assertion that the proposals "maintain balance and harmony with the original host building" (D&A, p. 7).</p> <p>Design</p> <p>These proposals fail to preserve or enhance the historic nature and unique character of the 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. These proposals fail to do so. DP24 further states that the character and proportions of the existing building, where alterations and extensions are proposed, must be respected. Again, these proposals fail to do so. In DP24.13, the Council says that "overly large extensions can disfigure a building and upset its proportions." That is the case with these proposals.</p> <p>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 proposed extension dramatically changes the scale and proportion of the existing building, which affects its relationship with the streetscape and the surrounding buildings, including the Grade II listed Phoenix Theatre directly next door. With the proposed extension, the building will tower over Phoenix Theatre, causing an overbearing relationship that dilutes the theatre's presence. Yet, Camden policy (DP25(g)) is clear that the Council will not permit development that it considers would cause harm to the setting of a listed building. DP24.12 goes further: "Designs for new buildings, and alterations and extensions, should respect the character and appearance of the local area and neighbouring buildings."</p> <p>Impact on streetscape</p> <p>Whilst the footprint of the original roof may be used, the height and massing greatly alter the building's appearance, which has an impact on the streetscape and on neighbouring properties, including residential flats. Camden's Streetscape Design Manual notes that the relationship of buildings contributes to local character and distinctiveness and "should be preserved or enhanced" (sec. 1.01). Charing Cross Road has a prominent place in London's history and is an internationally recognised roadway because of its historical and cultural references. Further, with the development occurring at Tottenham Court Road, such as Crossrail, this area will soon experience greater pedestrian and vehicular traffic. Thus, as a gateway to the conservation area and to Covent Garden, this building will play a key role in signalling local character and distinctiveness.</p> <p>Further, DP24.16 calls for materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building or area. However, the materials used for the proposed extension stand in stark contrast to the rest of the building, causing the proposed extension to not appear connected to the rest of the building, but rather built as an afterthought.</p> <p>Terrace/balcony</p> <p>Regarding the outdoor amenity space, the CGCA recognises that, whilst amenity space can add</p> |

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| | | | | | <p>significantly to residents' quality of life, particularly in a densely developed area such as Covent Garden, this must be balanced with the impact on neighbours. This is acknowledged by the Council in CS5e-f, DP24 and DP26. DP24.23 states that, "the densely built up nature of the borough means that the provision of private amenity space can be challenging, and the Council will require that the residential amenity of neighbours be preserved, in accordance with policy DP26 and CS5." The proposed balcony/roof terrace would cause significant nuisance and harm to the amenity of neighbours. This includes overlooking and loss of privacy, noise, light spillage and security, all of which are outlined as impacts from balconies and terraces in CPG1 5.23.</p> |
| 2016/5190/P | Michael Lee | Flat 1 Phoenix House 104 Charing Cross Road London London | 17/11/2016 13:44:09 | OBJ | <p>I strongly object to this application.</p> <p>It will cause extra noise and environmental pollution to an already very densely populated area.</p> <p>It will deprive existing residences of a safe open air amenity space.</p> <p>Extension will not fit within an existing historical structure and cause a detrimental effect on the character of the adjacent Grade 2 listed Phoenix Theatre.</p> <p>This building was designed entirely for a collection of studio flats, not for extension to 2 bedroom flats. Granting of application will set a very dangerous precedence to future buildings in this over crowded area.</p> <p>The residences in this block of flats already suffers from existing everyday noises ,congestion and pollution.</p> <p>It is already at breaking point. Any further addition of use in this saturated building will cause an everlasting detrimental effect on the quality of our life's..</p> |