# Agenda

**Covent Garden Community Association**

Planning Sub-Committee meeting to be held on Monday, 11 July 2016

at 18:30 at the Hospital Club, 24 Endell Street WC2H 9HQ

www.CoventGarden.org.uk  TheCGCA  @TheCGCA

1. **Attendance**
   1.1 Present:
   1.2 Apologies received:
   1.3 Comments received:

2. **Presentation:** Grind (42 Maiden Lane) at 6:30 p.m.; Helical Bar (Drury Lane site) at 7 p.m.

3. **Planning Applications & Appeals**

<table>
<thead>
<tr>
<th>Address &amp; Application No.</th>
<th>Proposal</th>
<th>Comments</th>
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<tr>
<td><strong>CAMDEN APPLICATIONS</strong></td>
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</table>
| 3.1 0/s Holborn Station 88-94 Kingsway WC2B 6AF 2016/3572/P N/A/Clear Channel United Kingdom | Installation of a telephone kiosk (associated with relocation of 1 x existing kiosk). | Comments by 20-07-16
Photo: [https://goo.gl/x402Cl](https://goo.gl/x402Cl)
Documents: [http://goo.gl/g50WXi](http://goo.gl/g50WXi) |
| 3.2 103 New Oxford Street WC1A 1DD 2016/3450/P & 2016/3451/L C3/Almacantar (Centre Point) Limited; Gerald Eve (agent) | Detailed elevations and sections (including method of illumination) in relation to condition 3b of 2013/1957/P dated 01/04/2014. | Comments by 20-07-16
Photo: [https://goo.gl/HK8cJl](https://goo.gl/HK8cJl)
Documents: [http://goo.gl/kCDObc](http://goo.gl/kCDObc) |
| 3.3 103 New Oxford Street WC1A 1DD 2016/3332/P C3/Almacantar (Centre Point) Limited; Gerald Eve (agent) | Details of the position, specification of luminance and typical design of fixtures in respect of external lighting in relation to condition 16 of 2013/1957/P dated 01/04/2014. | Comments by 27-07-16
Photo: [https://goo.gl/HK8cJl](https://goo.gl/HK8cJl)
Documents: [http://goo.gl/rZOsaq](http://goo.gl/rZOsaq) |
| 3.4 63 Neal Street WC2H 9PJ 2016/3286/P D1Structadene Limited; Brooks/Murray Architects (agent) | Erection of additional storey and repRODUCTION of mansard roof with 2 dormer windows to front and 2 new windows to rear elevation. | Comments by 22-07-16
Photo: [https://goo.gl/dSI1EM](https://goo.gl/dSI1EM)
| 3.5 71-75 Shelton Street WC2H 9JQ 2016/3433/P Atelier/Atelier London Ltd; Dunacre Ltd. (agent) | Erection of a roof terrace to roof level and relocation of air conditioning units. | Comments by 26-07-16
Photo: [https://goo.gl/VRxOy1](https://goo.gl/VRxOy1)
Documents: None available. |

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| 3.6 100-101 St Martin's Lane WC2N 4AZ 16/05321/FULL B1/Bishopsgate Long-Term Property Fund; Bilfinger GVA (agent) | Refurbishment for the restricted use of existing terraces at lower ground, third, fourth and fifth floor levels. | Comments by 18-07-16
Photo: [https://goo.gl/6EYz19](https://goo.gl/6EYz19)
Documents: [http://goo.gl/8JgHqs](http://goo.gl/8JgHqs) |
| 3.7 | 14-15 Henrietta Street WC2E 8QH  
16/05227/FULL  
C1/Experimental Worldwide Ltd.; Offset Architects (agent) | Alterations to front elevation including removal of stone window mullions to ground floor, replacement window and front door and removal of gate. | Comments by 20-07-16  
Photo: [https://goo.gl/QZRkJ1](https://goo.gl/QZRkJ1)  
Documents: [http://goo.gl/4Fc8rt](http://goo.gl/4Fc8rt) |
| 3.8 | 11-12 Floral Street WC2E 9DS  
6/05805/FULL  
D2 & A1/Capco; Gerald Eve (agent) | Installation of new shopfront to 11 Floral Street; change of use of part basement, part ground, first and second floors of no. 11 Floral Street from health and fitness club (Class D2) to retail (Class A1) with ancillary cafe and change of use of part basement floor of no. 12 from health and fitness club (Class D2) to retail (Class A1); change of use of part basement, part ground, and first to fourth floors of no. 12 Floral Street from health and fitness club (Class D2) to office (Class B1); and associated external alterations to no. 11 Floral Street and internal and external alterations to no. 12 Floral Street. | Comments by 28-07-16  
Photo: [https://goo.gl/3lwac](https://goo.gl/3lwac)  
Documents: [http://goo.gl/l3ipXA](http://goo.gl/l3ipXA)  
Note: Grade II listed building |
| 3.9 | 13-14 Langley Street WC2H 9JG  
16/05874/FULL  
B1/H&M Hennes & Mauritz UK & Ireland Ltd; DP9 Ltd. (agent) | Proposed installation of louvres within the roof as attenuation for roof plant. Installation of emergency generator within plant area. | Comments by 01-08-16  
Photo: [https://goo.gl/0w1IBW](https://goo.gl/0w1IBW)  
Documents: [http://goo.gl/uInq4k](http://goo.gl/uInq4k) |

## 4. Tables and Chairs

### CAMDEN APPLICATIONS

| 4.1 | 38 Monmouth Street  
WC2H 9EP  
2016/3763/TC  
Pierre Hermes Paris | 2 tables and 4 chairs | Comments by 19-07-16  
Photo: [https://goo.gl/RAFYWc](https://goo.gl/RAFYWc)  
Documents: [http://goo.gl/ygB24z](http://goo.gl/ygB24z)  
Note: New application. Proposed hours: M-TH 10:00-19:00; F-SA 10:00 - 20:00; SU 12:00- 18:00 |
| 4.2 | 77 Kingsway WC2B 6SR  
2016/3623/TC  
Cafe Rouge | 9 tables, 36 chairs and 10 barriers | Comments by 27-07-16  
Photo: [https://goo.gl/uBfzwb](https://goo.gl/uBfzwb)  
Note: Renewal. No change in use or hours: M-TH 08:00 - 23:00; F-SA 08:00 - 23:30; SU 08:00 - 22:30.  
On 27-07-15 agenda. CGCA’s comments. Objection. The increase in the number of tables, chairs and barriers takes up too much space on the public highway, thus creating an obstacle for pedestrians, particularly those with wheelchairs or prams. The applicant should be permitted to continue with the current number of tables and chairs (8 tables, 32 chairs and 11 barriers). The pavement along Kingsway is wider than other places throughout Covent Garden, but this design was quite intentional, as a wider pavement is needed to accommodate the consistently high volume of pedestrians. The tables, chairs and barriers at this location, along with others on Kingsway, have essentially created a wall, which means pedestrians have significantly less space to in |
which to manoeuvre on Kingsway. Permitting incremental increases in the amount of street furniture, such as this proposal would, negates the benefits of having a larger pavement to accommodate larger volumes of pedestrians. Additionally, meeting the 1.8 metre minimum is not the only standard by which decisions to permit tables and chairs are made. The Council must also factor in pedestrian volumes. The “Pedestrian Comfort Guidance for London,” published by the GLA, recommends total footway widths for different levels of pedestrian flow. For high-flow areas (greater than 1,200 people per hour), the recommended width is 5.3m; for active flow areas (600 to 1,200 people per hour), the recommended width is 4.2m. The CGCA also notes that the applicant has already increased the number of tables, chairs and barriers in use, despite not yet having permission from the Council.

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| **4.3** | 2A Garrick Street WC2E 9BH 16/05645/TCH Carluccio’s | Use of an area of the public highway measuring 17.14m X 0.8m for the placing of 8 tables and 16 chairs. | Comments by 21-07-16  
Photo: [https://goo.gl/CSo27R](https://goo.gl/CSo27R)  
Documents: [http://goo.gl/dyK0za](http://goo.gl/dyK0za)  
Note: Renewal. No change in use or hours: M-SA 09:00-23:00; SU 09:00-22:00.  
On 10-08-15 agenda. CGCA’s comments: Objection. Although there is a 2m clearance on the public highway at this location, Westminster’s tables-and-chairs policy calls for other factors to be considered, as well, including volume of pedestrian traffic. This location at a busy junction near the Covent Garden Piazza experiences consistently high volumes of footfall. Additionally, its location at a busy staggered crossing results in large number of pedestrians standing directly in front of the tables and chairs, causing further obstruction on the public highway. |
| **4.4** | 92-93 St Martin's Lane WC2N 4AP 16/05571/TCH Chipotle/Chipotle Mexican Grill Ltd.; Woods Whor 2014 Ltd. (agent) | Use of an area of the public highway on the Cecil Court frontage measuring 10.1m x 1.5m for the placing of five tables and 20 chairs. | Comments by 27-07-16  
Photo: [https://goo.gl/TYB32G](https://goo.gl/TYB32G)  
Documents: [http://goo.gl/VEkvbd](http://goo.gl/VEkvbd)  
Note: Renewal. No change in use or hours: M-SU 11:00-23:00.  
On 13-07-15 agenda. CGCA had no objection. |
| **4.5** | 7 Kingsway WC2B 6XF 16/05848/FULL EAT/ EAT Ltd.; BA Law (agent) | Use of an area of the public highway measuring 1.4m x 4m for the placing of three tables and 12 chairs. | Comments by 27-07-16  
Photo: [https://goo.gl/B13AvC](https://goo.gl/B13AvC)  
Documents: [http://goo.gl/wrbs9h](http://goo.gl/wrbs9h)  
Note: Renewal. No change in use or hours: M-SU 07:00-22:00.  
On 25-05-16 agenda. CGCA’s comments: No objection to the use of tables and chairs. However, the CGCA notes that the applicant is using a delivery cart as street furniture, but does not have permission to do so. The applicant should secure planning permission for the delivery cart, as it is consistently parked on the public highway. See attached photo. |
### 4.6 - Variation of conditions 3 and 5 of planning permission dated 20 July 2015 (RN: 15/04342/FULL) for the variation of Conditions 2 and 6 of planning permission dated 06 May 2014 (RN: 14/02378) for Use of an area of the courtyard to the front of Unit 28 (13 Slingsby Place/ St Martin's Courtyard) for the placing of 7 tables and 22 chairs.

**Comments by 01-08-16**
- Photo: [https://goo.gl/B5PNgl](https://goo.gl/B5PNgl)
- Documents: [http://goo.gl/2Va6ev](http://goo.gl/2Va6ev)
- Note: Renewal. Change in use. Previous use: nine tables, 22 chairs, two umbrellas and four planters. Change in hours. Previous hours: M-SU 09:00-23:00. Proposed hours: M-SU 08:00-23:00.

On 22-06-15 agenda. CGCA’s comments: The CGCA does not object to the use of tables and chairs, however, we do object to the hours. Hours must be limited to 21:30 to protect the amenity of residents, of which there are many in Slingsby Place, including directly adjacent to this location. The CGCA notes that T&CH can cause problems when located near residential accommodation. T&CH also can create problems for pedestrians because of noise from outside diners and drinkers. Noise from tables and chairs is particularly amplified at this location because of the cavernous, echo effect.

### 5. Other business

An appeal has been made on the following application:

### 5.1 - Use of the basement and ground floor for restaurant purposes (Class A3). Installation of a full height extract duct to the rear elevation.

**Interested party comments by 02-08-16**
- Photo: [https://goo.gl/p8Bci1](https://goo.gl/p8Bci1)
- Documents: [http://goo.gl/5oNvWg](http://goo.gl/5oNvWg)

Note: On 13-07-15 agenda. CGCA’s comments:

Objection. Maiden Lane, a narrow lane within the Covent Garden Conservation Area, is saturated with bars and restaurants. The introduction of yet another A3 use, particularly one that serves alcohol and is open late, will compound the already existing noise nuisance for nearby residents. (The CGCA notes that this end of Maiden Lane is becoming increasingly residential, including approval for C3 on the upper floors of this building. This is in addition to existing residents, including Sussex Mansion.) City Plan policies S29, S31, S32, and UDP policies ENV6, ENV7 and ENV13 discuss harm to residential amenity due to noise and disturbance from customers and mechanical plant, smells, anti-social behaviour, crime, servicing and delivery, and late-night activity. Further, the CGCA notes that the proposals do not indicate that a kitchen is provided on-site, making the designation of A3 restaurant use unlikely. Regarding noise from the proposed full-height extract duct to the rear elevation, the applicant has not provided an acoustic report and, thus, the CGCA cannot assess the impact of the proposed extract duct on residential amenity. The applicant should be required to submit an acoustic report before any decision is made regarding this application. While residents in this central location must expect a degree of disturbance from the evening economy, the existing noise and disturbance at this location, when considered in total, has already caused significant harm to residential amenity. Further, Westminster’s policies recognise the critical need to balance entertainment uses with the protection of residential amenity.

Covent Garden Community Association, Planning Committee
Amenity and Westminster’s unique character. Antisocial behaviour has already increased in recent years as a result of the close vicinity of the many late-night drinking venues in Maiden Lane and the surrounding area. Maiden Lane has been designated a police high-stress area, as a result. Should Westminster be minded to permit the development:

- There must be no A5 (take-away) use, even as ancillary to A3. Bar use can only be for customers before, during or after their meal. The bar and bar seating area must consist of no more than 15% of floor area of the property. Customers shall be permitted on the premises only during the hours of Monday-Wednesday 07:00-23:00; Thursday-Saturday 07:00-23:30; and Sunday 07:00-22:30. Plant or machinery must be used only between 10:00-23:30 daily.

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<td>25 July 2016</td>
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<td>6.2</td>
<td>8 August 2016</td>
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