

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/2487/P	Covent Garden Community Association	09/07/2018 20:00:26	OBJ	<p>The CGCA objects to an openable shopfront at this, and any, premises. Camden's planning policy opposes folding and openable shopfronts (Local Plan 7.77; CPG 1 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 Local Plan 7.77 (p. 245): "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>

Total: 8