

Agenda

Covent Garden Community Association

Planning Sub-Committee meeting to be held on Monday, 8 May 2017
at 6:30 p.m. at the Hospital Club, 24 Endell Street WC2H 9HQ

www.CoventGarden.org.uk  TheCGCA  @TheCGCA

1. **Attendance**
 - 1.1 **Present:**
 - 1.2 **Apologies received:** David Bieda, Jane French
 - 1.3 **Comments received:**
2. **Presentations:** Neil McDonald, Camden Council (6:30 p.m.); Andy Hicks & Charlotte Hastings (7 p.m.)
3. **Planning Applications & Appeals**

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	21-31 New Oxford Street WC1A 1BA 2017/1106/P B1/ <i>Gerald Eve (agent)</i>	Details pursuant to Condition 3, parts (a), (d), (e), (g) and (h) (materials and external lighting) of planning permission reference 2014/5946/P (30/03/2015) for Remodelling, refurbishment and extension of existing former postal sorting office (Sui-generis use), including formation of a new public roof terrace, private terraces, wintergardens, roof top plant and new entrances in connection with the change of use of the building to offices (Class B1), retail/restaurant/doctors' surgery uses (Classes A1/A3/D1) and 21 affordable housing units (Class C3), along with associated highway, landscaping, and public realm improvement works.	Comments by 10-05-17 No photo Documents: https://goo.gl/cfv8qF
3.2	12 Earlham Street WC2H 9LN 2017/1816/P C3/ <i>Johanna Molineus Architects (agent)</i>	Variation of condition 3 (approved plans) of planning application 2016/5744/P (10/01/2017) for replacement of ground floor shopfront and fascia, infill of rear courtyard with timber roof and glass panels and replacement of all windows; changes to include alterations to the shopfront and forward projection of the front elevation, to residential property (Class C3).	Comments by 16-05-17 Photo: https://goo.gl/cVrcYT Documents: https://goo.gl/aU1boH Note: On 14-11-16 agenda. CGCA had no objection.
3.3	Enterprise House 190 High Holborn WC1V 7BH 2017/2102/A B1 & D1/ <i>Pearson Education Limited; Turley (agent)</i>	Display of an internally illuminated wrap-around fascia sign to the existing canopy [retrospective], an internally illumination round logo sign to front elevation between 1st & 2nd floors, and a non-illuminated wrap-around to existing planters above the canopy at 1 st -floor level.	Comments by 16-05-17 Photo: https://goo.gl/Vim8aL Documents: https://goo.gl/hIz6Xf
3.4	Central St Giles Piazza St Giles High Street WC2H 8AG 2017/1938/P Sui Generis (public space) <i>/Legal & General; Gerald Eve (agent)</i>	Temporary erection of a structure incorporating LED screen (for advertising purposes) between 19th June 2017 and 15th August 2017 within Central St Giles Piazza.	Comments by 17-05-17 Photo: See documents Documents: https://goo.gl/JECWtx

3.5	65 Kingsway WC2B 6TD 2017/2090/L A1/ <i>Soho Coffee Co.; SF Planning Limited (agent)</i>	External and internal alterations to include new signage, shop fit out, addition of partition to create toilet facilities, washing facilities.	Comments by 17-05-17 Photo: https://goo.gl/akkrbe Documents: https://goo.gl/okWVtH
3.6	118-122 Charing Cross Road WC2H 0JR 2017/2130/P N/A/ <i>Vodafone Limited; Mono Consultants Ltd. (agent)</i>	Installation of one radio equipment cabinet on roof.	Comments by 17-05-17 Photo: See documents Documents: https://goo.gl/G1H7Bv
3.7	Unit 4 Centre Point Link 101-103 New Oxford Street WC1A 1DD 2017/2402/L A3/ <i>Rhubarb Food Design Ltd.; Gerald Eve (agent)</i>	Internal alterations and installation of fixtures, fittings and signage associated with fit out to Unit 4 (Class A3) at ground and first floor levels.	Comments by 18-05-17 Photo: See documents Documents: https://goo.gl/eaW9aY Note: Grade II listed building
3.8	60-70 Shorts Gardens & 14-16 Betterton Street WC2H 2017/2204/P Mixed/ <i>Shorts Gardens LLP; Lichfields (agent)</i>	The refurbishment, extension and alteration of 60-70 Short Gardens and 14-16 Betterton Street to provide a two-storey roof extension to both properties and introduce new mezzanine areas and bring the vacant basement back into use in Shorts Gardens, to provide a mix of B1/A1/A3/D1/D2/C3 uses, with associated refuse provision, cycle storage and plant and a substation on the ground floor of Shorts Gardens.	Comments by 18-05-17 Photo: https://goo.gl/B1p8nR & see documents Documents: https://goo.gl/DflJeg Note: Applicant presented at 27-03-17 meeting.
3.9	15 Stukeley Street WC2B 5LT 2017/1885/P B1/ <i>GMS Estates Ltd.; Emrys Architects (agent)</i>	Alterations to the Stukeley Street facade including replacement glazed frontage to office entrance, new windows and doors to bicycle storage/refuse storage and fire escape and painting of ground-floor plinth.	Comments by 24-05-17 Photo: https://goo.gl/wPpoUB Documents: https://goo.gl/xP5GNx
WESTMINSTER APPLICATIONS			
3.10	14 James Street WC2E 8BU 17/03060/FULL A1/B1/ <i>Capco; Gerald Eve (agent)</i>	Installation of a green living wall to the north and west facades above ground floor level and associated external alterations, including lighting.	Comments by 15-05-17 Photo: https://goo.gl/Bc3LF5 Documents: https://goo.gl/wxDaNW Note: Applicant presented at 24-04-17 meeting.
3.11	14 James Street WC2E 8BU 17/03074/FULL B1/ <i>Capco; Gerald Eve (agent)</i>	Replacement of the existing office entrance at ground floor and associated works.	Comments by 23-05-17 Photo: https://goo.gl/Bc3LF5 Documents: https://goo.gl/iNvj2j
3.12	6 Catherine Street WC2B 5JJ 16/09349/FULL B1/ <i>Really Useful Theatres Group; Lee/Fitzgerald Architects (agent)</i>	Demolition of existing fifth floor mansard and construction of new mansard roof; installation of air conditioning units in rear yard at rear ground floor level; replacement windows and entrance screens and doors to create new ground floor entrance; all in connection with continued office use (B1).	Comments by 23-05-17 Photo: https://goo.gl/lb9B3s Documents: https://goo.gl/7SsdmY
3.13	10-11 Great Newport Street WC2H 7JA 17/03109/FULL PFChangs (A3)/ <i>Zebra Projects (agent)</i>	Use of ground and basement as a restaurant (Class A3) and associated alterations including new shopfront and mechanical plant at main roof level.	Comments by 18-05-17 Photo: https://goo.gl/6X9SCZ Documents: https://goo.gl/p0Ljr8

3.14	40-42 William Iv Street WC2N 4DD 17/03241/FULL A3/Harnbury Holdings; Carroll Design (agent)	Installation of a new shopfront including two gas torch at front entrance.	Comments by 31-05-17 Photo: https://goo.gl/GBpxBW Documents: https://goo.gl/4HxTW5
------	---	--	--

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	2 Neal's Yard WC2H 9DP 2017/2235/TC Saladpride	1 tables and 8 chairs	<p>Comments by 18-05-17 Photo: https://goo.gl/uPXdMq Documents: https://goo.gl/iQjQxE</p> <p>Note: Renewal. No change in use. Change in hours. Current hours M-SU 09:00-21:00. Proposed hours: 10:00-21:00.</p> <p>2016/1459/TC on 11-04-16 agenda for 4T & 8CH. CGCA's objection: The proposed number of tables and chairs will obstruct pedestrian flow, as Neal's Yard is already over-saturated with tables and chairs. Additionally, permanent furniture, including benches and planters, further limit the available space for tables and chairs. It does not appear to meet the 1.8m minimum required by the Council (no plans were available online).</p> <p>The CGCA reminds the Council that Neal's Yard is a highly residential area, thus, Camden's policy requires that residents as well as visitors have adequate space to pass. This problem becomes particularly acute in warmer months and during peak times. This causes great disturbance to local residents, who must deal with excessive noise from customers as well as the extra rubbish they generate. The cumulative impact of the excessive number of tables and chairs in Neal's Yard, and the subsequent negative impact on residential amenity, must be considered.</p> <p>Further, the CGCA notes that the applicant already is using tables and chairs without permission, as well as an A-board, which further obstructs pedestrian movement.</p> <p>See attached photos, which demonstrate the excessive number of tables and chairs in Neal's Yard, the limited space for pedestrians and the use without permission at 2 Neal's Yard.</p> <p><i>Proposal was amended to 1T & 8CH.</i></p>
4.2	34 Great Queen Street WC2B 5AA 2017/2230/TC The Black Penny	4 tables, 8 chairs and 2 heaters	<p>Comments by 18-05-17 Photo: https://goo.gl/62Hlbr Documents: https://goo.gl/WSNkXG</p> <p>Note: Renewal. No change in use or hours (M-F 08:00-18:00; SA-SU 09:00-17:00).</p> <p>2016/2757/TC on 23-05-16 agenda. CGCA's comments: The CGCA objects to the number of tables and chairs, given the depth of the pavement, the 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. 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. Once seated, customers push the chairs further into the pavement, 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</p>

			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. 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.
4.3	236 Shaftesbury Avenue WC2H 8EG 2017/2421/TC Bloomsbury Tavern / <i>Shepherd Neame Ltd.</i>	4 tables, 16 chairs, 2 umbrellas and 7 barriers	Comments by 26-05-17 Photo: https://goo.gl/Cb8nwU Documents: https://goo.gl/eLZ2NT Note: Renewal. No change in use. Change in hours: M-SA 11:00-23:00; SU 12:00-20:00 (previously no Sunday hours). 2016/2732/TC on 23-05-16 agenda. CGCA's comments: No objection. However, the CGCA notes that the current/proposed hours do not comply with Camden's tables and chairs guidance, which specify that hours will not be allowed past 9 p.m., unless the site is located in a predominantly commercial street, which Shaftesbury Avenue is not. Whilst we acknowledge Camden's position that reducing the existing hours is difficult, the CGCA strongly objects to this premise's hours being used as a precedent for other premises in the area.
WESTMINSTER APPLICATIONS			
4.4	Basement Part & Ground Floor Imperial House 15-19 Kingsway WC2B 6UN 17/03005/TCH <i>Wasabi/Wasabi Co. Ltd.; Icen Projects (agent)</i>	Use of an area of the public highway, measuring 1.43m x 4.87m, for the placing of 4 tables and 12 chairs.	Comments by 19-05-17 Photo: https://goo.gl/y6sig3 Documents: https://goo.gl/TJYF2Y Note: Renewal. No change in use or hours: M-F 10:30-20:30. On 14-03-16 agenda. CGCA's comments: Whilst the CGCA does not object to tables and chairs at this location, we do object to the proposed number of chairs. As proposed, each table has four chairs, which means multiple chairs will be positioned to back into the pedestrian flow at this high-pedestrian-traffic location along Kingsway. Further, the CGCA notes that other establishments along this section of Kingsway only have permission for two chairs per table, which are positioned flush with the shopfront (for example, see Pret a Manger next door). Thus, the CGCA recommends that permission be granted for four tables and eight chairs. The CGCA objects to any more chairs than this. <i>Officer noted that it is not considered that removing four chairs from the proposal would have any impact on the suitability of the proposal in design and conservation or safety terms.</i>
4.5	396 Strand WC2R 0LT 17/03486/FULL <i>The Diner/Good Life (The Strand) Limited; Keystone Law Ltd. (agent)</i>	Use of an area of the public highway in area measuring 1.71m x 1.85m for the placing of 2 tables and 4 chairs.	Comments by 24-05-17 Photo: https://goo.gl/0yFrRU Documents: https://goo.gl/XdVyqH Note: New application. Proposed hours: M-SU 07:00-23:00.
4.6	26-27 St Martin's Court WC2N 4AL 17/03464/TCH <i>Round Table/TLT LLP (agent)</i>	Use of an area of public highway for the placing of six tables and 20 chairs in an area measuring 2.3m x 6.4m.	Comments by 26-05-17 Photo: https://goo.gl/vRQhQA Documents: https://goo.gl/RLD8TE Note: Renewal. No change in use or hours: M-SU 11:00-23:00. (2015 permission was for 4T & 16CH.

		<p>On 23-05-16 agenda. CGCA's comments:</p> <p>Objection. The applicant should not be permitted to expand the number of tables and chairs, as doing so requires the applicant to position the additional street furniture too far into St. Martin's Court. The CGCA notes that the Council has consistently refused permission for the expansion of tables and chairs at this location. For example, in 13/01468/TCH Westminster's reason for refusal was because the tables and chairs would block the flow of pedestrians along the footpath and make it unsafe, as well as make it difficult to clean the footpath.</p> <p>St. Martin's Court is used by residents and visitors, particularly those visiting Wyndham's Theatre, to go between Charing Cross Road and St. Martin's Lane. Also, there are a large number of residential units (Charing Cross Mansions) above and all alongside this side of St. Martin's Court. Expanding the number of permitted tables and chairs would cause further noise and disturbance to their amenity. Wyndham's Theatre has several doors that open into St. Martin's Court, directly in front of the proposed location for tables and chairs, as well.</p> <p>Additionally, the CGCA has observed that customers move the tables and chairs beyond the permitted area on the public highway, causing this passageway to appear unruly. This is exacerbated by vertical drinkers. In the latest permission, Westminster included an informative to remind applicant to keep furniture within permitted areas and configuration.</p> <p>The CGCA reiterates our suggestion that the applicant needs plain barriers to ensure that customers do not move the tables and chairs. See attached photos.</p> <p><i>Officer's comment: As noted previously, the CGCA have objected to the proposal citing amenity reasons and also that the increase will result in impeded pedestrian movement in the area. There is a distance of approximately 4.2m left between the edge of the tables and chairs and the building line of the theatre opposite. While this is a busy area of the public highway, it is considered that 4.2m is a considerable width of uninterrupted footpath and the density of tables and chairs within this area is acceptable. While some aspects of the proposal are undesirable, these largely relate to potential impacts that could have arisen during any of the previously permitted timeframes, during which no complaints were received regarding impacts on pedestrian movement. Additionally, no objection has been raised by the Highways Planning Manager.</i></p> <p><i>In considering the proposal in highways planning terms, while a number of aspects are undesirable, it is not considered that refusal on highways planning grounds is appropriate.</i></p>
--	--	---

5. Other business

6. Next meetings & future presentations

- 6.1 22 May 2017
- 6.2 12 June 2017
- 6.3 26 June 2017
- 6.4 10 July 2017
- 6.5 24 July 2017