

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/4062/P	Meredith Whitten on behalf of the Covent Garden Community Association	Covent Garden Community Association	07/09/2017 13:43:35	COMMNT	<p>(1) Whilst the CGCA does not object to the change of use to residential, we are concerned about the impact the proposed extension will have on this already-narrow passageway in terms of lighting and noise and disturbance.</p> <p>(2) Additionally, the CGCA is concerned about the impact of A1/A3 use on existing residents. Gate Street is a narrow passageway that already has a public house, a bar and several cafes. When customers stand outside, the noise and disturbance is exacerbated by a canyon-like effect that reverberates up to noise-sensitive windows.</p> <p>(3) The proposed drawings indicate an openable shopfront at ground level for the A1/A3 use.</p> <p>The CGCA objects to an openable shopfront at this, and any, premises. Camden's planning policy opposes folding and openable shopfronts. See CS7; DP 30, including DP30.8; CPG1 7.12. 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.</p> <p>According to DP30.8 (p. 137), "Folding/opening shopfronts will not generally be acceptable, as they can create a void at ground level that can harm the appearance of a building, and can also have a negative impact on local amenity, for example in terms of noise and disturbance."</p> <p>Meanwhile, 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. When closed they appear as a row of doors rather than a shopfront. This creates a heavier appearance than a shopfront mullion and reduces the area of glass in the shopfront" (see p. 67).</p>
