

Agenda

Covent Garden Community Association

Planning Sub-Committee meeting to be held on Monday, 13 February 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:** Jane French
 - 1.3 **Comments received:**
2. **Presentations:** None scheduled
3. **Planning Applications & Appeals**

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	199-203 High Holborn WC1V 7BD 2017/0200/P & 2017/0201/L C1 - The Hoxton Hotel/ <i>The Hoxton (Holborn) Limited</i> ; <i>Indigo Planning (agent)</i>	Erection of 6-storey rear infill extension above existing service yard, incorporating a green facade and mansard roof extension above existing 5-storey wing fronting Newton Street to accommodate 46 additional hotel rooms.	Comments by 17-02-17 Photo: https://goo.gl/ldU3Cv Documents: https://goo.gl/Lhze65
3.2	8 Flitcroft Street WC2H 8DL 2017/0106/P B1/ <i>The Trustees; Trident BC (agent)</i>	Replacement of existing timber windows to rear elevation with double-glazed white powder coated aluminum windows and replacement of door at rear 3rd floor level.	Comments by 17-02-17 Photo: https://goo.gl/uRybVI Documents: https://goo.gl/9crx2o
3.3	28 Denmark Street WC2H 8NJ 2017/0419/P A1/ <i>Iceni Projects (agent)</i>	Installation of a new shopfront to retail unit (Class A1).	Comments by 22-02-17 Photo: https://goo.gl/x2yIND & https://goo.gl/QFWlcf Documents: https://goo.gl/s8a3ZU
3.4	16 Neal's Yard WC2H 9DP 2017/0561/P A3 (The Barbary)/ <i>Rolfe Judd (agent)</i>	Variation of condition 3 (opening hours) of planning permission ref 2014/6696/P (dated 24/04/2015) for the change of use of basement and ground floor from retail (class A1) to restaurant/cafe (class A3) with installation of new extract duct to rear elevation.	Comments by 27-02-17 Photo: https://goo.gl/fhsXSK Documents: https://goo.gl/5zoqB3
WESTMINSTER APPLICATIONS			
3.5	27-28 & 31-32 King Street WC2E 8JD 17/00203/LBC A1/ <i>Petersham (UK) Ltd.; Walsingham Planning (agent)</i>	Painting of shopfront, three planters, four fascia signs and two hanging signs at 27-28 (Unit 9).	Comments by 19-02-17 No photo (behind scaffolding) Documents: https://goo.gl/b5GS1w Note: Grade II listed building
3.6	10 New Row WC2N 4LH 17/00485/FULL A3 & C3/ <i>Property Consultancy Ltd. (agent)</i>	Retention of works to widen roof valley gutter.	Comments by 27-02-17 Photo: https://goo.gl/uTwCG8 Documents: https://goo.gl/hSnTTh Note: Grade II* listed building

3.7	10 New Row WC2N 4LH 17/00484/FULL A3 & C3/ <i>Property Consultancy Ltd. (agent)</i>	Variation of Conditions 1 and 6 of planning permission dated 10-02-15 (14/09781/FULL), namely approval of details relating to how the flats will be insulated to reduce noise passing between them (retrospective application).	Comments by 28-02-17 Photo: https://goo.gl/uTwCG8 Documents: https://goo.gl/Py0o6W Note: Grade II* listed building Note: On 27-10-14 agenda. CGCA had no objection.
3.8	Unit B 20 Tavistock Street WC2E 7NZ 16/12292/FULL A1/ <i>Bravissimo Ltd.; Four-By-Two Consultants Ltd. (agent)</i>	Replacement door onto Tavistock Street.	Comments by 01-03-17 Photo: https://goo.gl/TxGz68 Documents: https://goo.gl/mrJEJo
3.9	39 William Iv Street And 30 St Martin's Lane WC2N 4ER 17/00804/FULL Spaghetti House Restaurant/ <i>Rolfe Judd (agent)</i>	Variation of Condition 1 of planning permission dated 16 December 2015 (RN: 15/03782/FULL), namely to vary the approved drawing numbers by re-routing the approved ducts.	Comments by 03-03-17 Photo: https://goo.gl/EXSQqQ Documents: https://goo.gl/9YbnE1 Note: On 22-06-15 agenda. CGCA's comments: While the CGCA has no objection to the conversion to C3 or to returning the two properties to their separate floor plans, we do object to the proposed shopfront for 39 William IV Street. The proposals would replace a traditional shopfront with a more modern shopfront that is out of keeping with the building and the surrounding area. In addition, the proposals would result in the loss of the stall risers, which is an important part of the shopfront and should be retained, according to Westminster's policy regarding shopfronts. Finally, the CGCA notes that the sustainability section of the applicant's Design & Access Statement is incomplete – it cuts off mid-sentence. Thus, the CGCA has not been able to evaluate this aspect of the proposals.
3.10	4 Henrietta Street WC2E 8PS 17/00620/FULL A1 (K-Way)/ <i>GLD Brands Limited; Gerald Eve (agent)</i>	Installation of a new shopfront. Widening of staircase from ground to lower ground floor including other internal alterations.	Comments by 03-03-17 Photo: https://goo.gl/XVGFwV Documents: https://goo.gl/9YbnE1 Note: Grade II listed building

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	64-68 Kingsway WC2B 6BG 2017/0572/TC Shakespeare's Head	2 Tables, 8 Chairs and 8 Barriers	Comments by 27-02-17 Photos: https://goo.gl/B5yQS1 & https://goo.gl/TXE7IV Documents: https://goo.gl/ZeV3hU Note: Renewal. No change in use or hours (M-SU 09:00-20:00). On 14-03-16 agenda. CGCA had no objection.

WESTMINSTER APPLICATIONS

4.2	<p>19 Henrietta Street WC2E 8QH 17/00480/FULL All Bar One/<i>Mitchells & Butlers Leisure Retail Limited</i>; <i>Poppleston Allen Solicitors (agent)</i></p>	<p>Use of two areas of the public highway measuring 7.8m x 0.8m and 10m x 0.8m for the placing of three tables and six chairs to the Henrietta Street frontage and four tables and eight chairs to the Bedford Street frontage.</p>	<p>Comments by 21-02-17 Photos: https://goo.gl/E1GrpR (Henrietta frontage) & https://goo.gl/zCUI9g (Bedford Street frontage) Documents: https://goo.gl/iZiqpH Note: Renewal. No change in use or hours (M-SU 11:00-23:00). On 14-03-16 agenda. CGCA's comments: As shown on the applicant's proposed layout, a clearance of less than the required minimum of 2m is available on the public highway on both Henrietta and Bedford streets after placement of the tables and chairs. The lack of space is further indicated by the crowd of vertical drinkers that gather at this site, making the public highway impassable for pedestrians, including those using pushchairs and prams. Whilst the CGCA recognises that permission was originally granted before the Council had its 2m policy, the CGCA notes that the footfall and number of vertical drinkers has increased, exacerbating the lack of space on the public highway for pedestrians to safely pass.</p>
4.3	<p>36A St Martin's Lane WC2N 4ER 17/00531/TCH Caffe Nero/<i>Nero Holdings Ltd.</i></p>	<p>Use of the public highway for the placing of two tables and six chairs in an area measuring 3.8m x 1.4m.</p>	<p>Comments by 23-02-17 Photo: https://goo.gl/xIOZOw Documents: https://goo.gl/6sqiji Note: Renewal. No change in use or hours (M-SA 07:00-21:00; SU 09:00-21:00).</p>
4.4	<p>32 Cranbourn Street WC2H 7AD 17/00532/TCH Caffe Nero/<i>Nero Holdings Ltd.</i></p>	<p>Use of an area of the public highway measuring 3m x 1.4m for the placing of three tables and six chairs.</p>	<p>Comments by 27-02-17 Photo: https://goo.gl/Qr4wiR Documents: https://goo.gl/aVYDzJ Note: Renewal. No change in use or hours (M-F 07:00-23:00; SA 08:00-22:00; SU 08:00-22:00). On 07-04-14 agenda. CGCA's comments: The CGCA believes that 7 a.m. is too early a start time for tables and chairs because of the impact of noise and disturbance on residential amenity from setting up the tables and chairs and from customer use at that early hour, and we would prefer a start time of 8 a.m. However, we recognise that this application is for renewed permission and, therefore, is unlikely to be changed in the absence of any specific complaints.</p>
4.5	<p>1-5 Catherine Street WC2B 5JS 17/00656/TCH Four to Eight/<i>Rossita Ltd.</i>; <i>RPS CgMs (agent)</i></p>	<p>Use of an area of the public highway measuring 1.5m x 7.7m for the placing of four tables and eight chairs.</p>	<p>Comments by 01-03-17 Photo: https://goo.gl/bwF37o Documents: https://goo.gl/fxXMOu Note: Renewal. No change in use or hours (M-SU 07:00-23:00). On 28-12-15 agenda. CGCA's comments: The CGCA objects to the use of four tables and eight chairs and continues to maintain that three tables and six chairs are more appropriate given the size of the area of the public highway. The CGCA questions the measurements provided on the proposed layout. This layout indicates the area as 7.84m, yet the proposal says the area is 7.7m. Further, adding up the measurements of the furniture and the space the applicant says is between</p>

			<p>furniture, this equals 6.09m (1530x4 plus 00x3).</p> <p>The tables and chairs as proposed are too tightly packed, which has led to the furniture being pushed further beyond the permitted area once customers are seated. This is why the CGCA maintains that three tables and six chairs is a more appropriate use. Under no circumstances should tables and chairs be placed on the Exeter Street frontage, which is much too narrow. The CGCA does not object to the hours ending at 23:00; anything beyond this time would have a significant negative impact on the amenity of the many residents in the adjacent area.</p>
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5. Other business

5.1	<p>Bus Stop, Outside 210 High Holborn WC1V 7DL 2017/0284/A N/A/Camden; SM Planning (agent)</p>	<p>Display of 2x internally illuminated digital screens to bus shelter no. CAM00129AB</p>	<p>The internally illuminated digital screen by reason of its location, size and design, would be dominant and visually obtrusive in the street scene, which fails to preserve and enhance the character and appearance of the conservation area (see CS5, CS9, CS14 & DP25) and harms the setting of the adjacent Grade II and Grade II* listed buildings. In addition to Council policies (see CS5, CS9, CS14, DP25, CPG1), the Council has a statutory obligation to preserve or enhance the borough's listed buildings.</p> <p>Additionally, the use of internal illumination is inappropriate and unsympathetic in a conservation area, and conflicts with Camden planning policy (see CGP1, 8.11-8.15; & DP25</p> <p>Comments by 09-02-17</p> <p>No photo</p> <p>Documents: https://goo.gl/P1XP0g</p>
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6. Next meetings & future presentations

- 6.1 27 February 2017
- 6.2 13 March 2017