

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 9 February 2015
at 17:00 at Covent Garden Community Centre (Shelton Room), 42 Earlham Street WC2H 9LA

www.CoventGarden.org.uk



TheCGCA



@TheCGCA

1. Attendance

1.1 Apologies received: David Bieda, Selwyn Hardy, Richard Hills, Rhu Weir

1.2 Present: Elizabeth Bax, Robert Bent, Shirley Gray, Gary Hayes, Jo Weir, Meredith Whitten

1.3 Comments received: Selwyn Hardy, Amanda Rigby

2. Presentation: None scheduled

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	59 Endell Street WC2H 9AJ 2014/7316/P & 2015/0090/L <i>C3/Smart Environment; Urban Insights (agent)</i>	Conversion of existing maisonette into 2 x self-contained flats.	Objection. The CGCA objects to the loss of a family unit in this listed building in the conservation area, as well as to the small size of the proposed flats. These flats fall short of London minimum standards and are, thus, highly unlikely to be occupied by a consistent tenant invested in the Covent Garden community. Instead, experience has proven that the flats will be used for short lets. Additionally, permission granted in 2003 to convert the premises from A3 to C3 specified conditions to “protect and preserve the amenities of nearby occupiers” from overlooking, such as with fixed-shut and obscured windows. Should Camden choose to grant permission, these conditions should be included to protect existing residents’ amenity. Photo: http://goo.gl/GBTJn9 Documents: http://goo.gl/PwqK2p Note: Listed building
WESTMINSTER APPLICATIONS			
3.2	55-56 Long Acre WC2E 9JL 14/11357/FULL <i>A3 & B1/Royal London Asset Management; Capital Property & Infrastructure (agent)</i>	Change of use of first floor from restaurant (A3) and second to fourth floors from office (B1) to residential (C3) to create 1 1-bed and 1 2-bed maisonette. Replacement windows. Installation of plant equipment to rear lightwell.	Objection. The CGCA objects to the continuing loss of office space in Covent Garden. In particular, we are concerned about the loss of small office space. Such space supports small- and medium-sized businesses, which often are the types of innovative, creative and knowledge-based economy jobs that London and the UK have made it a policy to attract. Without adequate space in Central London, these businesses cannot flourish or even exist in the Capital. We note Westminster’s concern about the loss of office space, as well. In an article published by the Financial Times on 1 September 2014, Councillor Robert Davis is quoted as saying that “loss of office floor space is now a serious issue” in Westminster. Further, Booklet 6, “Westminster’s Economy,” seeks to protect accommodation suited to small businesses. Photo: http://goo.gl/rrz9Bg

			Documents: http://goo.gl/rq6PDD Note: A3 at ground and first; B1 at second through fourth.
3.3	1 Cambridge Circus WC2H 8PA 15/00257/FULL Vacant (was Pizza Hut)/ <i>Vico Restaurant; Rolfe Judd (agent)</i>	Minor alterations to the existing shopfront including alterations to the entrances on Charing Cross Road and Cambridge Circus at 1a.	No objection Photos: http://goo.gl/L1UM5I & http://goo.gl/eJQ5pv Documents: http://goo.gl/Z5bf6K
3.4	12 Great Newport Street WC2H 7JA 14/12611/FULL <i>C3/Nigel Collins; Jones Lang LaSalle (agent)</i>	Variation of conditions 1 & 16 of permission dated 11-03-2014 (13/08963) namely, reduction to plant area at roof level; enlargement of top-floor flat; alterations to facade treatment; install air-conditioning unit and visual screening on upper terrace; alterations to PV panels and rooflights and installation of satellite dish on roof; alter size of rear windows; alterations to refuse and bicycle stores; and alterations to flat layouts.	The CGCA maintains its strong objection to this development overall and we are aware of the distress this development has caused to local residents. Specifically, the CGCA objects to the enlargement of the top-floor flat. While the overall envelope of the development may not change, extending the top-floor flat will have an impact on adjacent residents in terms of overlooking and noise, as it extends the flat closer to the building edge and, thus, closer to neighbouring residents. We also object to the changes to the roof PV panel array, as this will result in a loss of daylight and sunlight to adjacent residents' flats, as the panels will now be positioned higher and at an angle. This has been a concern of the CGCA and residents at Sandringham flats since the development was originally proposed. Finally, we object to the omission of the central refuse storage because it will result in increased litter on the pavement. Photo: http://goo.gl/hlbWvF Documents: http://goo.gl/1jz5JG
3.5	43 Drury Lane WC2B 5RT 15/00390/FULL <i>A3/Barrafina Ltd.; AMA (agent)</i>	Alterations to shopfront, alterations to front facades including installation of grilles and boiler flues, CCTV cameras, wall mounted ashtrays, uplighters and installation of plant equipment at roof level.	The CGCA objects to the installation of the inward opening operable casement sashes in the shopfront, as this is inappropriate on this listed building and in a conservation area. The CGCA also objects to the installation of uplighters and ashtrays mounted on the exterior of this listed building. In addition to harming the appearance of this historically significant building in the conservation area, the ashtrays would also encourage customers to congregate outside. The CGCA points out that Drury Lane and Broad Court are heavily residential – including residents within the same building as well as directly next door – and, thus, customers congregating outdoors (until midnight, according to the application) would cause a disturbance to residential amenity. The CGCA does not object to CCTV cameras, provided they are made available to police. The CGCA has no objection to the proposed plant equipment provided the plant runs during hours of operation only (and not overnight), and the mitigation measures listed in the noise report are required conditions of any permission granted. This includes a louvered acoustic enclosure and acoustic silencers at both the supply and exhaust sections of

			<p>the kitchen extraction fan.</p> <p>The applicant must be required 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> <p>Photos: http://goo.gl/WS1YDN & http://goo.gl/fSRB9W</p> <p>Documents: http://goo.gl/4YNUQk</p> <p>Note: Listed building</p>
3.6	396 Strand WC2R 0LT 15/00376/FULL B1/Pavot Property Investment Ltd.; Spud Architects (agent)	Conversion of office to residential, removal of existing part glazed walkway and creation of brick single-storey structure with slate roof, replacement of existing roof with slate roof, removal of roof to front element of building; creation of duo-pitch roof finished in slate.	<p>While the CGCA welcomes the renovation of this building that has fallen into disrepair, we object to the loss of the butterfly roof, which is a historic feature that contributes to the character of the conservation area. Additionally, we are concerned about the noise report's finding that noise levels will be exceeded on the external balcony of flat 3. While we recognise the applicant's position that the flat is situated in an urban context, Westminster's noise policy and guidelines still apply, as all of Westminster falls within an urban context.</p> <p>Photo: http://goo.gl/u9tYXn</p> <p>Documents: http://goo.gl/Co3JVo</p>
3.7	Flat M, 49 Wellington Street WC2E 7BN 15/00421/FULL C3/Firstplan (agent)	Erection of single storey extension at fourth floor level to existing flat.	<p>No objection</p> <p>Photo: http://goo.gl/p9hoo5</p> <p>Documents: http://goo.gl/QWcTNz</p>
3.8	7 Slingsby Place WC2E 9AB 15/00178/ADV N/A/Shawn in The City	Display of fibreglass Shaun the Sheep sculpture on a plinth measuring (at most) 1.65m x 1.60m x 1m for a temporary period between 28 March-25 May 2015.	<p>No objection</p> <p>Photo: See documents</p> <p>Documents: http://goo.gl/iKgzy6</p>
3.9	15 King Street WC2E 8HN 14/12667/LBC A1 & C3/Capco; Gerald Eve (agent)	Installation of new roof lantern at main roof level.	<p>No objection</p> <p>Photo: http://goo.gl/YQmyuL</p> <p>Documents: http://goo.gl/YR5qtK</p>
3.10	34 Tavistock Street WC2E 7PB 15/00408/FULL A1 (vacant) & A3 (Safra)/Angela Hartnett Ltd.; Firstplan Ltd. (agent)	Shopfront alterations to both 34 and 36 Tavistock Street and alterations to front lightwell/pavement lights. Linking of the properties at basement level only. (Site includes 34 and 36 Tavistock Street)	<p>Objection. The CGCA strongly objects to the proposals to link the two listed buildings by knocking a hole in the wall at basement level. Additionally, this would set a dangerous precedent for other historically significant and listed properties in the conservation area, and would provide the impetus for using the two premises for one large restaurant. In a previous decision for 34 Tavistock Street, Westminster emphasised that the property is not permitted to be mixed A1//A3 use, or as A3, and that such future uses would be looked upon unfavourably. In the current proposals, the applicant states that the intent is to share prepared and cooked produce to be shared between the deli and the restaurant, already blurring the lines between classes of use.</p> <p>Photo: http://goo.gl/OZNGnJ</p>

			Documents: http://goo.gl/wiY2VY Note: Listed building. 96 documents.
3.11	1-7 West Street WC2H 9NG 14/12487/FULL The Ivy (A3)/ <i>Caprice Holdings Ltd.; Bidwells (agent)</i>	Removal and replacement of mechanical plant at roof level in association with The Ivy Restaurant, together with the installation of louvres at ground and first floor levels on the Litchfield Street and West Street elevation for fresh air intake.	The CGCA has no objection, provided the plant runs during hours of operation only (and not overnight), and the mitigation measures listed in the noise report are required as condition of any permission granted. This includes requiring the kitchen extract fan to have an exhaust attenuator; requiring an attenuator on the chiller unit, which also must be programmed to a low-noise setting; installation of the four condensers within acoustic housing and programming these to a low-noise setting. Additionally, the applicant must be required 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. Photos: http://goo.gl/iheKrA & http://goo.gl/PS5pwy Documents: http://goo.gl/mYB6eS

4. Tables and Chairs

CAMDEN APPLICATIONS			
None			
WESTMINSTER APPLICATIONS			
4.1	421-422 Strand WC2R OPT 14/12659/TCH Pret a Manger/ <i>Pret a Manger; Planning Potential Ltd. (agent)</i>	Use of two areas of public highway measuring 2.9m x 1.4m and 3m x 1.4m for the placing of four tables and ten chairs in connection with existing sandwich shop.	No objection Photos: http://goo.gl/RSOu9n & http://goo.gl/Vx1tbL Documents: http://goo.gl/TQMh45 Note: Renewal. No change in use or hours (M-SU 07:00-23:00).
4.2	7-8 St Martin's Place WC2N 4JH 15/00046/TCH Pret a Manger/ <i>Pret a Manger; Planning Potential Ltd. (agent)</i>	Use of an area of the public highway measuring 11.5m x 3m for the placing of 10 tables and 27 chairs in connection with the ground floor premises.	No objection Photos: http://goo.gl/X2gsgG , http://goo.gl/WwPBeB & http://goo.gl/Hh5HOs Documents: http://goo.gl/cFJjsM Note: Renewal. No change in use or hours (M-F 07:00-21:00; SA & SU 09:00-21:00).
4.3	45 St Martin's Lane WC2N 4EJ 14/11903/TCH St. Martin's Lane Hotel/ <i>Morgans Hotel Group</i>	Use of the public highway in an area measuring 3.2m x 39m for the placing of 24 tables, 49 chairs and planters placed in Mays Court.	No objection Photo: http://goo.gl/HACfg2 Documents: None online Note: Renewal. No change in use. No proposed hours listed. Current hours: M-SU11:00-23:00.

5. Other Business

6. Next meetings & future presentations

- 6.1 23 February 2015
- 6.2 9 March 2015