

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/3312/P	Meredith Whitten on behalf of the Covent Garden Community Association	Covent Garden Community Association 42 Earlham Street WC2H 9LA	13/07/2017 22:54:12	OBJ	<p>Objection. Proposals to install two antennas, three equipment cabinets, a pillar and associated equipment on the roof of this Grade II, high-profile building in the heart of the Seven Dials Conservation Area are wholly inappropriate.</p> <p>These proposals fail to preserve or enhance the historic nature and unique character of the conservation area (CS5, CS9, CS14) and are particularly out of character at the proposed location on the Dials itself, due to the visual impact on the conservation area. 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."</p> <p>Additionally, the proposed development would result in harm to the special interest of the listed 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. The CGCA notes that the Council has recently refused other harmful proposals to this building (see 2016/6241/L) because of the harm to the special interest of the listed building. In the Heritage Statement, the applicant cites NPPF para 131 as justification for permitting this development. However, the CGCA argues that the proposed development fails to satisfy any of the criteria under this paragraph of the NPPF and, thus, should be refused. Indeed, the Crown is currently viable without this additional development. The proposed development is not consistent with the building's conservation or that of the wider area. The proposed development would detract from the positive contribution made by The Crown and this development would make a negative contribution to local character and distinctiveness. Citing "lack of interest of local landlords in accommodating a base-station on their property" (Heritage Statement, p. 4) is not sufficient justification for causing harm to this listed building and the wider conservation area. The applicant should withdraw its proposals and find an alternative location that is more sensitive to the conservation area and its heritage assets.</p>
