

## Minutes

### Covent Garden Community Association

Planning Sub-Committee meeting held via email

Comments due by Monday, 7 November 2016

www.CoventGarden.org.uk



TheCGCA



@TheCGCA

**1. Attendance**

**1.1 Comments received:** Elizabeth Bax (chair); Shirley Gray; Selwyn Hardy; Gary Hayes

**2. Presentation:** N/A

**3. Planning Applications & Appeals**

	Address & Application No.	Proposal	Comments
<b>CAMDEN APPLICATIONS</b>			
None			
<b>WESTMINSTER APPLICATIONS</b>			
3.1	Flat 2 15 Kean Street WC2B 4AZ 16/08742/FULL <i>C3/Debut Residents Management Co. Ltd.</i>	Installation of new enlarged windows to the side and front elevation.	The proposed windows overlook the rear of Bruce House and could introduce issues of privacy. Additionally, the proposed larger windows could result in a feeling of intrusion to Bruce House residents. Given these concerns, the CGCA recommends that, should the proposed enlarged windows be approved, a condition be included that requires the windows have obscured glazing. Even with such glazing, the enlarged windows will allow more in light into the Kean Street flats, while at the same time minimising any overlooking and loss of privacy at Bruce House. Provided this condition is included, the CGCA has no objection. Comments by 09-11-16 Photo: See documents Documents: <a href="https://goo.gl/t2OrWP">https://goo.gl/t2OrWP</a>
3.2	Walter House 418-422 Strand And 50 Bedford Street WC2R 0PT 16/09925/FULL <i>B1/The Nadler Covent Garden Ltd.; Gerald Eve (agent)</i>	Use of basement, part ground and upper floors as hotel (C1) with reception at ground-floor level. Alterations to Walter House including infill of internal lightwell, removal of escape stair to rear, introduction of balconies to rear facade and refurbishment of the building. Demolition of the Bedford Street facade of 50 Bedford Street and in full to above first floor slab. Alterations at roof level including introduction of dormer windows, fifth floor extension, installation of plant equipment within an enclosure and installation of solar thermal panels.	The CGCA's primary concern regarding these proposals is the potential noise, disturbance and overlooking impact on local residents, particularly those in Exchange Court, onto which the rear of the proposed hotel would face. City Plan Policy S23 (Hotels & Conference Facilities) states that hotels will be directed to streets that are not predominantly residential, as the policy acknowledges that hotel use is often not compatible with residential use. TACE2 specifies that new hotels should not adversely affect the quality of life for local residents. In particular, TACE2(C)(2)(d) says new hotels will only be approved provided "there would be no adverse effects on residential amenity." Also, see CPG6-7.4. The proposed hotel backs onto Exchange Court, which is a quiet, largely residential pedestrian passageway. The proposed terraces/balconies at the rear of the proposed hotel would have an impact from noise and disturbance, and overlooking. Some of the residential flats have windows that will be directly overlooked by the proposed balconies. Given this, the CGCA suggests the following

			<p>conditions to ensure that local residents' quality of life, including right to privacy, is not affected be included with any permission granted:</p> <ol style="list-style-type: none"> <li>1. Obscured glass, and not the proposed railings, should be required for all terraces/balconies, which would help with noise and overlooking;</li> <li>2. A band of obscured glass across the windows and door leading to the balconies/terraces (not necessarily to the whole door/balcony) to avoid distraction from people moving inside the rooms;</li> <li>3. A phone number for residents to call should there be unnecessary/ disturbing noise from the terrace. This number should be answered 24/7 (this should not be the number to the Council's noise team);</li> <li>4. A terminal hour of use for the balconies;</li> <li>5. No litter (particularly cigarette ends) to be disposed of from the balcony.</li> </ol> <p>Additionally, the CGCA suggests that hotel staff notify guests upon check-in that the area is a residential neighbourhood and, thus, residents should minimise any noise and disturbance whilst staying at the hotel. The CGCA has met with the applicant, who has assured us that these conditions are acceptable. Provided these conditions are included, the CGCA has no objection.</p> <p>Comments by 10-11-16  Photo: See documents  Documents: <a href="https://goo.gl/UvVauQ">https://goo.gl/UvVauQ</a>  Note: Applicant presented to CGCA on 26-09-16.</p>
3.3	72 Odhams Walk WC2H 9SD 15/07402/FULL C3/ <i>Clinch Design</i> (agent)	Retention of existing railings set within two external courtyards (retrospective application).	<p>No comment. The CGCA believes that this is an issue for the freeholders. Also, the Council has granted permission for an edge protection scheme, which renders this application redundant, as the railings in this retrospective application will be replaced under the scheme already consented. See 15/09173/FULL.</p> <p>Comments by 10-11-16  Photo: See documents  Documents: <a href="https://goo.gl/BKl5W3">https://goo.gl/BKl5W3</a></p>

#### 4. Tables and Chairs

CAMDEN APPLICATIONS			
None			
WESTMINSTER APPLICATIONS			
4.1	28 Wellington Street WC2E 7BD 16/09595/TCH Bella Italia/ <i>BLP</i> (agent)	Use of one area of the public highway on Wellington Street frontage measuring 0.96m x 6.85m and two areas of the public highway on the Tavistock Street frontage each measuring 0.96m x	<p>The CGCA maintains its objections to the proposed planters because they contribute to street clutter at this busy corner with heavy footfall. We note that the applicant does not use planters, indicating that, in reality, there is not space for tables and chairs as well as planters at this location. The CGCA suggests the applicant consider using hanging baskets if the use of planting and greening is desired.</p> <p>Comments by 11-11-16  Photos: <a href="https://goo.gl/wmbyju">https://goo.gl/wmbyju</a> (Wellington frontage) &amp; <a href="https://goo.gl/dmNcbb">https://goo.gl/dmNcbb</a> (Tavistock frontage)</p>

		1.81m for the placing of a total of five tables, 10 chairs and three planters.	Documents: <a href="https://goo.gl/Remy0G">https://goo.gl/Remy0G</a> Note: Renewal. No change in use. No proposed hours listed (existing: M-SU 09:00-23:00). On 26-10-15 agenda. No decision notice online, but permission was granted.
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**5. Other business**

**6. Next meetings & future presentations**

- 6.1 14 November 2016
- 6.2 28 November 2016
- 6.3 12 December 2016