

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/1587/P	Covent Garden Community Association (Elizabeth Bax, Chair of Planning Subcommittee)	26/07/2020 09:44:58	SUPPRT	<p>Covent Garden Community Association (CGCA) SUPPORTS this application.</p> <p>The improvements proposed in this application are in accordance with the Council's policy that development in a conservation area should preserve or enhance its special character and appearance and be designed to harmonise with the established character of the area.</p> <p>The modifications in this application are designed to be as minimal as possible to be effective. Removal of open horizontal grilles, and use of glass as a horizontal and vertical barrier, is a pattern that has been used to good effect in the adjoining Bloomsbury Conservation area, too. Benefits include:</p> <ul style="list-style-type: none"> - Increased safety for pedestrians by eliminating trip hazards. - Removal of structures that catch litter and drug paraphernalia. - Removal of recesses that attract street urination. - Ease of cleaning. - Increased security for property. <p>It is unfortunate that public behaviour has long forced the LPA, police and local stakeholders to seek to design-out antisocial activity and crime. Not all property owners are willing to invest in this, and we appreciate that the applicant is willing to do so in this case. Sadly, property in Tower Court is particularly vulnerable to open drug activity, and also to casual misbehaviour by those who have been drinking. We recognise all the unfortunate consequences described in the applicant's Design & Access statement. Tower Court was, in fact, the location of infamous pictures published in national newspapers in the past, showing drug paraphernalia, which highlighted enforcement challenges in the West End.</p> <p>The replacement of unsightly tarmac is also supported.</p> <p>The high quality of the proposed materials throughout is welcomed. CGCA was concerned about one aesthetic aspect of the finish in the initial plans, but the applicant was very receptive to our point and has resolved the issue in his revised plans by giving a black finish to the metal trim. This will bring the proposals into harmony with external features in the surrounding area.</p> <p>Please approve this application.</p>