

## Minutes

### Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 10<sup>th</sup> February 2014  
 at 17:00 at Covent Garden Community Centre (Shelton Room), 42 Earlham Street WC2H 9LA  
 www.CoventGarden.org.uk      Facebook: TheCGCA      Twitter: @TheCGCA

**1. Attendance**

**1.1 Apologies received:** Elizabeth Bax, David Kaner, Jo Weir, Rhu Weir

**1.2 Present:** Mike Leeson, Shirley Gray, Sam Kung, Jane Palm-Gold, Meredith Whitten

**2. Presentation – None scheduled**

**3. Planning Applications & Appeals**

	Address & Application No.	Proposal	Comments
<b>CAMDEN APPLICATIONS</b>			
3.1	45 New Compton Street WC2H 8DF 2014/0150/P <i>C3/45 New Compton Street Improvement Co.; RM Partnership (agent)</i>	Extension to create an additional fifth floor to provide three additional residential flats (2 x 2 bed, 1 x 4+ bed) with balcony/terrace area to existing residential block (Class C3).	<p>Objection. The CGCA supports local residents and residents' organisations and amenity groups representing the Denmark Street Conservation Area, in objecting to these proposals, and we note that the reasons for both Council and Planning Inspectorate refusal from the previous application (2012/3957/P) remain.</p> <p>As the Planning Inspectorate noted with the previous application, these proposals are severely out of keeping with the conservation area. Given that this part of Covent Garden is set to be even more visible as a result of Cross Rail, it is vital that the characteristics and appearance of the conservation area is maintained. One such characteristic is the roofline of the buildings along New Compton Street. The CGCA notes that English Heritage has placed this area on its Heritage at Risk register, as the conservation area's character has been significantly eroded by development.</p> <p>Further, again as noted by the Planning Inspectorate, buildings are built to the edge of the pavement along New Compton Street and this, combined with the height of the buildings, creates a very densely developed character. Relief is provided solely by the views upwards. The proposed development would disrespect this. As the Inspectorate stated, 45 New Compton Street should be compared to buildings in its immediate context and not to the bulkier buildings north of the site.</p> <p>Thus, these proposals would harm local character and are contrary to LBC's planning policies CS14, DP24 and DP25.</p> <p>The CGCA also supports local residents' concern about loss of light and overlooking for existing residents. Residents, such as those in Pendrell House, already live with a sense of enclosure because of previous high-rise development. Adding another storey to 45 New Compton would exacerbate this. Thus, the proposals would contradict LBC's policies CS5 and DP26.</p> <p>The CGCA also shares concerns, including those expressed by The Phoenix Garden, which is a local stakeholder and is located adjacent to the proposed development, that the historic and protected trees lining St. Giles' Churchyard will be severely damaged or even removed because their dense foliage will block light for the proposed flats, as the</p>

			<p>proposed development will occur above crown height. The trees are vital to the area for environmental reasons including helping to mitigate pollution. There are also concerns about the impact of construction on the trees. While the CGCA cannot confirm that the trees are subject to a tree preservation order, they do fall within the Denmark Street Conservation Area and an Area of Special Character and, thus, are invaluable to the local character.</p> <p>Photo: <a href="http://tiny.cc/1y1tax">http://tiny.cc/1y1tax</a></p> <p>Documents: <a href="http://tiny.cc/ewOnax">http://tiny.cc/ewOnax</a></p>
3.2	<p>Parker Tower 43-49 Parker Street WC2B 5PS 2014/0176/P B1; C3/<i>Parker Tower Ltd.</i>; <i>Turley Associates (agent)</i></p>	<p>Refurbishment and extension of existing building, including 2-storey roof extension and alterations to external elevations, associated with change of use from office (B1) to 46 residential (C3), comprising 40 market (12x1, 18x2, 9x3 and 1x4 bed) and 6 intermediate (6x1 bed) units, with flexible retail/financial and professional services/restaurant/drinking establishment (A1-A4) uses at ground and 1st floor. Demolition of existing 2-storey podium level of offices (B1), erection of replacement 3-storey building with 5 residential units (C3), comprising 5 social-rent (1x2, 4x3 bed) units, with retail (A1) at part ground floor level, various associated public realm works and ancillary service arrangement.</p>	<p>While the CGCA supports the proposals for the refurbishment and redevelopment of Parker Tower, we do share the concerns of the residents of the Holland and Thurstan dwellings regarding loss of sunlight and overlooking. Provided these concerns are addressed, the CGCA has no objection.</p> <p>Photos: <a href="http://tiny.cc/wb2tax">http://tiny.cc/wb2tax</a>, <a href="http://tiny.cc/wc2tax">http://tiny.cc/wc2tax</a> &amp; <a href="http://tiny.cc/dd2tax">http://tiny.cc/dd2tax</a></p> <p>Documents: <a href="http://tiny.cc/i10nax">http://tiny.cc/i10nax</a></p> <p>Note: Presentation to CGCA Planning Committee on 9 December 2013.</p>
3.3	<p>40 Monmouth Street WC2H 9EP 2014/0616/P <i>The Two Brewers/Spirit Pub Co; Fusion by Design (agent)</i></p>	<p>Repositioning of two lanterns and installation of new awning with lights and heaters to underside to shop front (Class A4).</p>	<p>Objection. Repositioning the two lanterns and installing new lights at the first-floor level will have a significantly negative impact on adjacent properties with light shining directly into first floor windows and adding to clutter on the front of the buildings at a level where it will be more prominent. Additionally, the drawings indicate that the proposed awning will completely cover the area used by tables and chairs. As illustrated by the attached photo, pedestrians already have less Camden's required minimum of space on the pavement. The awning's position will cause rain to run down it directly onto pedestrians, who do not have room on the pavement to maneuver away from it, other than walking in the street. Finally, the heaters proposed do not contribute to Camden's policy aims of sustainable development.</p> <p>Photo: <a href="http://tiny.cc/x62tax">http://tiny.cc/x62tax</a></p> <p>Documents: <a href="http://tiny.cc/980nax">http://tiny.cc/980nax</a></p>
3.4	<p>23 Macklin Street WC2B 5NN 2013/8263/P C3/<i>Sacha Thacker; DP9 (agent)</i></p>	<p>Erection of rear first floor balcony, introduction of new windows and alterations to the front facade of dwelling.</p>	<p>No objection</p> <p>Photo: <a href="http://tiny.cc/bf2tax">http://tiny.cc/bf2tax</a></p> <p>Documents: <a href="http://tiny.cc/ek2sax">http://tiny.cc/ek2sax</a></p> <p>Note: Listed building.</p>

**WESTMINSTER APPLICATIONS**

3.5	37-39 St. Martin's Lane WC2N 4ER 14/00275/FULL B1/ <i>Shaftesbury; Rolfe Judd (agent)</i>	Dual/alternative use of 3rd floor for office (B1) and/or as four residential flats (C3) including creation of a duplex flat by linking to an existing flat at 4th floor. Associated external alterations including installation/alteration of windows & doors in rear elevation, alterations to parapet and rooflight at 4 <sup>th</sup> floor, installation of ventilation bricks on front elevation.	<p>Objection. The CGCA consistently objects to permission for dual use, and we have previously provided WCC with legal advice to support our position that dual use is unlawful. Granting the applicant continuing 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. The CGCA questions how WCC can meet its housing targets if applicants are given permission to change to and from C3 without the need to inform anyone. Similarly, WCC has policies regarding the stock of offices in the borough. Again, how can these be accurately enforced without knowing what use a property currently has?</p> <p>Further, given that the rear area is completely enclosed, the CGCA is not able to determine whether the proposed new windows would affect the upper floors at No. 35 (above Garfunkel's).</p> <p>Photos: <a href="http://tiny.cc/3s3tax">http://tiny.cc/3s3tax</a> &amp; <a href="http://tiny.cc/zt3tax">http://tiny.cc/zt3tax</a> Documents: <a href="http://tiny.cc/wdznax">http://tiny.cc/wdznax</a> Note: Proposal for dual use. Unlisted Building of Merit in Trafalgar Square Conservation Area.</p>
3.6	35 King Street WC2E 8JD 14/00480/FULL B1/ <i>Capco; Gerald Eve (agent)</i>	Alterations including replacement of leaning glass wall within internal atrium with vertical glass wall, creation of terrace at first-floor level within atrium, replace fire escape stair and balconies at rear third to fifth floor levels and installation of replacement plant at roof level.	<p>No objection</p> <p>Photo: <a href="http://tiny.cc/yv2tax">http://tiny.cc/yv2tax</a> Documents: <a href="http://tiny.cc/tjznax">http://tiny.cc/tjznax</a></p>
3.7	19-20 Long Acre WC2E 9LH 13/11057/FULL <i>Lululemon /Lululemon Athletica; Brown Studio (agent)</i>	Alterations to existing shopfront.	<p>No objection</p> <p>Photo: <a href="http://tiny.cc/dd769w">http://tiny.cc/dd769w</a> Documents: <a href="http://tiny.cc/jp0nax">http://tiny.cc/jp0nax</a></p>
3.8	11-13 Broad Court WC2B 5PY 14/00154/FULL C3/ <i>Parkgate Aspen; Hayhurst and Co. (agent)</i>	Installation of external water pipes to the rear elevation of the building.	<p>No objection</p> <p>Photo: <a href="http://tiny.cc/g52tax">http://tiny.cc/g52tax</a> Documents: <a href="http://tiny.cc/y71sax">http://tiny.cc/y71sax</a> Note: Listed building</p>
3.9	48 Chandos Place WC2N 4HS 14/00578/FULL C3/ <i>Shaftesbury; Rolfe Judd (agent)</i>	Retention of the dual/alternative use of third floor as either a residential flat (Class C3) or office (Class B1) use.	<p>Objection. The CGCA consistently objects to permission for dual use, and we have previously provided WCC with legal advice to support our position that dual use is unlawful. Granting the applicant continuing 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. The CGCA questions how WCC can meet its housing targets if applicants are given permission to change to and from C3 without the need to inform anyone. Similarly, WCC has policies regarding the stock of offices in the</p>

			<p>borough. Again, how can these be accurately enforced without knowing what use a property currently has?</p> <p>Photo: <a href="http://tiny.cc/j11tax">http://tiny.cc/j11tax</a></p> <p>Documents: <a href="http://tiny.cc/w91sax">http://tiny.cc/w91sax</a></p> <p>Note: Applicant has had dual-use permission since 1995.</p>
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#### 4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	41-44 Great Queen Street WC2B 5AA 2014/0543/TC ITSU/ITSU Ltd.	4 tables, 16 chairs and 5 barriers.	<p>No objection</p> <p>Photos: <a href="http://tiny.cc/eg2tax">http://tiny.cc/eg2tax</a> &amp; <a href="http://tiny.cc/2g2tax">http://tiny.cc/2g2tax</a></p> <p>No documents</p> <p>Note: Renewal. No change in use or hours: M-SU 9:00-20:00.</p>
WESTMINSTER APPLICATIONS			
4.2	55-56 Long Acre WC2E 9JL 14/00355/TCH Starbucks/Starbucks Coffee Co (UK) Ltd.; Pegasus Planning Group Ltd.	Use of an area of the public highway measuring 1.5m x 7.6m for the placing of three tables, six chairs and six barriers on the Hanover Place elevation.	<p>The CGCA strongly objects to the proposed change in hours for use of tables and chairs because it will negatively impact residential amenity. Noise from customers using tables and chairs can be disruptive at any hour, primarily in a narrow passageway such as Hanover Place. Just as servicing and deliveries are prohibited at such early-morning hours, so should the use of tables and chairs, as the same negative impacts apply. People who want a coffee can enjoy it inside the café or get it as takeaway.</p> <p>Additionally, the CGCA questions the need for barriers for a coffee shop, particularly in a narrow pedestrian passageway such as Hanover Place. As the applicant's drawings indicate, the proposals do not meet Westminster's minimum requirement of 2m for pedestrians to pass on the pavement. Indeed, the applicant's measurements indicate only a 1.6m width at one point in the layout and 1.9m at another.</p> <p>Photo: <a href="http://tiny.cc/821tax">http://tiny.cc/821tax</a></p> <p>Documents: <a href="http://tiny.cc/i4ynax">http://tiny.cc/i4ynax</a></p> <p>Note: Renewal. No change in use. Change in hours. Current hours: M-SA 08:00-20:00; SU 08:00-19:30. Proposed hours: M-F 06:00-22:30; SA 07:00-22:30; SU 07:00-21:30.</p>
4.3	28-32 St Martin's Court WC2N 4AL 13/12089/TCH J Sheekey/Caprice Holdings Ltd.; Savills	Use of an area of the public highway measuring 0.93m x 27.6m for the placing of 13 tables, 26 chairs, 10 planters, 8 barriers and 2 barrels.	<p>No objection</p> <p>Photo: <a href="http://tiny.cc/6m2tax">http://tiny.cc/6m2tax</a></p> <p>Documents: <a href="http://tiny.cc/zj0nax">http://tiny.cc/zj0nax</a></p> <p>Note: Renewal. Change in use. Current: 10T, 20CH, 9P, 8 barriers, 2 barrels. No change in hours: M-SU 10:00-23:00.</p>

#### 5. Camden Advertising and Listed Building Applications – Camden does not consult on these applications. They are provided for your information; the Planning Committee will not be discussing them.

CAMDEN APPLICATIONS	
None	

#### 6. Other Business

#### 7. Next meetings & future presentations

- 7.1 24<sup>th</sup> February 2014
- 7.2 10<sup>th</sup> March 2014