

## Minutes

### Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 27 April 2015  
at 17:30 at Covent Garden Community Centre (Shelton Room), 42 Earlham Street WC2H 9LA

www.CoventGarden.org.uk



#### 1. Attendance

**1.1 Apologies received:** Rhu Weir, Meredith Whitten

**1.2 Present:** Elizabeth Bax, Jo Weir, Robert Bent, Shirley Gray, Selwyn Hardy, Kester Robinson

**1.3 Guests:** Giles Ellwood

#### 2. Presentation: None scheduled

#### 3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
<b>CAMDEN APPLICATIONS</b>			
3.1	101-103 New Oxford Street 5-24 St. Giles Street WC1A 1DD 2015/1903/P & 2015/2034/L Centre Point/ <i>Almacantar</i> ; <i>Gerald Eve</i> (agent)	A partial infilling through the erection of a ground floor extension to provide new retail (Class A3) floorspace together with a designated outdoor seating area and associated works beneath Centre Point Link. Internal and external alterations associated with the erection of a ground floor extension partially infilling beneath Centre Point Link	No objection, provided a condition is included to ensure that there is a permanent public access route. Additionally, to avoid anti-social behaviour, the CGCA recommends that the design include no recesses. Photo: See documents Documents: <a href="http://goo.gl/48yovz">http://goo.gl/48yovz</a> Note: Listed building
3.2	22 Tower Street WC2H 9NS 2015/2016/L <i>C3/English Rose Estates</i> (Tower St) Ltd.; <i>Leith Planning</i> Ltd. (agent)	Alterations associated with change of use from offices (B1) to 22 residential units (C3) and removal of existing orangery and replacement with new two storey structure.	No objection Photo: <a href="http://goo.gl/4kiaA3">http://goo.gl/4kiaA3</a> Documents: <a href="http://goo.gl/d1fnhv">http://goo.gl/d1fnhv</a> Note: Listed building
3.3	40-42 Parker Street WC2B 5PQ 2015/1783/P <i>B1/Sydney Wharf Ltd.</i> ; <i>Savills</i> (agent)	Change of use of third floor from office (Class B1A) to residential (Class C3).	Objection. The CGCA objects to the continuing loss of office space in Covent Garden and we note that this location already has consent for two floors of residential. In particular, we are concerned about the loss of small office space. Such space supports small- and medium-sized businesses, which often are the types of innovative, creative and knowledge-based economy jobs that London and the UK have made it a policy to attract. Without adequate space in Central London, these businesses cannot flourish or even exist in the Capital. We note Camden's concern about the loss of office space, as well, which the Council outlined in its response to the DCLG Technical Consultation in September 2014. Photo: <a href="http://goo.gl/AZ6Unu">http://goo.gl/AZ6Unu</a> Documents: <a href="http://goo.gl/MbyHOf">http://goo.gl/MbyHOf</a>
3.4	Macklin Street WC2B 5NA 2015/1580/P & 2015/1898/L	Erection of a single storey classroom in the existing school playground with a	The CGCA has no objection to the proposed new early-years classroom or the

	St Josephs Primary School/ <i>St Josephs Primary School; Barton Willmore (agent)</i>	rooftop playspace. Installation of grille system over rear lightwell to increase playground area.	<p>internal changes to improve the accommodation at ground-floor level. Additionally, the CGCA welcomes the improved and added play space, as such space is essential for schoolchildren, yet is considerably lacking in Covent Garden.</p> <p>The CGCA is concerned, however, about the choice of materials for the early-years building, particularly the use of translucent polycarbonate. We support the use of polycarbonate as a way to bring light into the classrooms. However, whilst we appreciate the applicant's efforts to mitigate the proposed building's visual impact, we are concerned that polycarbonate is too lightweight to be a long-term solution and, thus, the material will need to be replaced before too long. Polycarbonate is frequently used in such applications as car dashboards, mobile phones and garden equipment, according to the British Plastics Federation. These applications do not equate to the same level of needed strength and endurance as an exposed building such as the one proposed. Thus, whilst we do not object to the proposed design, we are concerned that applicant should propose a sturdier material.</p> <p>Photo: <a href="http://goo.gl/OkMbsb">http://goo.gl/OkMbsb</a>. Also, see documents</p> <p>Documents: <a href="http://goo.gl/7KYwzq">http://goo.gl/7KYwzq</a></p>
<b>WESTMINSTER APPLICATIONS</b>			
3.5	30-32 Southampton Street WC2E 7HE 15/02664/FULL A1 (North Face) at ground; C3 on upper floors/ <i>Capco; Gerald Eve (agent)</i>	Installation of 4 plant units and retrospective planning permission for the relocation of 7 plant units (previously approved under application RN: 13/05481/FULL) all at roof level.	<p>The CGCA is concerned about the cumulative noise at this location, which is surrounded by residential units (and is in an area that will see even more residences given recent consented permission). However, if the planning officer is satisfied that the proposed noise level is not excessive, then the CGCA has no objection.</p> <p>Photo: <a href="http://goo.gl/7cSFSu">http://goo.gl/7cSFSu</a></p> <p>Documents: <a href="http://goo.gl/87u78B">http://goo.gl/87u78B</a></p>
3.6	16 King Street WC2E 8HN 15/02541/FULL HSBC/ <i>HSBC Group PLC; Fouin+Bell Architects Ltd. (agent)</i>	Replacement of 2 existing ATM machines	<p>No objection</p> <p>Photo: <a href="http://goo.gl/LzyJpD">http://goo.gl/LzyJpD</a> (old photo). Also, see documents.</p> <p>Documents: <a href="http://goo.gl/8KFmrC">http://goo.gl/8KFmrC</a></p>
3.7	22-23 James Street WC2E 8NS 15/03041/FULL <i>A1/Kiko UK Ltd; GAD Design (agent)</i>	Replacement of existing rear glazed pitched roof with a flat roof and associate balustrade and installation of roof hatch to first floor rear terrace.	<p>No objection provided the roof-access hatch must be restricted to use only as a fire escape and for maintenance purposes, and is otherwise not to be used by the public.</p> <p>Photo: <a href="http://goo.gl/YE6CB9">http://goo.gl/YE6CB9</a></p> <p>Documents: <a href="http://goo.gl/6Epwsp">http://goo.gl/6Epwsp</a></p>

#### 4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	40 Monmouth Street WC2H 9EP, 2015/2167/TC Two Brewers/ <i>Amy King</i> (agent)	2 tables, 8 chairs and 4 barriers	<p>Objection. As illustrated in the attached photo, the applicant is not complying with its current permission. The applicant continues to allow customers to block the whole width of the pavement, forcing pedestrians to walk in Monmouth Street, which has a consistently high volume of vehicular traffic from Seven Dials through to Upper St. Martin's Lane. The applicant continues to cause noise nuisance and disturbance for local residents, who have complained to the Council and to the CGCA. Thus, the CGCA objects to the increase in street furniture and street clutter, which will further block the pavement.</p> <p>The CGCA also notes that the Council has refused permission for the applicant in the recent past due to the applicant's excessive use of the public highway.</p> <p>Photo: <a href="http://goo.gl/n00y4E">http://goo.gl/n00y4E</a></p> <p>Documents: <a href="http://goo.gl/i5cBgV">http://goo.gl/i5cBgV</a></p> <p>Note: Renewal. Change in use: increase from 1 to 4 barriers. No change in hours: M-SU 11:00-21:00. Note that applicant is not complying with existing permission (see photo).</p>
4.2	176 Drury Lane WC2B 5QF 2015/2184/TC Jar Kitchen/ <i>Miss Lucinda Brown</i>	2 tables and 4 chairs	<p>The CGCA strongly objects to the proposed use of tables and chairs at this location. The proposed layout and measurements are also misleading, as the pavement is only wider for a small space to allow for a parking-related build-out into the road. Indeed, the build-out was constructed because of traffic issues on this section of Drury Lane. Additionally, this location is near the junction with Stukeley Street, which is the Council has noted in its own consultation responses is highly pedestrianised, due to due to the International House Language School on Stukeley Street and St Joseph's Primary School, which is around the corner in Macklin Street from the proposals in this application.</p> <p>Given the limited width of the shopfront, the narrow pavement, and the high volume of pedestrians and vehicular traffic on Drury Lane, this location is not suitable for tables and chairs, which will impede pedestrian flow, make it difficult for those using wheelchairs or pushing prams to pass, and create a safety hazard by forcing pedestrians into the street. The CGCA also observes that no other establishment in this part of Drury Lane has received permission for table and chairs, or other street furniture.</p> <p>See attached photos.</p> <p>Photo: No photo</p> <p>Documents: <a href="http://goo.gl/Xw67oy">http://goo.gl/Xw67oy</a></p> <p>Note: New application. Proposed hours M-F 09:00-23:00; SA 11-17:00.</p>
4.3	34 Great Queen Street WC2B 5AA 2015/2281/TC The Black Penny (formerly Salt)/ <i>Mr Ahmet Huseyin</i>	4 tables , 8 chairs and 2 heaters	<p>The CGCA objects to the excessive number of tables and chairs, and other street furniture, given the limited width of the shopfront, the depth of the pavement, the proposed positioning of the tables and chairs, and the high pedestrian volume at this site, which is the primary route between Holborn station and Covent Garden.</p>

			<p>As stated in CPG5.14, tables and chairs create problems for pedestrians because of obstruction of the public highway. This is particularly the case when a chair is positioned to back into the pavement and is then pushed into the flow of pedestrian traffic. Despite neatly drawn plans with chairs pushed under the tables, in practice, customers push the chairs further out, leaving less than the required minimum clear width of 1.8 metres and creating an impediment for pedestrians as well as those in wheelchairs and those pushing prams. This is a particular safety concern at this location on Great Queen Street, as the CGCA has previously provided Camden with photos of pedestrians walking in the street because the pavement was obstructed with street furniture.</p> <p>The CGCA also objects to the proposed starting time for tables and chairs. This area has many residents, with more being added with consented office-to-residential applications. The start time for tables and chairs use should be limited to Camden's framework hours, which begin at 09:00.</p> <p>Photo: <a href="http://goo.gl/8PFytb">http://goo.gl/8PFytb</a> (old photo)</p> <p>Documents: <a href="http://goo.gl/oMIFtw">http://goo.gl/oMIFtw</a></p> <p>Note: New application. Proposed hours: M-F 07:30-19:30; SA 09:00-19:30; SU 10:00-17:00.</p>
<b>WESTMINSTER APPLICATIONS</b>			
4.4	<p>1 Upper St Martin's Lane WC2H 9NY 15/02215/TCH Verve/Novus Leisure; Meeson Williams Phillips Ltd. (agent)</p>	<p>Use of the highway on the Upper St Martin's Lane frontage for the placing of three tables and six chairs with plain canvas barriers in an area measuring 1.19m x 5.1m.</p>	<p>Objection. The applicant has demonstrated an inability to control customers who continually block the pavement at this high-volume corner near Leicester Square station, which severely impedes pedestrian flow and creates a significant safety hazard, as pedestrians are forced to walk in the street and those in wheelchairs or pushing prams have difficulty passing by. The applicant has never complied with the permission granted by the Council. In addition to blocking the corner to pedestrians, the applicant positions tables at an angle to maximise space for customers, places barriers beyond the permitted depth and allows vertical drinkers to congregate for the full width of the pavement at both St. Martin's Land and Great Newport Street.</p> <p>Photos: <a href="http://goo.gl/gfDtFO">http://goo.gl/gfDtFO</a> &amp; <a href="http://goo.gl/YjNXF5">http://goo.gl/YjNXF5</a> (note that photos are old).</p> <p>Documents: <a href="http://goo.gl/3m00bc">http://goo.gl/3m00bc</a></p> <p>Note: Renewal. No change in use. No hours listed. Current hours: M-SU 11:00-23:00. Note that letter in documents appears to be incorrect.</p>
4.5	<p>24-25 Cranbourn Street WC2H 7AA 15/02631/TCH Spaghetti House/Spaghetti House Ltd.</p>	<p>Use of the public highway measuring 1.0m x 16.0m for the placing of 7 tables, 14 chairs and four non-branded banners.</p>	<p>No comment</p> <p>Photo: No photo</p> <p>Documents: <a href="http://goo.gl/HptXvU">http://goo.gl/HptXvU</a></p> <p>Note: Renewal. No change in use. No hours listed. Current hours M-SU 10:00-23:00.</p>

**5. Other business**

**6. Next meetings & future presentations**

6.1 11 May 2015

6.2 25 May 2015 (will need to be rescheduled given Bank Holiday)