

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 8 June 2015
at 17:30 at Covent Garden Community Centre (Mercer Room), 42 Earlham Street WC2H 9LA

www.CoventGarden.org.uk



1. Attendance

1.1 Present: Elizabeth Bax, Jo Weir, Robert Bent, Shirley Gray, Amanda Rigby, Christina Smith, Meredith Whitten

1.2 Apologies received: Selwyn Hardy (comments submitted), Richard Hills, Kester Robinson, Rhu Weir (comments submitted)

2. Presentation: None scheduled

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	130 Charing Cross Road WC2H 0LA 2015/2945/P <i>Sajway/Sajway Lebanese Food Limited</i>	Change of use from A1(retail) to A5 (hot food take-away).	<p>Objection. The CGCA objects to a change of use to A5 because of the impact on adjacent residents as well as on the conservation area, as this location on the iconic Charing Cross Road serves as a gateway to the Seven Dials Conservation Area.</p> <p>As the applicant states, residents live directly above and adjacent to these premises. Residents have complained about noise and disturbance from late-night customers, as well as odour and smell from cooking.</p> <p>The petition included by the applicant is misleading, as some of these signatures are from local businesses, not local residents.</p> <p>Should the Council be minded to grant permission, conditions must be included to protect the amenity of local residents. This includes:</p> <ul style="list-style-type: none"> • Prohibit queuing outside the café, as this causes significant noise and disturbance; • require mitigation measures referred to in section 6.0 of the applicant's acoustic report; • require the applicant to have at least annual maintenance performed on all equipment to ensure it is running effectively and is not causing disturbance to nearby residents; and • require the applicant to change filters regularly. <p>Photos: See existing & proposed plans in documents Documents: http://goo.gl/6nB3TD Note: Retrospective application. Applicant has submitted signatures of adjacent residents who support the application. Formerly Nunu.</p>
WESTMINSTER APPLICATIONS			
3.2	Second Floor 17 Tavistock Street WC2E 7PA 15/04032/FULL <i>C3/Pringle Richards Sharat</i>	Installation of one air-conditioning condenser to first floor flat roof.	<p>No objection, provided conditions are included in any permission granted that:</p> <ul style="list-style-type: none"> • limit the hours of use to 08:00-18:00, as stated in the applicant's supporting documents;

	<i>Architects (agent)</i>		<ul style="list-style-type: none"> require mitigation measures regarding vibration, namely that vibration isolation mounts are used and all pipework is isolated from the building (as stated in section 6.3 of the applicant's noise report; and require the applicant to have at least annual maintenance performed on all equipment, including ducting, to ensure it is running effectively and is not causing disturbance to nearby residents or exceeding 10 decibels below background. <p>Photos: https://goo.gl/mOYq1M Documents: http://goo.gl/C9s7MF Note: Listed building</p>
3.3	6 The Market WC2E 8RA 15/04047/FULL Formerly Piazza Café (Unit 6); Covent Garden Kitchen (Unit 6a)/Capco; Gerald Eve (agent)	Variation of Condition 1 of planning permission dated 24-11-2014 (14/05097/FULL), namely, drawings to be amended to allow for alterations to the permitted layout of the retail units.	No objection Photos: http://tiny.cc/ag8qix & http://tiny.cc/tg8qix Documents: http://goo.gl/zOTDHi Note: Listed building. On CGCA's 4-07-14 agenda; CGCA had no objection.

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	84-86 Charing Cross Road 2015/2630/TC McDonald's/West One Food Ltd.	9 tables, 20 chairs and 13 barriers	<p>Objection. This location on Cambridge Circus experiences particularly high footfall, and there also is a high volume of traffic at this busy junction where Charing Cross Road and Shaftesbury Avenue meet. The combination of high pedestrian volume and high vehicular traffic poses a safety risk. Indeed, in 2012, a tourist died after being hit by a bus while crossing the road at this junction. Thus, anything that impedes pedestrian traffic on the public highway contributes to health and safety concerns. Additionally, the CGCA notes that adjacent residents have complained about noise from this site; tables and chairs will only exacerbate this.</p> <p>Should the Council be minded to grant permission, the table and three chairs located closest to Charing Cross Road should be omitted, as they do not leave adequate clearance between the tree and the tables/chairs (see photo). Additionally, the following conditions must be imposed:</p> <ul style="list-style-type: none"> Hours must clearly be limited to 09:00-20:00; The applicant must continually remove rubbish from the tables and chairs to avoid attracting pigeons and other pests, as well as to ensure that the rubbish does not end up as litter in the area; and Plain barriers – not barriers with the applicant's logo or other designs – must be used to respect the heritage area. <p>Photos: https://goo.gl/rkdNMi & https://goo.gl/PcPluN (Note that photos are from when Leon de Bruxelles had T&CH at this site.) Documents: http://goo.gl/AT4uQ4</p> <p>Note: New application. Proposed hours: M-SU 09:00-20:00. Leon de Bruxelles had permission for 11 Tables, 22 Chairs and 9 Barriers, with hours M-TH 08:00-23:00; F-SA 08:00-23:30; and SU 08:00-22:30.</p>
4.2	Basement & Ground Floor 63 Endell Street WC2H 9AJ 2015/2794/TC Da Mario	4 tables, 14 chairs, 2 umbrellas and 2 barriers	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

	Restaurant/ <i>Mrs. Maria Solimini</i>		<p>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.</p> <p>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.</p> <p>Photos: https://goo.gl/UU7FiW & https://goo.gl/4XXn6v</p> <p>Documents: http://goo.gl/koApMQ</p> <p>Note: Renewal. Change in use (two fewer chairs). No change in hours M-SA 10:00-23:30.</p>
WESTMINSTER APPLICATIONS			
4.3	79 St Martin's Lane WC2N 4AA 15/03538/TCH Angus Steak House/ATFC Ltd.; Ian Belsham Associates (agent)	Use of the public highway for the placing of 2 tables and 4 chairs in an area measuring 3.72 x 0.8m.	<p>Objection. The volume of pedestrian traffic at this location is among the busiest in Covent Garden, as shown in the attached photo. This is also the narrowest part of the lane and there is a cycle parking bracket fixed to a pole just opposite the unit. Thus, permitting tables and chairs at this location on St. Martin's Lane would significantly impede pedestrian flow, creating a safety hazard by forcing pedestrians to walk in the road.</p> <p>As stated in "Guidelines for the placing of tables and chairs on the highway," the Council "will always require sufficient space on the pavement to allow pedestrians, wheel chair users, disabled people, the elderly and those with prams and buggies to pass along safely and easily." "The Westminster Way" also lays out a policy prohibiting tables and chairs in such busy, high-pedestrian locations.</p> <p>The CGCA notes that no businesses on this side of St. Martin's Lane have permission for tables and chairs. The Salisbury public house, for example, has permission for tables and chairs, but only on the St. Martin's Court frontage, not on the St. Martin's Lane frontage. Granting permission for this proposal would set a dangerous precedent and would cause an already congested pavement to become worse.</p> <p>Finally, the CGCA notes that the A-board included in the supporting documents is not shown on the proposed layout and, thus, should not be permitted.</p> <p>Photos: http://tiny.cc/1w69fx & http://tiny.cc/kx69fx</p> <p>Documents: http://goo.gl/vLigcy</p> <p>Note: Renewal. No change in use or hours: M-SU 10:00-23:00.</p>

5. Other business

Amanda discussed a recent site visit that she and David Bieda did at Block C Mercer Street when the developer held an open house. They were surprised to find that the applicant had demolished most of the vaults, which date to the time of the building being used as a brewery. The CGCA was unaware that these features existed and that they were being demolished. Amanda asked the committee members for their suggestions on how the CGCA can ensure such things do not happen in the future. One solution was to develop standard language regarding archaeological reports.

6. Next meetings & future presentations

- 6.1 22 June 2015, including presentations by Capco and TfL
- 6.2 13 July 2015, including presentation by Capco