

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/7052/P	Meredith Whitten on behalf of the Covent Garden Community Association	Covent Garden Community Association 42 Earlham Street WC2H 9LA	27/01/2017 14:58:55	OBJ	<p>Objection. Although this site is undergoing redevelopment, the retained façade remains a distinctive Victorian, brick-build façade. The proposed alterations to the window design at levels 1-4 is wholly out of keeping with the character of the building itself, surrounding buildings and the conservation area. The proposed design is jarring and disappointing and, because the windows will be easily visible from street level, the design is inappropriate in the conservation area.</p> <p>In particular, we object to the placement of the horizontal glazing bar, which results in an unevenness that does not fit the building's character. None of the windows shown in the applicant's "contextual window analysis" have this design (see Parker House Design Development document, p. 3). We note that this façade is not modern, thus, the window design should be more traditional. The horizontal and vertical glazing bars should result in equal-sized quarters. Whilst we prefer the consented window design, if the applicant is trying to reduce the number of glazing bars, the windows should be evenly divided, such as those in window 3 of the "contextual window analysis."</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 CGCA does not object to the elongated windows at ground level or to the revised balustrade design</p>
