

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/5778/P	Elizabeth Bax, Covent Garden Community Association	30/12/2018 23:38:55	OBJNOT	<p>CGCA partly supports and partly objects to this application. We also request a condition that the restaurant doors remain closed.</p> <p>-----</p> <p>We support the replacement of the windows. We do not object to the removal of the render nor the replacement of the existing ground floor piers.</p> <p>-----</p> <p>However, we must object to the use of sheet metal, profiled metal gladding and large-pane glass to the ground floor frontage. This is not in keeping with, nor sympathetic to, the historic context. Nor is it in harmony with the rest of the frontage that sits above it and is dated 1903.</p> <p>The site stands close to the main entrance to the church of St. Giles-in-the Fields, Henry Flitcroft's early 18th century masterpiece which is Grade 1 listed. The frontage of 4 Flitcroft Street is only a few metres behind the stone lych gateway, as you can see from the photographs below.</p> <p>The view of the church along Flitcroft Street is one of the most famous views in the historic St. Giles area, showing the church steeple, both stone church gateways and the Elms-Lesters painting-rooms building, which is itself over 100 years old and listed. We believe that the proposed finishes to the ground floor of number 4 detract from this view.</p> <p>We ask you to suggest that the applicant revise the finishes on the ground floor to be more in keeping with the general context, with the rest of the building, and with the soft colours and edges of the old stone buildings and lych gateway in particular.</p> <p>We would suggest that:</p> <ol style="list-style-type: none"> 1. The two new piers proposed for the frontage either be removed from the design or finished in wood rather than solid, profiled metal cladding. 2. The metal panelled doors be revised in a softer finish. Again, we would suggest wood, and panelled. 3. The full-height, metal framed windows be revised to match more closely the wooden-framed windows above, and the general pattern of the building which carries the date 1903. <p>We should nevertheless mention that we are pleased to see that the design includes minimal ground floor recesses in this area, which is sadly plagued by street crime and drug activity.</p> <p>We look forward to the opportunity to discuss modifications to the proposals with the developer.</p> <p>-----</p> <p>We note that condition 33 of the planning consent relating to this site (ref. 2012/6858/P) requires that the ground floor A1 or A3 use shall only occur at times that will safeguard the amenities of the adjoining premises, which include the dwellings above.</p>

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For the same reason, and for reasons of energy conservation, we ask that you add a condition to any consent: to require doors to the ground floor commercial unit to be kept closed at all times.

Note: these online comments are augmented by an email containing photographs.
