

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 10 November 2014
at 17:00 at Covent Garden Community Centre (Shelton Room), 42 Earlham Street WC2H 9LA

www.CoventGarden.org.uk



1. Attendance

1.1 Apologies received: David Bieda; Rhu Weir

1.2 Present: Elizabeth Bax; Robert Bent; Shirley Gray; Selwyn Hardy; Gary Hayes; Jane Palm-Gold; Jo Weir; Meredith Whitten

2. Presentation: Andy Hicks (Capco) and James Miles (KPF) re: 11-12 Floral Street

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	21-31 New Oxford Street WC1A 1BA 2014/5946/P Mixed-use/ <i>New Oxford Street Limited.</i> ; <i>Gerald Eve (agent)</i>	Remodelling, refurbishment and extension of existing former postal sorting office (Sui-generis use), including formation of new terraces, wintergardens, roof top plant and new entrances in connection with the change of use of the building to offices (Class B1), retail/restaurant uses (Classes A1/A3) and 21 affordable housing units (Class C3), along with associated highway, landscaping, and public realm improvement works.	Whilst the Covent Garden Community Association would welcome proposals to breathe life into this building and turn the site into a welcoming and appealing development that attracts both residents and visitors to the area, we object to the development as proposed in 2014/5946/P. <i>Objection letter submitted to Camden.</i> Photo: See documents Documents: http://tiny.cc/12tjox Note: Former post office sorting office.
3.2	38 Monmouth Street WC2H 9EP 2014/6666/P <i>Cro Jack (A1)/P2S2 Limited.</i> ; <i>Rolfe Judd (agent)</i>	Installation of louvre panel in shopfront stallriser.	Objection. The CGCA objects to the unsymmetrical stall risers and the installation of metal grilles on only one side at front and side elevation, which is inappropriate in the conservation area. Attached is information from the Seven Dials Renaissance study comments on the shopfront of 38 Monmouth Street, which detail how the shopfront should be improved. This does not include making the building unsymmetrical or installing metal grilles. We also note that the applicant has completed this work, making this a retrospective application. Photo: http://tiny.cc/f8dxox Documents: http://tiny.cc/budpox
3.3	70 Kingsway WC2B 6AH (Africa House) 2014/6695/P 2014/6748/L Mixed use: A5 (public house), A3 (retail) and B1a (office)/ <i>Mishcon De Reya</i> ; <i>TP Bennett (agent)</i>	Installation of new door and canopy at ground floor level on Gate Street (east) elevation.	No objection, provided the door is flush and not recessed, as stated in Camden's Supplementary Planning Guidance 7. This will help prevent rough sleeping and antisocial behaviour, which occurs elsewhere in Covent Garden (including near Kingsway) in doorways that are set back. Photo: http://tiny.cc/fyexox (also see documents)

			Documents: http://tiny.cc/g4dpox Note: Listed building
3.4	22 Drury Lane WC2B 5RH 2014/6203/P Takari (A3) at basement & ground; C3 at upper/ <i>Drury Lane Property Holdings Ltd. c/o Oxygen Asset Management Ltd.; Hinge Associates (agent)</i>	Erection of a mansard roof extension with terraces to the front and rear elevations for the provision of a new maisonette at third and fourth floor levels, the replacement of existing windows to the rear at second and third floor level and replacement of existing windows with door for the provision of a new balconies to the second and third floors.	No objection Photo: http://tiny.cc/4fexox Documents: http://tiny.cc/svatox
3.5	24 Cambridge Circus WC2H 8AA 2014/6408/P <i>McDonald's/McDonald's Restaurant Limited; Planware Limited (agent)</i>	Alterations to shopfront including new entrance to Charing Cross Road and replacement windows, doors, stall risers and awnings to Cambridge Circus, Charing Cross Road and Shaftesbury Avenue elevations.	Objection. The CGCA objects to the proposed alterations to the shopfront on this building that sits at a crucial gateway to Covent Garden, Seven Dials and the conservation areas. Camden's DP30.5 states that "The quality of shopfronts and the way in which they relate to their surroundings make an important contribution to the character and attractiveness of an area. The Council will therefore seek to ensure that new shopfronts are of a high quality and are sensitive to the area in which they are located." Additionally, Camden's Supplementary Planning Guidance 7 "Shopfronts" states that "Historic, locally distinctive or characteristic shopfronts which contribute to the townscape should be retained. In some cases the reinstatement of missing features will be encouraged. And, new shopfronts should be designed as part of the whole building and should sensitively relate to the scale, proportions and architectural style of the building and surrounding facades." This is not achieved with these proposals. <ul style="list-style-type: none"> • The large windows in the shopfront remove the symmetry of this grand building. • The front doors must not be sliding doors, which are not in keeping with the historic value of this building and the setting in the conservation area. • The doors should be brought forward to prevent rough sleeping and antisocial behaviour, which occurs in Covent Garden, as stated in SPG7. • There must be no internally illuminated signage, regardless of corporate designs, as it is inappropriate in a conservation area, as stated in SPG8. • Although there is a second doorway on Charing Cross Avenue, the applicant should use only the front door on Cambridge Circus for customers. Having a second entrance would greatly increase the negative impact on the amenity of local residents, who are above, behind and

			<p>adjacent to this location.</p> <p>Finally, the CGCA is greatly concerned about servicing and delivery. Given that McDonald's is a larger operation than Leon de Bruxelles (the previous tenant) was, the CGCA requests that the applicant submit a servicing plan and that any decision be postponed until then.</p> <p>Photo: http://tiny.cc/n1exox</p> <p>Documents: http://tiny.cc/pydpox</p> <p>Note: Also see 2014/6411/A (advertising application). Comments for previous application due 14-11-14 (see 2014/5157/P).</p>
3.6	<p>24 Cambridge Circus WC2H 8AA</p> <p>2014/5157/P</p> <p>McDonald's/McDonald's Restaurant Limited; Planware Limited (agent)</p>	<p>Variation of hours of operation in relation to condition 3 of 2014/3237/P for; change of use of basement and ground floors from restaurant to mixed use restaurant and takeaway.</p>	<p>The CGCA objects to the proposed opening hours. The proposed opening hours are too early and will have a negative impact on residential amenity. The hours should be more in line with other restaurants in the vicinity, with a 7 a.m. or 8 a.m. opening time.</p> <p>The CGCA notes that it is often overlooked as to how many residents live in Cambridge Circus and directly above, behind and adjacent to this site and this is not made clear in the application. This location is surrounded by residential units, with additional units planned nearby. Residents already must contend with late-night entertainment uses and the resulting noise and other impacts.</p> <p>Varying the hours of this restaurant to allow for a 5 a.m. opening six days a week will subject the residents to excessive noise and disruption too early in the morning (when most are likely asleep). The 5 a.m. opening time also has implications for servicing and deliveries. With a 20-hour opening time on several days and 19 on others, servicing and deliveries would undoubtedly occur in the middle of the night, not only violating Camden policy, but also having a significantly negative impact on the residents.</p> <p>The applicant, McDonald's, runs a significantly different type of restaurant than the previous tenant, Leon de Bruxelles. Takeaway is more prominently featured and there is much higher turnover of those eating in the restaurant. This adds up to more people coming to and from the restaurant, meaning that noise and disruption will be greater.</p> <p>Additionally, the larger volume of customers means more servicing and deliveries, as well as rubbish collection, will be needed. This, too, will increase the negative impact on residential amenity. The loading bay for deliveries is at the back of 125 Shaftesbury, at the end of New Compton Street and Stacey Street. This is a highly residential area, with many blocks of flats including Phoenix Apartments, the SHA Alcazar block of flats and SHA Stacey Street</p>

			<p>houses, as well as flats in Phoenix House. Unloading close to these during the night would be not tolerated by residents and the noise would carry to those residents up New Compton Street.</p> <p>Articulated lorries would have to deliver by coming one way down New Compton Street, and this would severely impact the amenity of the many residents in the flats along New Compton and Stacey streets. The blocks on all streets go up high each side, so the sound would funnel down New Compton Street and the surrounding area.</p> <p>This location already had problems with anti-social behaviour, street drinking and rough sleeping, much of which occurs behind 125 Shaftesbury Avenue, beside the dry cleaners and in various locations up New Compton Street and Stacey Street at all times of the night. There is also an existing problem with street rubbish and rats in the Phoenix Garden. The CGC is concerned that a late-night takeaway establishment would increase all of these aspects, especially late at night and early in the morning.</p> <p>The CGCA does not object to the proposed closing hours. Photo: http://tiny.cc/n1exox Documents: http://tiny.cc/mdgxox Note: Current hours: SU-W 08:00-00:00; TH-SA 08:00-01:00. Proposed hours: M-SA 05:00-00:00; SU 08:00-00:00. Application was on 13-10-14 agenda. CGCA objected. Application has been revised.</p>
3.7	<p>190 Drury Lane London WC2B 5QD 2014/6704/P A1 & C3 at upper floors/<i>Corrico Pension Fund & Alyson Rodgers; Accord Architecture Ltd. (agent)</i></p>	<p>Change of use of ground floor and basement from retail (Class A1) to financial/professional (Class A2).</p>	<p>No objection, provided no dual use is granted (e.g. permission for A1 and A2 simultaneously). The applicant should be permitted only one class of use at a time. Photo: http://tiny.cc/4eexox Documents: http://tiny.cc/bdurox</p>
3.8	<p>21 Newton Street WC2B 5EL 2014/3346/P <i>Panino Bar /Deco Architecture Engineering (agent)</i></p>	<p>Change of Use from Sandwich Bar (A1) to café (A3)</p>	<p>The CGCA has no objection, provided Camden officers are assured that the applicant has consulted residents and that the residents have no objections. We note that this proposed café is in a highly residential area, with residents directly above, next to and across from the site. The CGCA will oppose any applications for a license to sell alcohol and any future proposals for late-night opening hours. Photo: http://tiny.cc/qwexox Documents: http://tiny.cc/5tatox</p>
WESTMINSTER APPLICATIONS			
3.9	<p>38 Bedford Street WC2E 9EU</p>	<p>Use of part basement, part ground, first</p>	<p>No objection, provided conditions are included</p>

14/10190/FULL A1 & B1/ <i>nga design</i>	and second floor level as three residential flats (Class C3). Minor reconfiguration of part ground and part basement retail unit. Associated alterations to windows and doors to rear.	that require the applicant to comply with the mitigation measures suggested in the noise report, including a glazing and trickle vent specification. Additionally, the noise-related measures that were included in the previous permission for conversion to C3 (13/06312/FULL) are included in any permission for this application in order to ensure consistency, as well. Photo: http://tiny.cc/41exox Documents: http://tiny.cc/2bdpox
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4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	6 Neal's Yard WC2H 9DP 2014/6820/TC Des Vins Surnatural/ <i>Thomas + Thomas Partners LLP</i>	2 tables and 4 chairs	Objection. The CGCA objects to the use of tables and chairs at this site. Given the small area for people to move about in Neal's Yard, outside seating at this location, where Neal's Yard becomes a very narrow passageway, further intrudes on residential amenity. While the CGCA recognises that outdoor dining and drinking is increasingly popular, this must be balanced with residential amenity, as Camden's planning policy requires. Photo: http://tiny.cc/zvexox No documents Note: Renewal. No change in use or hours. Current hours: M-SU 08:00-22:00.
4.2	8-10 Neals Yard WC2H 9DP 2014/6817/TC Compagnie Des Vins Surnaturel/ <i>Thomas + Thomas Partners LLP</i>	6 tables and 12 chairs	Objection. The CGCA objects to the number of tables and chairs, as they impede pedestrian movement. This is made significantly worse by the applicant's disregard for current (and proposed) permission, as the applicant currently uses nine tables and 18 chairs, as well as five wine stands at the end of each table configuration, further extending into the public highway and blocking pedestrian flow. Although Neal's Yard is a pedestrian courtyard, the proposed T&CH layout makes it virtually impossible for pedestrians to pass. The large, stone planter in Neal's Yard that almost touches the tables where the applicant puts three tables deep. Pedestrians still need to be able to pass through Neal's Yard without being restricted. The CGCA also notes that the area includes residential units and those residents should not have their movement restricted by blocking the courtyard with tables and chairs. Photos: http://tiny.cc/vzexox & http://tiny.cc/c0exox No documents Note: Renewal. No change in use or hours. Current hours: M-SU 08:00-22:00. Note that applicant is using 9T & 18CH, plus wine stands, which goes beyond current permission.
4.3	50-52 Monmouth Street WC2H 9EP 2014/6910/TC Rossopomodoro/ <i>Mr Antonio Merlin</i>	5 tables and 10 chairs	Objection. As shown in the attached photos, the applicant has disregarded the permitted (and proposed) layout and use of 5 tables and 10 chairs and instead is using five tables and 20 chairs. This results in a configuration that has the tables and chairs backing into the narrow public highway and impeding pedestrian flow. This creates a significant health and safety issue, as pedestrians often walk in the street at this site because there is no longer room on the pavement for them to pass. Monmouth Street experiences a constant stream of vehicular traffic, as

			<p>shown in one of the photos.</p> <p>Additionally, the applicant does not have permission for the large A-boards, which further contribute to the street clutter and impede pedestrian flow.</p> <p>Photos: http://tiny.cc/29dxox & http://tiny.cc/gaexox</p> <p>No documents</p> <p>Note: Renewal. No change in use. Proposed hours: M-TH 10:00-23:00; F-SA 10:00-23:30; SU 10:00-22:00.</p> <p>Current hours are the same, except currently have permission for SU 10:00-22:30.</p> <p>Note that applicant is using five tables and 20 chairs, 10 chairs more than permitted and than proposed.</p>
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WESTMINSTER APPLICATIONS

None

5. Other Business

6. Next meetings & future presentations

- 6.1 24 November 2014
- 6.2 8 December 2014