

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held via email

Comments due by Friday, 13 October 2017

www.CoventGarden.org.uk  TheCGCA  @TheCGCA

1. Attendance

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

1.2 **Apologies received:** David Bieda, Jane French, Richard Hills

2. **Presentations:** None scheduled

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	Flat 9 Queen Alexandra Mansions 3 Grape Street WC2H 8DX 2017/4273/P & 2017/5277/L C3/Rapleys (agent)	Erection of roof extension with roof terrace, and alterations to rear elevation.	Whilst the CGCA does not object to the roof extension, including the addition of a roof terrace, we are concerned about the potential for noise and disturbance to adjacent residents, given the dense, yet quiet, nature of Grape Street. Camden's planning policies recognise that, whilst amenity space can add significantly to residents' quality of life, this must be balanced with the impact on neighbours (see Local Plan, sec. 6.49). Given this, a condition should be included that restricts the hours of use and type of noise (e.g. no music). Comments by 19-10-17 Photo: See documents Documents: https://goo.gl/E5Q3PW Note: Grade II-listed building
WESTMINSTER APPLICATIONS			
3.2	17-21 Wellington Street WC2E 7RQ 17/07444/FULL Lyceum Theatre /Ambassador Theatre Group; Foster Wilson Architects (agent)	Replacement and installation of additional CCTV cameras at front, side and rear elevations.	No objection Comments by 19-10-17 Photo: See documents Documents: https://goo.gl/NS6ELW
3.3	34-35 Maiden Lane WC2E 7LB 17/08266/FULL Rules/David Quigley Architects (agent)	Erection of first-floor rear extension with a traditional glazed lantern. (Linked with 17/08267/LBC)	No objection Comments by 20-10-17 Photo: https://goo.gl/4iFPcu Documents: https://goo.gl/5x6xN3 Note: Grade II-listed building
3.4	22 Tavistock Street WC2E 7PY 17/08207/FULL A1/Capco; Gerald Eve (agent)	Use part of the lower ground floor as hotel (Class C1) floorspace in conjunction with approved hotel (17/04754/FULL).	No objection Comments by 23-10-17 Photo: See documents Documents: https://goo.gl/8QbDAU
3.5	30 The Piazza WC2E 8BE	Replacing ground floor window on the East side of Jubilee Hall	Whilst the CGCA recognises that the existing window and door are unattractive, we object to

	17/06377/FULL Jubilee Hall/ <i>Jubilee Hall Trust; Wharmby Kozdon Architects (agent)</i>	facing Tavistock Court, and replacement of a door with frameless glass door at north elevation. Linked to 17/06229/LBC	the replacement window and door as proposed, as they are out of keeping with the other windows on this high-profile Grade II-listed building. The CGCA suggests revising the proposals to include wooden windows in the style of the existing ones, e.g. small panes with a wooden frame. The door should also have a wooden frame. Comments by 25-10-17 Photo: See documents Documents: https://goo.gl/Vohehh Note: Grade II-listed building
3.6	78A-78B Long Acre WC2E 9NG 17/07408/ADV <i>Mandira/Mandira London Limited</i>	Display of non-illuminated awning measuring 10.0m X 55.5m	<ol style="list-style-type: none"> 1. The proposed awning leaves only 2.1m vertical clearance, which is inadequate. The Council's "Shopfronts, Blinds & Signs" guidance requires a minimum clearance of 2.6m for projecting signs, which are smaller and less of an obstruction than an awning (see p. 14). Further, at least 1m horizontal clearance is required from the kerb. Whilst the applicant's documents indicate that the awning is 1.7m wide, the documents do not include any measurements regarding distance from the awning to the kerb. Thus, there is insufficient information on which to base a decision. 2. The proposed awning would result in visual clutter, particularly when considered in tandem with the existing fascia. For example, "Mandira" and the company logo appear three times in a small amount of space. The Council's "Advertisement Design Guidelines," section 8, says that awnings are not appropriate for permanent display of advertisements "because they require permanent maintenance and tend to obscure the front of the building and other signs beneath them. A traditional fascia sign or hanging board, is generally a more effective advertisement than one appearing on a blind or awning." 3. In addition to obscuring the front of the building itself, the awning, with its excessive lettering/advertising, is in a conservation area and in the direct sightline of the Grade II*-listed Freemasons Hall. Thus, as proposed, it would harm the character of the conservation area and neighbouring listed buildings. Comments by 25-10-17 Photo: See documents Documents: https://goo.gl/pJG5kr
3.7	Outside Bedford Chambers St James Street 17/08459/FULL	Use of 1no. telephone kiosk as a retail unit.	<ol style="list-style-type: none"> 1. The CGCA objects to this proposed use of an iconic red phone box, one of two at this location that are part of the character and historic interest of the conservation area.

	<p>N/A/Easy To Do Magic Ltd.; Red Kiosk Designs (agent)</p>		<p>2. The proposed use of the kiosk as a retail unit would require the unit, staff and customers to block the highway while it is being used or serviced. This would block the flow of pedestrians along the footpath, reducing the ability of pedestrians to pass and repass in this busy area. This would not meet S41, S42, TRANS3, TRANS20 or SS16 of Westminster's Unitary Development Plan.</p> <p>The Council has called James Street "what could be argued is the busiest pedestrianised street in Covent Garden, with consistently high footfall coming and going between the Piazza and Covent Garden station. Further contributing to the crowded conditions are the many street performers" (see officer's report, 16/06813/FULL).</p> <p>3. The CGCA notes that the Council has consistently refused the change of use of this particular phone box, as well as other red phone boxes in the conservation area. See 16/06813/FULL, 15/03103/FULL, 14/04470/FULL and 13/10622/FULL. We note that the Council's refusal on 14/04470/FULL was upheld on appeal, due to the inspector's concerns about pedestrian circulation and highway safety.</p> <p>4. The CGCA also is concerned about further crime activity in this area, where criminals such as pickpockets already operate frequently. There is the potential for crime and vandalism of the unit, particularly at night.</p> <p>5. Further, these proposals fail to maintain or improve (preserve or enhance) the character and appearance of the Covent Garden Conservation Area (S25, S28, DES9, para 10.108-10.128). According to S25, S28 and DES9, careful consideration must be given to the characteristics of a development site, features of local distinctiveness, and the wider context to achieve high-quality development which integrates into its surroundings. Westminster's planning policy is clear that the Council expects development to retain the distinctive character of the conservation area and new development must contribute positively to this. S25 specifies that "any change should not detract from the existing qualities of the environment."</p> <p>6. In addition to objecting to this particular proposal, we are also opposed to the precedent that any approval would set. While we recognise that the red phone boxes no longer serve their original purpose, these proposals are not appropriate.</p> <p>Comments by 25-10-17 Photo: https://goo.gl/9admny</p>
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			Documents: https://goo.gl/PToBn5 Note: Proposed use of phone boxes as ATMs refused by WCC.
3.8	Lower Ground Floor & Ground Floor 100 - 101 St Martin's Lane WC2N 4AZ 17/08138/FULL <i>B1/Bishopsgate Long Term Property Fund; Daniel Watney LLP (agent)</i>	Dual use of part of the ground floor as either offices (Class B1) and/or showroom (Sui Generis)	The CGCA objects to permission for dual use. Granting the applicant permission to potentially change use at some point in the future without the need to apply for planning permission or consult with neighbouring residents at that time effectively removes this premise from planning control. Given the recent history with planning proposals at this sensitive location and the impact those proposals would have had on neighbouring residents, only one consented use should be permitted. Comments by 25-10-17 Photo: https://goo.gl/Lck2Vn Documents: https://goo.gl/6miyxh

4. Tables and Chairs

CAMDEN APPLICATIONS			
None			
WESTMINSTER APPLICATIONS			
4.1	7-8 St Martin's Place WC2N 4JH 17/08365/TCH <i>Pret/Planning Potential Ltd. (agent)</i>	Use of two areas of the public highway measuring 1.8m x 3.4m and 5.6m x 2.6m for the placing of 13 tables and 27 chairs and 8 barriers.	No objection Comments by 20-10-17 Photo: https://goo.gl/N1M66n Documents: https://goo.gl/2L2iNv Note: Renewal. No change in use or hours: M-F 07:00-21:00; SA-SU 09:00-21:00. 16/08544/TCH on 10-10-16 agenda. CGCA had no objection.
4.2	37 Cranbourn Street WC2H 7AD 17/08231/TCH <i>Brewmaster/DHA Planning (agent)</i>	Use of two areas of the public highway measuring 1m x 11m on Cranbourn Street frontage for 3 tables, 6 chairs, 4 barriers and 2 planters and 2m x 14m on St Martin's Court for 5 tables, 20 chairs, 2 barriers and 2 planters.	Whilst the CGCA does not object to the renewal of tables and chairs in St. Martin's Court, we do object to the proposed increase in tables and chairs in Cranbourn Street. The proposed increase in street furniture will result in additional obstacles for pedestrians at this high-volume location at the same corner as Leicester Square station. The CGCA notes that the Council refused permission for an increase in the amount of street furniture in Cranbourn Street earlier this year (see 17/02066/TCH) because the proposals would have left insufficient space for free flow of pedestrians along the footway. Comments by 25-10-17 Photos: https://goo.gl/w6YcWT (Cranbourn Street) & https://goo.gl/P3XVpc (St. Martin's Court) Documents: https://goo.gl/EVTcju Note: Renewal. Change in use (see below). No proposed hours listed. Current hours: M-SU 09:00-23:00. 17/02066/TCH on 27-03-17 agenda. Proposal was for 3 tables, 9 chairs, 4 barriers, 2 planters and 2 menu-boards on Cranbourn Street, and 5 tables, 20 chairs, 2 barriers, 2 planters and 1 menu-board on St Martin's Court. This was an increase from the permitted use of 3 tables, 6 chairs and 4 barriers on Cranbourn Street and 5 tables, 20 chairs and 2 barriers on St. Martin's Court.

			<i>WCC refused permission because the proposals would leave insufficient space for free flow of pedestrians along the footway.</i>
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5. Other business

6. Next meetings & future presentations

6.1 23 October 2017

6.2 13 November 2017

6.3 27 November 2017

6.4 11 December 2017 (e-meeting due to CGCA's Carol Service)