

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 8 February 2016
at 17:30 at Covent Garden Community Centre, 42 Earlham Street WC2H 9LA

www.CoventGarden.org.uk



TheCGCA



@TheCGCA

1. Attendance

1.1 **Present:** Jo Weir (chair), Robert Bent, Selwyn Hardy, Brian Tiernan, Meredith Whitten

1.2 **Apologies received:** Elizabeth Bax, David Bieda, Shirley Gray, Richard Hills, Christina Smith, Rhu Weir

1.3 **Comments received:** Elizabeth Bax, Shirley Gray, Rhu Weir

2. **Presentation:** Capco re: 3.3 and 3.6 (Andy Hicks, Tom Picking, Clayton Seager)

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	190 High Holborn WC1V 7BH 2015/6719/P B1/Pearson Education Limited; Turley (agent)	Change of use of the first and second floors of the existing building from Office (Class B1) use to Education/Training (Class D1).	The CGCA has no objection, provided conditions are included that (1) specify that the change of use relates solely to Pearson and does not carry over to future tenants; (2) clarify that no additional signage, including banners, can be installed without planning permission; and (3) prohibit occupants from congregating in groups outside the building to smoke or for other reasons. A designated smoking area could be recommended. Camden's planning policy CPG5, section 5.15, recognises the impact that people congregating to smoke in outdoor areas can have on nearby residential properties. The CGCA notes that this property is located at the corner of High Holborn and Drury Lane, with many residents located in the area, particularly nearby in Drury Lane. Comments by 22-02-16 Photo: https://goo.gl/Vim8aL Documents: http://goo.gl/K8wiMi
3.2	35 Great Queen Street WC2B 5AA 2016/0131/P & 2016/0168/L A3/Shoryu Ramen Ltd.; Blenheim Design Ltd. (agent)	Installation of 1 x air conditioning unit to rear plant area, and replacement of existing ducting and fresh air intake.	The applicant's plant noise assessment states that "plant should only be running during the daytime hours and hence the daytime limit has been used for the assessment" (see 5.1.4 on p. 3). Nowhere else in the application does the applicant refer to proposed hours for the plant. However, given that the application for this A3 usage lists the opening hours as 12:00-23:00 daily, the CGCA is highly suspect that the plant will only operate during "daytime hours." As the applicant's own documents indicate, the rear first-floor roof is adjacent to a number of residential units, including noise-sensitive windows. Thus, it is critical that a noise assessment is conducted that

			<p>accurately tests the impact on adjacent residents at all times that the plant would be operating. Given this, the applicant should be required to either clarify and define “daytime hours” or conduct another noise assessment that factors in the impact on nearby residents at all hours of operation (e.g. until at least 23:00).</p> <p>Additionally, any permission granted must include the following conditions to protect residential amenity:</p> <p>(1) require the applicant to ensure that equipment is kept working efficiently and is not causing disturbance to nearby residents, as verified through annual maintenance checks performed on all equipment, including ducting, throughout the life of the development (CMP S32);</p> <p>(2) require the applicant to submit the results of annual maintenance checks to the Council for approval;</p> <p>(3) restrict the amount of noise (measured in decibels) emitted from the units to within Camden’s thresholds;</p> <p>(4) limit the hours of use to operating hours (provided an appropriate noise survey is conducted before approval), which will reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend hours; and</p> <p>(5) require automatic time clocks to be fitted to the equipment/ machinery hereby approved, prior to commencement of the use of the units, to ensure that the plant/equipment does not operate at any time other than that permitted. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer’s recommendations.</p> <p>Comments by 24-02-16 Photo: https://goo.gl/sVu81y Documents: http://goo.gl/9Ua89q Note: Grade II* listed building</p>
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WESTMINSTER APPLICATIONS

3.3	17-18 Henrietta Street WC2E 8QH 15/10090/FULL B1/Capco; Gerald Eve (agent)	Erection of a single storey extension at rear first floor level with roof terrace above, installation of replacement plant at main roof level and associated works.	The CGCA appreciates the applicant’s efforts to address the issues we raised in our comments on the previous version of this application. The revisions address most of these concerns and, thus, the CGCA has no objection, provided a condition is included that specifies that the balconies cannot be used outside of normal business hours (no later than 21:00). This is to protect residential amenity from both noise and disturbance, and overlooking. This condition
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			<p>has precedent (see 14/00907/FULL, condition 7).</p> <p>The CGCA remains concerned about the roof-level plant and its impact on nearby residents. Given this, we recommend an informative suggesting that automatic time clocks be fitted to the equipment. The CGCA recommends that the applicant's tenants may on occasion need to work in the premise outside of normal office hours and, thus, they would need the ability to override the automatic time clocks. Given this, we strongly encourage the applicant to include wording in all leases or contracts that requests that they limit the hours of plant and air-conditioning use to normal business hours or turn the equipment off promptly outside of business hours, should this be needed.</p> <p>Comments by 23-02-16 Photo: https://goo.gl/LAZpOV Documents: http://goo.gl/2T2XYA Note: On 07-12-15 agenda. CGCA objected. See http://goo.gl/AtZqFH.</p>
3.4	Odhams Walk London 15/09173/FULL A1&C3/London Land Ltd.; CBRE (agent)	Installation of new balustrading to outer edge of planters and terraces within the site.	<p>No objection</p> <p>Comments by 23-02-16 Photo: See D&A statement Documents: http://goo.gl/3OZaBo</p>
3.5	8 Adelaide Street WC2N 4HZ 16/00534/FULL A1 (vacant)/Gundry Ducker Architecture (agent)	Installation of a new shopfront.	<p>No objection. The CGCA welcomes the traditional design of the proposed shopfront, which is more in keeping with the character of the conservation area.</p> <p>Comments by 24-02-16 Photo: https://goo.gl/FZAULB Documents: http://goo.gl/rlu7KF Note: Grade II* listed building.</p>
3.6	The Market WC2E 8RA 16/00225/FULL Various/Capco; Gerald Eve (agent)	Conservation and repair works including: re-laying/replacement of slates to roof, replacement of lead work, replacement of pigeon prevention measures, replacement of glazing in roof lanterns with self-cleaning glass, installation of new access hatch.	<p>No objection</p> <p>Comments by 25-02-16 Photo: See documents Documents: http://goo.gl/b1YYJk Note: Grade II* listed building</p>
3.7	4 Henrietta Street WC2E 8PS 16/00447/FULL A1/Capco; Gerald Eve (agent)	Erection of replacement single-storey ground-floor rear extension with rooflights and installation of associated railings, plant equipment and enclosures and alterations to party walls. Installation of replacement shopfront. Installation of new windows and doors at front basement level.	<p><i>Application withdrawn</i></p> <p>Comments by 02-03-16 Photo: https://goo.gl/lnywzt Documents: http://goo.gl/YIW8m4 Note: Grade II listed building</p>
3.8	118 Long Acre WC2E 9PA	Installation of two new windows to	Whilst the CGCA has no objection to these

	15/11444/FULL C3/ <i>The Mercers' Company; DP9 Ltd. (agent)</i>	north-east elevation at first and second floor levels.	proposals, we recommend that a condition be included to require that the new windows match existing nearby windows. Comments by 02-03-16 Photo: See documents Documents: http://goo.gl/99pTPj
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4. Tables and Chairs

CAMDEN APPLICATIONS

None

WESTMINSTER APPLICATIONS

4.1	43 Drury Lane WC2B 5RT 15/09908/FULL <i>A3/Barrafina; GL Hearn (agent)</i>	Variation of Condition 3 of planning permission dated 25 August 2015 (15/04293) for the use of an area of the public highway measuring 2.5m x 7.5m for the placing of four tables, eight chairs, two parasols and four planters in connection with the adjacent ground floor restaurant unit (Class A3). Namely, to extend the time the tables, chairs, parasols and planters may remain on the pavement from 21:00 until 23.00, with the tables and chairs to be stacked away after 21:00.	<p>The CGCA continues to object to the applicant's proposal to move street furniture in a quiet residential area after midnight. Whilst we acknowledge that these revised proposals call for breaking the street furniture down by 21:00, the applicant fails to understand that it is the entire process of both breaking down and removing street furniture that harms residential amenity through noise and disturbance. As such, these revised proposals do not address the problem raised by the CGCA and local residents.</p> <p>If stacked as proposed in drawing 4061563, the applicant's staff will then have to drag them along the pavement into the restaurant for storage. As shown on the attached photo, this is a densely residential area, with many noise-sensitive residential windows directly facing where staff will be dragging furniture around after midnight.</p> <p>The CGCA and local residents have significant experience with the noise caused not only by breaking down street furniture, but also disturbance caused by dragging and banging through doors.</p> <p>As noted in our previous objection, the Council consistently specifies that tables and chairs are removed from the public highway when they are no longer in use precisely because of the noise and disturbance caused by the entire process of breaking them down and removing them. Historically, Westminster has refused permission for tables and chairs at this location, noting that: "the tables and chairs outside the premises would cause harm to the residential amenity of the occupiers of the residential flats on Broad Court and 141-152 Drury Lane." (See 11/08291/FULL.) However, the Council recently decided to grant permission for tables and chairs, despite resident and CGCA objections, but to limit the hours to 21:00 precisely because of the highly residential, quiet nature of the area.</p> <p>Additionally, leaving the tables and chairs on the pavement, even in a stacked position, from 21:00-midnight will not prevent passersby (including drunk, noisy pedestrians and those passing by with a takeaway) from using the furniture. This</p>
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		<p>happens regularly in other parts of Covent Garden, including nearby on Endell Street, and has caused significant harm to local residents' amenity. Unattended street furniture and late hours lead to antisocial behaviour.</p> <p>Permission for tables and chairs was granted less than four months ago, and the applicant made no mention at the time about an inability to store the street furniture when it is not in use. Having more street furniture than storage space is not a valid reason for extending the hours to after midnight and causing noise and disturbance for neighbouring residents. The CGCA suggests the applicant reduce the number of tables and chairs to a number that can be stored inside and removed from the public highway at the time permitted.</p> <p>Comments by 11-02-16 Photo: https://goo.gl/lzuT2d Documents: http://goo.gl/JLiZGZ</p>
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5. Other business

5.1	<p>Paddington Sorting & Delivery 31 London Street W2 1DJ 15/11219/FULL</p>	<p>Demolition of existing buildings and mixed use redevelopment of three new buildings including a residential tower providing between 329-349 units; commercial uses including retail, cafe/restaurant, and offices; a new major public piazza, re-profiled and re-aligned London Street, car parking and cycle parking, hard and soft landscaping, new underground station entrance, Bakerloo Line Ticket Hall and associated infrastructure and interface highway and transport works for underground and rail connections, and associated ancillary works.</p>	<p>The Covent Garden Community Association objects to this planning application. The proposed 72-storey skyscraper will harm the visual appearance and not contribute to nearby conservation areas. We note this proposal does not comply with Historic England's advice on tall buildings. [Tall Buildings, Historic England Advice Note 4] Planning consent for this building would set a bad planning precedent and would facilitate further tall buildings in a cluster at and near this location. This would be an undesirable outcome for the conservation of the heritage of the built environment of the city.</p> <p>Comments by 27-01-16 Photo: See documents Documents: http://goo.gl/XhPUYB</p>
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6. Next meetings & future presentations

- 6.1 22 February 2016
- 6.2 14 March 2016