



42 Earlham Street, Covent Garden, London WC2H 9LA

Website: www.CoventGarden.org.uk

email: info@CoventGarden.org.uk Tel. 020 7836 5555

Facebook: TheCGCA Twitter: @TheCGCA

Thomas Sild
Planning Officer
Regeneration and Planning
Supporting Communities
London Borough of Camden
Floor 2, 5 Pancras Square
London
N1C 4AG

via: Thomas.Sild@Camden.gov.uk
& Planning@Camden.gov.uk

2nd November 2019

Dear Mr. Sild,

Re. Application ref. 2019/4573/P for removal of existing canopy structure and erection of felt roof over rear courtyard with alterations to the ground floor rear elevation, all in association with the existing basement and ground floor unit (Class A1/Sui-generis)

We object to this application on the grounds of:

1. The proposed design being unsympathetic to the surrounding buildings, and to the conservation area.
2. Risk of damage to residential amenity.

1. Negative impact of design

Sadly, the proposed design appears to be a lower quality alternative to the consented design under ref. 2018/0846/P and the earlier consented design within application ref. 2006/2095/P.

The earlier designs involved high quality glazing and metalwork finishes with pitched roofs. The current design involves a completely flat, felt roof with 3 small roof lights.

A flat roof in this location would be unsympathetic to the historic buildings at 25 Shelton Street and 40 Earlham Street, between which it lies. A felt finish would have a negative impact in the context of the important Seven Dials Estate conservation area (one of the few in England given 'Outstanding' Status in the 1970's), at the very heart of which this site lies.

If the applicant has a valid need for a solid roof then we would suggest a slope of the order of that consented under 2018/0846/P, finished with slate tiles or similar to match the finish on 25 Shelton Street, as shown in the small overhead photo clip shown below.



2. Risk of damage to residential amenity

Previous use class planning consents for use of the ground floor and courtyard of 25 Shelton Street have acknowledged the sensitive context of the site. A decision notice for 2018/0846/P is not publicly available, but both 2017/4818/P and 2017/3487/P stipulate that “no music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway” and that the use “shall not be carried out outside 07.00 - 20.00 Mondays to Saturdays and 10.00 - 18.00 on Sundays and Bank Holidays”.

The site lies directly behind 14 family flats at 25 Shelton Street and 7 flats at 40 Earlham Street. Any sound escaping into the yard reverberates inside the high walls. Unfortunately, the Environmental Protection Act 1990 provides inadequate protection for residents, as shown by a high number of complaints to us in recent years where residents suffer serious distress while the council’s officers are unable to witness the high level of nuisance required to trigger action. It is therefore necessary that the existing conditions are upheld.

In addition to these nuisance considerations, we ask that you to ensure that any structure:

- a) Is substantial enough, and designed in such a way as to allow regular access for cleaning and maintenance to the flats at 25 Shelton Street and 40 Earlham Street, and to the Cambridge Theatre.
- b) Is indeed “free-standing”, as described in the applicant’s cover letter, as the plans are unclear as to how it will be supported.
- c) Has adequate drainage. Again, the plans do not show this.
- d) Is adequately secured so as to prevent out-of hours access to neighbouring buildings via the rooflights.

We look forward to attending any future hearing at which proposals are considered for this site.

Yours sincerely,

Elizabeth Bax
Chair of Planning Subcommittee
Mobile: 07810 518446