

Agenda

Covent Garden Community Association

Planning Sub-Committee meeting held via email

COMMENTS DUE BY WEDNESDAY, 28 JUNE 2017

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TheCGCA



@TheCGCA

1. **Comments received:**
2. **Presentations:** N/A
3. **Planning Applications & Appeals**

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	Centre Point 101-103 New Oxford Street 5-24 St. Giles Street WC1A 1DD 2017/2850/L <i>Mixed/Almacantar (Centre Point) Limited; Gerald Eve (agent)</i>	Method statements, cleaning trials, sample panels and drawings relating to repair, renewal and replacement of external and internal granite panelling, as required by conditions 4a and 4b of listed building consent 2015/0949/L, for Alterations and repairs to Centre Point Tower.	Comments by 29-06-17 Photo: No photo Documents: https://goo.gl/skFnPS Note: Grade II listed building
3.2	Centre Point 101-103 New Oxford Street 5-24 St. Giles Street WC1A 1DD 2017/2854/L <i>Mixed/Almacantar (Centre Point) Limited; Gerald Eve (agent)</i>	Details of light fixings, fittings, cabling and fixing methods as required by condition 6g of listed building consent 2015/5069/L, for Internal and external alterations associated with erection of ground-floor extension partially infilling beneath Centre Point Link.	Comments by 29-06-17 Photo: No photo Documents: https://goo.gl/4FqFKe Note: Grade II listed building. Approval of Details (Listed Building).
3.3	21-31 New Oxford Street WC1A 1BA 2017/2949/P <i>Mixed/New Oxford Street Limited; Gerald Eve (agent)</i>	Amendments to planning permission 2014/5946/P, namely change of use of part of basement from A1 to B1, increase in terrace balustrade height and amended cycle and bin store layout of planning permission reference 2014/5946/P.	Comments by 05-07-17 Photo: No photo Documents: https://goo.gl/MstVic Note: Non Material Amendments
3.4	Unit 3 Centre Point Link 101-103 New Oxford Street WC1A 1DD 2017/3358/P & 2017/3381/L <i>Mixed/Taster Food UK Limited; Gerald Eve (agent)</i>	Installation of acoustic louvres to the east elevation of Centre Point Link at second floor level.	Comments by 06-07-17 Photo: No photo Documents: https://goo.gl/buJPvo Note: Grade II listed building
3.5	42 Earlham Street WC2H 9LA 2017/3340/L & 2017/3339/A Seven Dials Warehouse/PEC Neale; CBRE (agent)	Installation of 3 x internally illuminated projecting signs to the Earlham Street elevation.	Comments by 06-07-17 Photo: See documents Documents: https://goo.gl/ruuGTf Note: Grade II listed building
3.6	Parker Tower 43-49 Parker Street WC2B 5PS 2017/2860/P <i>C3/Parker Tower Limited; Moxley Architects Ltd. (agent)</i>	Variation of condition 19 (development in accordance with approved plans) as granted under 2014/0176/P and amended under reference 2015/2988/P, 2015/7249/P and 2016/6066/P, namely to revise elevations at ground floor and first floor levels and alterations to internal layouts at basement, ground and first floor levels.	Comments by 06-07-17 Photo: No photo Documents: https://goo.gl/oiP171

WESTMINSTER APPLICATIONS			
3.7	Flat 24 Garrick House 63-66 St Martin's Lane WC2N 4JS 17/04855/FULL <i>C3/Smerin Architects (agent)</i>	Erection of a roof extension to create a glazed sunroom with associated roof terrace.	Comments by 07-07-17 Photo: See documents Documents: https://goo.gl/4PZu9H
3.8	Apartment 803 Princes House 37-39 Kingsway WC2B 6TP 17/04828/FULL <i>C3/Eastern and Oriental Berhad; Stiff and Trevillion Architects (agent)</i>	Erection of a ninth-floor conservatory and an external roof terrace above the 8 th -floor accommodation.	Comments by 10-07-17 Photo: See documents Documents: https://goo.gl/z7GjuB
3.9	55 Long Acre WC2E 9JL 17/03705/FULL <i>A1 (Amorino)/Amorino Ltd; The Yorkshire Maintenance co (Hull) Ltd. (agent)</i>	Replacement of shopfront including installation of new hardwood bi fold doors.	Comments by 10-07-17 Photos: https://goo.gl/LUuTmf & https://goo.gl/h38kFo Documents: https://goo.gl/DyKWpp Note: Applicant has already installed openable shopfront without permission. Has also done so at shop on Charing Cross Road. CGCA has filed an enforcement complaint, as openable shopfronts are against WCC policy.
3.10	372 Strand WC2R 0JJ 17/04842/FULL <i>Strand Palace Hotel/DP9 Ltd. (agent)</i>	Installation of a full height extract duct and fan within the lightwell and associated works.	Comments by 10-07-17 Photo: See documents Documents: https://goo.gl/NPr4TS Note: Proposed kitchen air-extraction plant at roof level will serve Joe Allen restaurant. Applying for 24/7 use. No mitigation measures required, according to acoustic report.
3.11	25 Wellington Street WC2E 7DA 17/04754/FULL <i>Wellington Street Hotel/Capco; Gerald Eve (agent)</i>	Variation of Condition 8 of planning permission dated 30 November 2016 (16/03534/FULL), namely, to vary hours of building works (incl basements).	Comments by 10-07-17 Photo: No photo Documents: https://goo.gl/Z95tmo Note; Current construction hours are M-F 08:00-18:00; SA 08:00-13:00; SU none. Piling, excavation and demolition work can only take place M-F 08:00-18:00.
3.12	1 Mercer Street WC2H 9TY 17/03312/FULL <i>B1/Crisp Tiger Limited; Airtech Air Conditioning Services Limited (agent)</i>	Installation of 1 no. air conditioning unit at main roof level.	Comments by 12-07-17 Photo: https://goo.gl/dUZMhn Documents: https://goo.gl/krCTmN Note: AC to service offices on 3 rd floor are proposed to run 24/7. Although acoustic report says no mitigation measures will be required to comply with WCC's requirements, it recommends the condenser be mounted on suitable resilient mounts to prevent the transmission of disturbing vibration into the roof structure.

3.13	15 Catherine Street WC2B 5JZ 17/04982/FULL <i>A3/Rolfe Judd (agent)</i>	Alteration of duct route from within the building to the extract. Alterations to rear second floor window to accommodate the duct entering the building. Replacement of x2 a/c units on the rear first floor flat roof. Internal alterations to modern partitions including replacement awning and painting of the shopfront. Installation of a dumb waiter from second to ground floor level. Linked with 17/04983/LBC.	Comments by 12-07-17 Photo: https://goo.gl/o5Ceyy Documents: https://goo.gl/crHWne Note: Grade II listed building (listing is for group value; no internal features of merit are listed). Noise report indicates no need for mitigation. Applying for 24/7 use.
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4. Tables and Chairs

CAMDEN APPLICATIONS			
None			
WESTMINSTER APPLICATIONS			
4.1	Faraday House 18 Charing Cross Road WC2H 0HR 17/04976/TCH A1 (Gelati)/HCP <i>Gelati Ltd.</i>	Renewal of use of the public highway for the placing of one table and two chairs in an area measuring 1.6m x 0.9m. (RN: 15/05414/TCH)	Comments by 07-07-17 Photo: https://goo.gl/Tj6BzU Documents: https://goo.gl/EWAAY6 Note: Renewal. No change in use or hours: M-SU 12:00-23:00. On 10-08-15 agenda. CGCA's comments: Objection. The pedestrian traffic volume at this location on Charing Cross Road between Trafalgar Square and Leicester Square is amongst the highest in Covent Garden and, thus, this location is inappropriate for tables and chairs. Westminster's tables-and-chairs policy calls for factors other than pavement width to be considered and this includes volume of pedestrian traffic. The applicant's drawing fails to include other obstacles on the pavement, including a tree and a phone box. Further, the drawing does not give an overall measurement of the pavement.

5. Other business

5.1	Development site at land bounded by Drury Lane, Dryden Street, Arne Street & Shelton Street 16/12200/FULL <i>Mixed/Helical Bar (Drury Lane) Limited; DP9 Ltd. (agent)</i>	Demolition and redevelopment of site, including facade retention of 30-35 Drury Lane, 2 Dryden Street and 4-10 Dryden Street, for mixed-use development comprising retail, restaurant & cafe uses at ground and basement level (A1/A3), office floorspace (B1) at first to fifth floor level, rooftop plant, basement cycle parking & associated works.	Comments by 06-07-17 Photo: See documents Documents: https://goo.gl/emfL7a Note: Comments being handled by joint committee from CGCA, 7DT and CGAT. Previous application was recommended for refusal by committee because of impact on character of conservation area; bulk and massing; and lack of off-street parking.
5.2	355 Strand WC2R 0HS 17/04664/TCH <i>Starbucks/Starbucks Coffee Company; Evolve Architecture (agent)</i>	Use of an area of the public highway measuring 6.1m x 1.6m for the placing of 3 no. tables, 6 no. chairs and 5 no. barriers in connection with the adjacent coffee shop.	No objection Comments by 11-07-17 Photo: https://goo.gl/Bdij2h Documents: https://goo.gl/gvZ6pS Note: Renewal. No change in use our hours (M-SU 07:00-23:00). Banner is proposed to have small Starbucks logo; complies with advertising guidance. 17/03892/TCH on 12-06-17 agenda. CGCA had no objection to continued use of tables and chairs, but expressed concern that there is not space for the

			<p>addition of planters. CGCA also expressed concern about proposed new barriers, which are moveable, and the barriers' feet could create a health and safety hazard because they stick out and could cause pedestrians to trip.</p> <p>This application reverts back to previously permitted scheme. On 27-05-15 agenda (see 15/04887/TCH). Comments: No objection, although the applicant says the barriers are plain when, in fact, one barrier has the company logo on it.</p>
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6. Next meetings & future presentations

- 6.1 10 July 2017
- 6.2 24 July 2017
- 6.3 14 August 2017