

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6181/P	Meredith Whitten on behalf of the Covent Garden Community Association	Covent Garden Community Association 42 Earlham Street WC2H 9LA	02/12/2016 13:40:29	OBJ	<p>The CGCA objects to an openable shopfront at this, and any, premise. Camden's planning policy clearly opposes folding and openable shopfronts. See CS7; DP 30, including DP30.8; CPG1 7.12. The existence of nearby shops with openable shopfronts is not a justification for allowing additional development that contradicts Council policy.</p> <p>Folding and openable shopfronts detract from the character of the street and the Conservation Area, as well as the architectural integrity of the building. When open, they erode the appearance of the shopfront, creating a visual void, and can have a negative impact on local amenity, for example in terms of noise and disturbance.</p> <p>According to DP30.8 (p. 137), "Folding/opening shopfronts will not generally be acceptable, as they can create a void at ground level that can harm the appearance of a building, and can also have a negative impact on local amenity, for example in terms of noise and disturbance."</p> <p>Meanwhile, CPG1 7.12 says, "When open, they erode the appearance of the shopfront, creating a visual void, and can increase disturbance to neighbouring properties, particularly in the case of food and drink premises. When closed they appear as a row of doors rather than a shopfront. This creates a heavier appearance than a shopfront mullion and reduces the area of glass in the shopfront" (see p. 67).</p> <p>The CGCA supports Neal's Yard residents, who maintain that permitting anything beyond opening the entrance door – not the entire shopfront – is unacceptable due to the proven noise and disturbance that openable shopfronts cause.</p>
