

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/7069/P	Anne Garrigues	Flat 10 45 New Compton street London WC2H 8DF	13/02/2018 17:05:46	OBJCOMP AP	<p>* Can the building at 45ncs sustain the weight of extra storeys?</p> <p>* Will the Fire Exit Entrance &amp; Stairs be used as (main?) entrance if extra storeys get build? If yes, would it be allowed re. Health &amp; Safety rules</p> <p>* The rubbish Chute has no extra capacity for extra tenants (problems already), how will this be solved?</p> <p>* The lift: are there plans to extend the lift to go up extra storeys?</p> <p>* There is NO sign outside 45NCS from the LA (Camden) about the Planning Application. And there haven't been any ever. Today is 13.2.18.</p> <p>* Very concerned that council rents will go up to a point they will not be affordable AT ALL to council tenants if the common areas of the building at 45NCS are upgraded to upmarket standards if the extra storeys get built (the common areas of 45NCS building would be upgraded by current Freeholder Mr D. Roberts who is applying to build the extra storeys in this application here).</p>
2017/7069/P	Meredith Whitten on behalf of the Covent Garden Community Association	Covent Garden Community Association 42 Earlham Street WC2H 9LA	14/02/2018 18:15:13	OBJ	<p>Objection. As the Planning Inspectorate noted with 2012/3957/P, which proposed similar development, these proposals are significantly out of keeping with the conservation area. Given that this part of Covent Garden will be even more visible as a result of Cross Rail, it is vital that the character and appearance of the conservation area is preserved.</p> <p>One such character is the roofline of the buildings along New Compton Street. The CGCA notes that English Heritage has placed this area on its Heritage at Risk register, as the conservation area's character has been significantly eroded by development. Further, again as noted by the Planning Inspectorate, buildings are built to the edge of the pavement along New Compton Street and this, combined with the height of the buildings, creates a very densely developed character. Relief is provided solely by the views upwards. The proposed development would disrespect this. As the Inspectorate stated, 45 New Compton Street should be compared to buildings in its immediate context and not to the bulkier buildings north of the site. Thus, these proposals would fail to preserve or enhance the historic nature and unique character of the Seven Dials (Covent Garden) Conservation Area (Local Plan policies D1 &amp; D2).</p> <p>The CGCA supports residents' concern about loss of light and overlooking for existing residents. Residents, such as those in Pendrell House, already live with a sense of enclosure because of previous high-rise development. Adding another storey to 45 New Compton would exacerbate this. Thus, the proposals would contradict LBC's planning policies.</p>