

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6408/L	Meredith Whitten	Covent Garden Community Association 42 Earlham Street WC2H 9LA	29/12/2016 13:21:14	OBJNOT	<p>Whilst the CGCA welcomes the changes made by Greene King to their signage (under a separate application) because we feel they will enhance the appearance of this historic public house and make a positive contribution to the nationally important Seven Dials Conservation Area, the same cannot be said for the installation of awnings proposed in this application.</p> <p>Thus, the CGCA objects to the proposals. The proposed awnings's size and location would be an incongruous addition to the building, detrimental to the character and appearance of the building and the wider Covent Garden (Seven Dials) Conservation Area, and in violation of several of Camden's planning policies. We elaborate on these reasons below,</p> <p>The awnings dominate the frontage of this Grade II listed building, which the Council's planning policy says should be avoided (see CPG1 para 7.19). This results in a visually unattractive appearance that is inappropriate in the conservation area, as it results in visual clutter and detracts from the area's character (see CS5, CS9, CS14, DP24, DP25). The proposed awnings are also inappropriate for a listed building and would result in harm to the special interest of the building (DP25). In addition to Council policies (see CS5, CS9, CS14, DP25, CPG1), the Council has a statutory obligation to preserve or enhance the borough's listed buildings.</p> <p>When Outstanding Status existed, Seven Dials was one of only 38 out of 6,000 conservation areas in England to achieve this status. This significance is not mentioned in the applicant's Heritage Statement. The Dials itself is a unique setting – the centre-piece of the conservation area – and the Crown is one of only two buildings whose scale remains the same as c. 1693. This is evident in the applicant's Heritage Statement (see p. 20, figure 10).</p> <p>Further, the sections of the National Planning Policy Framework cited by the applicant support refusing permission for awnings, given the building's significance. In particular, para 132 requires the Council to give great weight “to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.”</p> <p>With the great significance of the building established, no development that harms or alters the heritage asset should be permitted.</p> <p>Whilst the applicant has a better thought out design than the existing situation or past proposals, the proposals in the application will, per se, obscure part of the façade of this key building in one of England's key conservation areas, the most important one in Camden.</p> <p>The motivation for this application is commercial – it has nothing to do with enhancing either this historic building or key conservation area. Instead, the purpose is to provide a space for more vertical drinkers and outdoor seating.</p> <p>The awnings also result in the pavement below being commandeered for commercial use, with pedestrians believing they cannot walk under them. Further, when bicycles are parked at the adjacent racks, pedestrians have no choice but to walk under them, which is intimidating, in part because the awnings are low-hanging and extend well into the pavement, and with vertical drinkers and smokers from the pub crowded under them.</p>