

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/2630/P	Meredith Whitten on behalf of the Covent Garden Community Association	Covent Garden Community Association 42 Earlham Street WC2H 9LA	15/06/2017 14:40:47	OBJ	<p>The CGCA objects to the installation of an openable shopfront. Camden's planning policy says folding and openable shopfronts "will not generally be acceptable" (DP30.8). Also, see CS7; DP 30; CPG1 7.12.</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. This has proven to be the case in Neal's Yard.</p> <p>Indeed, 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" (emphasis added).</p> <p>The applicant's argument that Neal's Yard historically had openable shopfronts is immaterial. The historic use of Neal's Yard, including the businesses in the photos the applicant disingenuously uses, was industrial and warehouse; they were not entertainment uses and most certainly not used late at night. The historic use did not include restaurants or takeaways.</p> <p>The argument that other shopfronts in Neal's Yard are openable also is irrelevant. In fact, other shopfronts exist in Neal's Yard that are not openable. And, the shopfront of 16A Neal's Yard includes small window panes, a pattern repeated throughout this side of Neal's Yard and throughout Covent Garden, making it highly characteristic of the conservation area. As planning officers are aware, Neal's Yard is a residential area and residents have been besieged by efforts to turn the historic, industrial yard into a late-night entertainment hub. Permission for yet another openable shopfront, which goes against the Council's own policies and which has proven to exacerbate noise and disturbance for local residents, should not be granted.</p>
2017/2630/P	Eric Stuart	68A Neal Street London WC2H 9PA	15/06/2017 17:55:14	OBJ	<p>I object to the current proposal. Neal's Yard is a unique part of the Seven Dial's Conservation Area and the proposed alterations would detract from this special part of the conservation area. The buildings surrounding Neal's Yard are generally older, with interesting upper story fenestration, with which the current shop front works well. The Design and Access statement is quite misleading in that it photographs the few shopfronts in Neal's Yard that do generally detract from the conservation area. Many of the other Neal's Yard shopfronts (not photographed for inclusion in the Design & Access Statement), while not as traditional in style as the current shop front, are more traditional in style or are of greater interest in terms of door and window detailing and thus do fit in with and enhance their surroundings. Given that Neal's Yard is in a conservation area, the fact that there are other shopfronts in Neal's Yard that detract from the conservation area should not serve as justification for approving the current proposal - a new design should only be approved if it would enhance the conservation area. Other proposals might meet this criteria, but the current proposal does not and thus should be denied.</p>