

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/1060/P	Covent Garden Community Association (Elizabeth Bax, Chair of Planning Subcommittee)	12/05/2019 22:25:48	OBJNOT	<p>The Covent Garden Community Association (CGCA) objects to the design of the proposed additional 5th floor to this building.</p> <p>It is almost Brutalist in design, and detracts from the delicate features of the Victorian / Edwardian building below and alongside. This is inappropriate for a building of architectural merit on the border of the Seven Dials Conservation area.</p> <p>CGCA does not object to the addition of a terrace, although we believe that the glass balustrade is too visible. However, if a terrace space were to be granted at this address, we would request a condition to be added to restrict hours of use. We suggest 9am to 9pm Monday to Saturday in this location, to protect residential amenity across the road and especially the 17 flats in Cambridge Court. This is a broader window of time than we suggest in the areas of Covent Garden with narrower streets, because Shaftesbury Avenue is a busy road during the day Monday to Saturday. Traffic generally provides a background level of noise at that time which helps to baffle noise spikes from any parties outside etc. As we have commented before, there is a fashion now to create outside space for offices, but these can cause serious nuisance to residential neighbours.</p>
