

CONSULTATION SUMMARY

Case reference number(s)

2020/0406/P & 2020/1248/L

Case Officer:

Thomas Sild

Application Address:

53-55 Monmouth Street & 2 Ching Court
London
WC2H 9DG

Proposal(s)

Installation of non-opening external rear door at ground floor level

Representations

Consultations:	Site notices:	13/03/2020 – 06/04/2020	No. of responses	2	No. of objections	0
	Press notices:	19/03/2020 - 12/04/2020			No of comments	0
					No of support	2

Summary of representations

Covent Garden Community Association

- Supports the proposal
- Would reduce noise disturbance to courtyard and surrounding residents by providing access through the building from the front
- Reduce potential for antisocial behaviour by closing off recess
- Would not harm the fabric of the listed buildings or character of surroundings

***(Officer response
in italics)***

Ching Court Association

- Supports the proposal
- Would improve security
- Reduces noise disturbance
- Request that windows at 1st to 3rd floor at the rear of nos 53-55 Monmouth Street be frosted to reduce scope for overlooking at close range following change of use previously granted consent

Officer response

Change of use of the upper floors was previously assessed and granted permission under ref 2019/1646/P. This application proposes the installation of a fixed door alone, and as such, assessment of its acceptability is based on the impact of the door specifically on the appearance of the building and amenity of neighbours. As such, a requirement for separate, additional works unrelated to the installation of the door is not considered reasonable nor necessary within this context.

Recommendations:-

Grant conditional planning permission

Grant conditional listed building consent