

Agenda

Covent Garden Community Association

Planning Sub-Committee meeting to be held on Monday, 27 March 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, Selwyn Hardy, Jo Weir
 - 1.3 **Comments received:**
2. **Presentations:** Shorts Gardens/Betterton Street, 6:30 p.m.
3. **Planning Applications & Appeals**

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	o/s 21-31 New Oxford Street WC1A 1AA 2017/1132/P & 2017/1459/A Sui Generis/ <i>BT PLC: Primesight Limited (agent)</i>	Erection of freestanding BT panel providing phone and Wi-Fi facilities with 2 x internally illuminated digital advertisements following the removal of 1no. BT telephone kiosk.	Comments by 05-04-17 Photo: See documents Documents: https://goo.gl/kpcYJQ
3.2	77 Shelton Street and 24/25 Drury Lane WC2B 5RH 2017/1053/P <i>A1/B1/Shepherd Food Holdings Ltd.; Jackie Ford Consulting (agent)</i>	Variation of condition 3 (approved plans) of planning permission 2014/1157/P dated 03/06/2014, namely insertion of windows at 2nd floor level to Drury Lane elevation	Comments by 06-04-17 Photo: https://goo.gl/A66Qmn Documents: https://goo.gl/pw9sKL
3.3	1st Floor 186 Drury Lane London WC2B 5QD 2017/0949/P & 2017/1472/L <i>A1/London School of Barbering; Revive Renovations (agent)</i>	Installation of 2 x AC unit on flat roof of rear extension at second floor level.	Comments by 07-04-17 Photo: https://goo.gl/q7JUbx Documents: https://goo.gl/vTwaob
3.4	57-59 Monmouth Street and 4 Ching Street WC2H 9DG 2017/1261/L <i>B1/C3/Shafesbury; Rolfe Judd (agent)</i>	Listed building consent for internal and external alterations associated with change of use of first to third floors from office (Class B1) to alternative uses, either as 3x2 bed self-contained residential units (Class C3) or office (Class B1) uses. Alterations include new vents, secondary glazing and associated internal alterations.	Comments by 07-04-17 Photos: https://goo.gl/59US3H (Monmouth Street) & https://goo.gl/MABtIN (Ching Court) Documents: https://goo.gl/REUafI Note: Grade II listed building
WESTMINSTER APPLICATIONS			
3.5	1 Bedford Street WC2E 9HD 17/01836/FULL <i>Various /Legal & General; Gerald Eve (agent)</i>	Alterations to office entrance. Installation of plant at roof level and associated alterations.	Comments by 07-04-17 Photo: See documents Documents: https://goo.gl/utNPxQ
3.6	Imperial House 15-19 Kingsway WC2B 6UN 17/01874/FULL <i>POD/POD; Integrated Developments Ltd. (agent)</i>	Retention of new shopfront.	Comments by 07-04-17 Photo: https://goo.gl/UPcOM6 Documents: https://goo.gl/pTwr1V

3.7	17-19 Neal Street WC2H 9PU 17/02172/FULL & 17/01488/LBC Dr. Marten's/Studio OL3 Ltd. (agent)	Decoration of the existing shopfront. Internal works.	Comments by 18-04-17 Photo: https://goo.gl/wDmDJT Documents: https://goo.gl/wgcUjr Note: Grade II listed building
3.8	67 Drury Lane WC2B 5SP 17/02381/FULL A1 at basement & ground; C3 at upper/Really Useful Theatres Group; John Rowan and Partners (agent)	Variation of Conditions 1, 15 and 17 of planning permission dated 25 May 2016 (RN: 16/03298), namely to allow updated plans to be submitted for the relocation of the plant enclosure at roof level and an addendum to the Environmental Noise Survey.	Comments by 18-04-17 Photo: https://goo.gl/leN2J2 Documents: https://goo.gl/8oi5e5 Note: Application on 25-04-16 agenda. CGCA had no objection.

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	176 Drury Lane WC2B 5QF 2017/1575/TC Jar Kitchen	1 table and 2 chairs	Comments by -04-17 Photo: https://goo.gl/ata2m2 Documents: https://goo.gl/RJVQzL Note: Renewal. No change in use or hours (T-F 11:00-21:00; SA 10:00-21:00). On 11-04-16 agenda. CGCA did not object to the use of 1T and 2CH, but did object to the hours because the restaurant is directly adjacent residential units.
4.2	Basement and Ground Floor 63 Endell Street WC2H 9AJ 2017/1612/TC Da Mario	4 tables, 14 chairs, 1 umbrella and 2 barriers	Comments by -04-17 Photo: https://goo.gl/wVpzoV Documents: https://goo.gl/bccf5e Note: Renewal. Reduction of 1 umbrella from existing permission. Change in hours. Existing hours end at 23:30. Proposed hours: M-SA 10:00-22:30. On 08-06-15 agenda. CGCA's comments: Whilst the CGCA does not object to tables and chairs at this location, we do object to the use of tables and chairs against the frontage. The applicant does not show the table and chairs against the frontage on the proposed layout, but they are consistently positioned there (in the attached photo, the chairs are placed against the frontage, however a table is also regularly included). As such, the proposed layout is inaccurate, as positioning tables and chairs against the frontage greatly reduces the clearance on the public highway, making it considerably less than the 2.4m indicated on the layout. The CGCA also objects to the proposed hours, which are in violation of Camden's tables and chairs policy. This location is not designated as a predominantly commercial street in the Central London area, a major town centre or a district centre, and thus hours should be limited to 21:00 unless the Council specifies that exceptional circumstances exist. If the Council permits hours later than 21:00, the CGCA requests notification of what these exceptional circumstances are. Finally, the CGCA recommends that barriers also be used parallel with the shop frontage to prevent customers moving the tables and chairs into the public right of way and pedestrian traffic.

WESTMINSTER APPLICATIONS

4.3	36-37 Cranbourn Street WC2H 7AD 17/02066/TCH Brewmaster/DHA Planning (agent)	Use of two areas of the public highway measuring 1.3m x 11.55m on Cranbourn Street for 3 tables, 9 chairs, 4 barriers, 2 planters and 2 menu-boards and 2m x 14.3m on St Martin's Court for 5 tables, 20 chairs, 2 barriers, 2 planters and 1 menu-board.	<p>Comments by 12-04-17</p> <p>Photos: https://goo.gl/8TgVKB (Cranbourn Street) & https://goo.gl/bbwGeQ (St. Martin's Court)</p> <p>Documents: https://goo.gl/lZc1WU</p> <p>Note: Renewal. Change in use. Existing permission is for 3 tables, 6 chairs and 4 barriers on Cranbourn Street and 5 tables, 20 chairs and 2 barriers on St. Martin's Court.</p> <p>Change in hours. Existing hours: M-SU 08:00-23:00. Proposed hours: M-SU 09:00-23:00. On 26-10-15 agenda.</p> <p>CGCA's comments:</p> <p>Whilst the CGCA does not object to these proposals, we note that the applicant is not complying with the currently permitted or proposed layout on the Cranbourn Street elevation. The applicant is using more chairs than permitted (nine instead of six), as shown in the attached photo. The applicant has placed an extra chair at each table and these extra chairs are placed in such a way that they back further into the pavement, causing the barriers to be pushed further into the public highway at one of the busiest junctions in all of Covent Garden.</p> <p>Also, the CGCA repeats our concern that, whilst we do not object to an opening time of 8 a.m., this start time will result in earlier deliveries. A condition or informative should be included with any permission granted that specifies that deliveries must be restricted to 08:00-20:00 to protect residential amenity.</p>
4.4	70 Long Acre WC2E 9JS 17/02109/TCH Chop'd/Luxon Projects Limited	Use of an area of the public highway measuring 0.75m X 6.4m for the placing of 2 tables and 4 chairs.	<p>Comments by 12-04-17</p> <p>Photo: https://goo.gl/zq34TI</p> <p>Documents: https://goo.gl/j8itH5</p> <p>Note: New application. Proposed hours: M-F 07:00-20:00; SA 08:00-04:00; SU 10:00-03:00.</p>
4.5	20 Cranbourn Street WC2H 7AA 17/02105/TCH Aberdeen Steakhouse/ATFC Ltd.; Ian Belsham Associates (agent)	Use of an area of the public highway measuring 10.8m x 1.45m for the placement of 7 tables, 14 chairs, 1 freestanding menu board and 10 barriers.	<p>Comments by 18-04-17</p> <p>Photo: https://goo.gl/Sxq2Y6</p> <p>Documents: https://goo.gl/gzJqbk</p> <p>Note: New application. Proposed hours: M-SU 10:00-23:00.</p>

5. Other business

Comments submitted since last meeting.

5.1	Land Adjacent to 190 High Holborn WC1V 7BH 2017/1030/P N/A/Maximus Networks Ltd.; Metropolis Planning & Design (agent)	Installation of 1 x telephone box.	<p>The CGCA strongly objects to the installation of a public call box at this location adjacent to the conservation area.</p> <p>(1) Although these proposals fall outside the conservation area, the development is adjacent to the conservation area and, thus, would have a negative impact on the Seven Dials (Covent Garden) Conservation Area, which goes against Camden's planning policy. DP25.9 specifies that "The Council will therefore not permit development in locations outside conservation areas that it considers would cause harm to the character, appearance or setting of such an area." Like other areas in Camden, Covent Garden has its own character and identity (CS9.1). The</p>
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			<p>proposed telephone box fails to preserve or enhance the historic nature and unique character of the Seven Dials (Covent Garden) Conservation Area (CS5, CS9, CS14). According to DP24, careful consideration must be given to the characteristics of a development site, features of local distinctiveness, and the wider context in order to achieve high-quality development which integrates into its surroundings. Camden's planning policy is clear that the Council expects development to retain the distinctive characters of the conservation area and new development must contribute positively to this (DP25, CPG1 2.6 and CPG1 2.9).</p> <p>(2) In the cover letter, the applicant states that the proposed location for the call box "is not in a conservation area or within the setting of any heritage asset" (see p. 4). However, as discussed in (1) above, the proposed location is adjacent to the conservation area.</p> <p>Additionally, the proposed location is adjacent to listed buildings, which are heritage assets. Thus, the CGCA refutes the applicant's claim.</p> <p>(2) The proposed telephone box would result in visual street clutter that goes against Camden's aim of reducing visual street clutter (see Streetscape Design Manual, Chapter 4). Such street clutter has a significantly adverse effect on the appearance of the streetscape and the amenity of the area. CS17.5 also specifies that the design of streets, public areas, and the spaces between buildings needs to be uncluttered.</p> <p>(3) The proposed telephone box would further continue to visual clutter as its primary function would be to serve as an advertising presence. CPG1 para 8.9 says advertisements in conservation areas and on or near listed buildings require detailed consideration given the sensitivity and historic nature of these areas or buildings. Any advertisements on or near a listed building or in a conservation area must not harm their character and appearance.</p> <p>(4) Further, the proposed public call box presents a safety hazard, as it obstructs the flow of pedestrian traffic, as well as wheelchairs and prams, at this location, which experiences high footfall.</p> <p>Whilst the applicant claims a need for public call boxes still exists, the research and data contradict the need for increasing the number of call boxes. According to Ofcom, the money that BT received from phone boxes went down by nearly half between 2000 and 2006. Further, Ofcom's 2016 Communications Market Report found that 93 percent of UK adults own or use a mobile phone in the UK; 71 percent of adults own a smartphone. Research in 2013 also found that only 3 percent of UK residents made a call from a public phone box in the previous month.</p> <p>The evidence strongly supports that the number of public call boxes should be reduced, not increased.</p> <p>Comments by 31-03-17 Photo: See documents Documents: https://goo.gl/ULqzWO</p>
5.2	Land Adjacent to 167-169 Shaftesbury Avenue WC2H 8AN	Installation of 1 x telephone box.	See 5.1. Comments by 31-03-17

	2017/1028/P N/A/Maximus Networks Ltd.; Metropolis Planning & Design (agent)		Photo: See documents Documents: https://goo.gl/fsgWem
5.3	Land adjacent to 121 Shaftesbury Avenue WC2H 8AD 2017/1194/P N/A/Maximus Networks Ltd.; Metropolis Planning & Design (agent)	Installation of 1 x telephone box.	See 5.1. Comments by 31-03-17 Photo: See documents Documents: https://goo.gl/wwjAAc
5.4	Land Adjacent to 1 St Giles High Street WC2H 8AG 2017/1200/P N/A/Maximus Networks Ltd.; Metropolis Planning & Design (agent)	Installation of 1 x telephone box.	See 5.1. Comments by 31-03-17 Photo: See documents Documents: https://goo.gl/7yMgu7

6. Next meetings & future presentations

6.1 10 April 2017

6.2 24 April 2017