

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/2474/L	Covent Garden Community Association (Elizabeth Bax, Chair of Planning Subcommittee)	10/08/2021 23:56:51	OBJNOT	<p>Covent Garden Community Association (CGCA) objects to this application.</p> <p>We are disappointed that the applicant has not engaged with his neighbours, nor with us as the local community amenity society. We would be happy to discuss matters with him, but in the meantime must register our objection to 3 elements out of the 8 proposed in this scheme:</p> <ol style="list-style-type: none"> 1. Removal of 2 doors across the triple shopfront, leaving only one. 2. The size of 3 of the proposed 4 new awnings, overhanging almost all the public realm including the part reserved for clear pedestrian passage. 3. Removal of existing WC's and relocation in the basement with no disabled access. <p>-----</p> <ol style="list-style-type: none"> 1. Removal of doors. <p>Guild House at 18 Tower Street and 7 Upper St. Martin's Lane is an early 19th century building that lies within the Seven Dials prime conservation area. The part of the building that is the subject of this application is on the prominent corner of Tower Street and Upper St. Martin's Lane. The interior has little of historic merit remaining, but its façade has much remaining and makes a positive contribution to the conservation area.</p> <p>At ground floor level most of the façade is not original. But it is designed to look like 3 shopfronts. These are of a style and size that matches shopfronts in the other streets of Seven Dials, such as those in Monmouth Street (adjacent to Tower Street). They are all part of the same views between the Seven Dials Monument and Upper St. Martin's Lane. It is notable that the restaurant building at 50-52 Monmouth Street has had one of its doors 'filled in', though; this interrupts the pattern and proportion of the street and shows why the idea should not be repeated here (and in any case that building is not listed).</p> <p>Removal of the 2 doors as proposed would destroy the effect of several small shopfronts at street level, and harm the context of the conservation area. Removal of the South-most door on the Upper St. Martin's Lane elevation might be acceptable, as the shopfront is not extensive there and the central door on the corner of the building might appear to serve it. But removal of the door on the Tower Street elevation would leave a long extent of shop window out of proportion with the small shops on the older frontages on Monmouth Street.</p> <p>We ask that the applicant revise the plans to retain and refurbish the existing doors.</p> <ol style="list-style-type: none"> 2. Extent of the proposed awnings. <p>The applicant's drawings show 3 awnings over the pavement on Tower Street and one awning over the pavement on Upper St. Martin's Lane.</p> <p>We do not have a problem with the latter as it appears to extend 1.5m across a wide pavement, leaving more than the 1.8m clear width for pedestrians to pass.</p>

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However, the 3 awnings on Tower Street overhang almost the entire pavement. The pavement is only 1.9 metres wide here (we have measured it). The awnings project 1.5 metres, leaving 40cm for pedestrians to pass by without having to encroach on space enclosed by private fixtures. We do not believe that members of the public should be forced to walk underneath awnings, inside barriers or planters, between A-Boards – or in any other way to be intimidated by private markers in what is the public realm.

We ask that the applicant revise the plans with smaller awnings on the Tower Street side.

As an aside: the applicant's drawings show tables & chairs on the Tower Street pavement, which of course will not be safe, nor would they be permitted as shown under Camden's guidance. We ask that this be drawn to the applicant's attention.

3. Reconfiguration of loos, without disabled access.

If the WC arrangement is to be changed then we ask the applicant to provide at least one unit at ground floor access, so as to be wheelchair accessible.
