

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/3607/L	Seven Dials Trust	68 Dean Street W1D 4QJ W1D 4QJ	17/07/2017 11:39:30	OBJ	<p>The Seven Dials Trust strenuously objects to these proposals in respect of this Grade II, high-profile building in the heart of the Seven Dials Conservation Area. These proposals are wholly inappropriate and fail to preserve or enhance the historic nature and unique character of the conservation area (CS5, CS9, CS14). They are 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, which it has done in the recent past with refusals of other proposals to this building because of the harm to the special interest of the listed building.</p> <p>In the Heritage Statement, the applicant cites NPPF para 131 as justification for permitting this development. However, the proposed development fails to satisfy any of the criteria under this paragraph of the NPPF and, so, should be refused.</p> <p>The Crown is currently viable, indeed, thriving, 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 would make a negative contribution to local character and distinctiveness.</p> <p>"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> <p>In wider planning terms the proposed meter pillar at ground level located near the edge of pavement adjoining Shorts Gardens, would, contrary to the applicant's assertion, have a significant impact at street level where the council's policy and practice is to declutter.</p>