

Minutes

Covent Garden Community Association

Planning Sub-Committee Christmas break agenda, part 1

Comments due by 21 December 2017

at 6:30 p.m. at the Hospital Club, 24 Endell Street WC2H 9HQ

www.CoventGarden.org.uk  TheCGCA  @TheCGCA

1. Attendance

1.1 **Comments received:** Elizabeth Bax, David Bieda, Shirley Gray, Selwyn Hardy, Richard Hills, Rhu Weir

2. Presentations: N/A

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	10 Drury Lane WC2B 5RE 2017/6234/P Travelodge/ <i>Gerald Eve (agent)</i>	Temporary change of use of ground floor unit from retail (A1) to marketing suite (sui generis) for 3 years to include installation of external condenser unit and associated louvres; alterations to existing façades and associated works.	To protect the amenity of nearby residents (CS5) and to ensure that the condenser unit does not cause undue noise and disturbance, any permission granted must include conditions that: (1) limit the hours of use to business hours of the premises, to reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend hours (DP28.3) (for precedent, see 2015/5316/P, condition 4; 2016/0131/P, condition 4; and 2016/2471/P, condition 5); (2) restrict the amount of noise (measured in decibels) emitted from the units to within Camden's thresholds (DP28; CPG5 6.9); (3) 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 throughout the life of the development (DP28.3); (4) specify that failure to conduct annual maintenance checks and failure to maintain all equipment to levels specified in planning permission is a breach of planning regulations and voids planning permission granted; and (5) require automatic time clocks to be fitted to the equipment 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. (Reason: To safeguard the amenities of the adjoining premises and the area generally

			<p>in accordance with the requirements of policies CS5 and DP26 and DP28.) (For precedent, see 2015/5148/P, condition 4, & 2014/6130/P, condition 3.)</p> <p>Comments by 25-12-17</p> <p>Photo: https://goo.gl/sAE1sC</p> <p>Documents: https://goo.gl/wffEBv</p>
3.2	<p>60 Great Queen Street WC2B 5AZ</p> <p>2017/6018/L</p> <p>Freemasons Hall/<i>United Grand Lodge of England; Heritage Places (agent)</i></p>	<p>Redecoration works at lower level within Temple 10, including minor repairs.</p>	<p>No objection</p> <p>Comments by 22-12-17</p> <p>Photo: https://goo.gl/cNdxqZ</p> <p>Documents: https://goo.gl/bf1V7i</p> <p>Note: Grade II*-listed building</p>
3.3	<p>55 Neal Street WC2H 9PJ</p> <p>2017/6320/P</p> <p>A1 & A3/<i>Shaftesbury; Rolfe Judd (agent)</i></p>	<p>Change of use of the basement and ground floors from retail (A1) use to a flexible use for either continued retail (A1) use or restaurant/cafe (A3) use.</p>	<p>The CGCA consistently objects to permission for dual use, such as is proposed here, which we believe is unlawful. 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.</p> <p>Comments by 27-12-17</p> <p>Photo: https://goo.gl/ZYxcnT</p> <p>Documents: https://goo.gl/P3o3J1</p>
WESTMINSTER APPLICATIONS			
3.4	<p>47 Bedford Street WC2E 9HA</p> <p>17/10334/FULL</p> <p><i>Chequers (A3/A5)/T Neal Ltd. (agent)</i></p>	<p>Use of basement and ground floor as a composite use comprising sandwich bar & restaurant (sui generis); a replacement shopfront; and relocation of a door to side elevation at ground level.</p>	<p>No objection, provided the officer is satisfied there will be no impact on adjacent residents.</p> <p>Comments by 25-12-17</p> <p>Photo: https://goo.gl/ueS8ai</p> <p>Documents: https://goo.gl/Qd3ALH</p>
3.5	<p>26 Southampton Street WC2E 7JA</p> <p>17/10244/FULL</p> <p><i>A1/Abuelo Covent Garden Ltd.; Gerald Eve (agent)</i></p>	<p>Installation of external awning and security light to the ground floor unit.</p>	<p>The proposed development is inappropriate for a Grade II-listed building and would result in harm to the special interest of the building (S25; DES10). In addition to Council policies (see S25, DES10 & "Repairs & Alterations to Listed Buildings" SPG), the Council has a statutory obligation to preserve or enhance the borough's listed buildings.</p> <p>Comments by 26-12-17</p> <p>Photo: https://goo.gl/ckkprk</p> <p>Documents: https://goo.gl/dvalZe</p> <p>Note: Grade II-listed building</p>
3.6	<p>5-6 Henrietta Street WC2E 8PS</p> <p>17/10275/FULL</p> <p><i>A3 & B1/CBRE Ltd. (agent)</i></p>	<p>Removal of existing plant and enclosure and erection of new plant and acoustic enclosure at rear, enlargement/ reconstruction of brick chimney at rear to accommodate extraction services.</p>	<p>To ensure that the equipment does not cause undue nuisance and disturbance to nearby residential properties, any permission granted must include conditions that:</p> <p>(1) restrict the amount of noise (measured</p>

			<p>in decibels) emitted from the units to within Westminster's thresholds (S32, ENV7);</p> <p>(2) 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 throughout the life of the development (ENV6(8));</p> <p>(3) specify that failure to conduct annual maintenance checks and failure to maintain all equipment to levels specified in planning permission is a breach of planning regulations and voids planning permission granted;</p> <p>(4) limit the hours of use to business hours of the premises, to reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend hours (ENV6(6)) (for precedent, see 14/03699/FULL & 15/05983/FULL, among others); and</p> <p>(5) require automatic time clocks to be fitted to the equipment 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 02-01-18 Photo: https://goo.gl/kwVdD8 Documents: https://goo.gl/dSx6tM Note: Grade II-listed building</p>
3.7	7-8 St Martin's Place WC2N 4HA 17/10538/FULL C1/A1/A3/Best Effort Ventures Ltd.; CBRE Ltd. (agent)	Variation of condition 1 of planning permission dated 20-12-2016 (16/07659/FULL) NAMELY, to vary drawings of minor internal and external alterations to the consented scheme.	No objection Comments by 02-01-18 Photo: https://goo.gl/1yfSWE Documents: https://goo.gl/HkM2d6
3.8	38 Floral Street WC2E 9DG 17/10593/FULL A1/Design Time Ltd. (agent)	Formation of opening to ground floor external wall on Langley Court elevation for display window.	No objection Comments by 04-01-18 Photo: https://goo.gl/Lurxzk Documents: https://goo.gl/EjuHXA

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	160 Drury Lane WC2B 5PN 2017/6628/TC Abokado	2 tables and 4 chairs	While the CGCA has no objection to the renewal of tables and chairs permission, we note that the applicant's proposed layout and the measurements included are misleading, as the drawing does not include the existing bicycle rack directly in front of the premises. (A docking station for Santander Cycles is also nearby on the pavement.) Applications for tables and chairs are required to include measurements that take into account any existing structures on the pavement, including

			<p>cycle racks. The applicant should be required to resubmit an accurate drawing with updated measurements to ensure Camden's minimum 1.8m clearance. We also continue to object to the A-board, for which the applicant does not have permission. An informative should be included to remind the applicant that only the permitted furniture is allowed. Given the high volume of footfall as well as the traffic on Drury Lane, permitting any additional street furniture creates a health and safety hazard, as pedestrians are forced off the pavement.</p> <p>Comments by 27-12-17 Photo: https://goo.gl/LhJYMw Documents: https://goo.gl/oMYeVH Note: Renewal. Change in use (previously 2 barriers). No change in hours: M-F 08:00-18:30. Note that Camden says this is a new application, but applicant received permission for 2T, 4CH and 2B in 2015 (2015/4606/TC, on 24-08-15 agenda).</p>
WESTMINSTER APPLICATIONS			
4.2	51-53 St Martin's Lane WC2N 4EA 17/10125/FULL Cote/Cote Restaurants Ltd.; Poppleston Allen Solicitors (agent)	Use of the public highway measuring 8.8m x 0.84m for the placing of two tables, four chairs and three planters.	<p>The CGCA continues to be concerned about noise made by the applicant after the terminal hour of 23:00. This restaurant is located directly adjacent to residential units. Notably, three large blocks of flats, totalling 30 flats all with bedrooms looking directly onto this premise, are adjacent. Whilst the CGCA does not object to the proposed end time, we stress that this means the tables and chairs are no longer in use and are put away by 23:00, and this should be spelled out by condition with notice that this is a final warning. After the street furniture is removed, staff gather outside the restaurant as late as 1:30 a.m. where they make noise. Given the late hour and the proximity to residents' bedrooms, this reflects on the management's inability to control noise and disturbance, further necessitating a condition or informative that would facilitate enforcement action should this disturbance continue. The reason for the designated start and end times for tables and chairs permission is to prevent such a disturbance to nearby residents. Failure to comply should result in revocation of permission for tables and chairs.</p> <p>Comments by 29-12-17 Photo: https://goo.gl/tBMyV4 Documents: https://goo.gl/L2aqEx Note: Renewal. No change in use or hours: M-SU 08:00-23:00. 15/10563/FULL on 28-12-15 agenda.</p>
4.3	65 Long Acre WC2E 9JD 17/10236/TCH Pret/Planning Potential Ltd. (agent)	Use of an area of the public highway for the placing of one table and two chairs in an area measuring 2m x 0.7m.	<p>No objection</p> <p>Comments by 01-01-18 Photo: https://goo.gl/ZBVYt2 Documents: https://goo.gl/NeRoY3 Note: Renewal. No change in use or hours: M-F 07:30-18:00; SA 10:00-17:30; SU 11:00-17:00. 15/09281/TCH on 09-11-15 agenda. CGCA had no objection.</p>
4.4	40 St Martin's Lane WC2N 4ER 17/09269/TCH Laroche/Strettons (agent)	Use of the public highway measuring 5.6m x 2.5m and 1.6m x 2.5m for placing of 12 tables, 24 chairs, two planters and barriers in two areas one pot plant	<p>The layout submitted by the applicant is unrealistic and the CGCA notes the applicant does not comply with it. In the drawing submitted by the applicant, the chairs are shown pushed under the table, yet abutting each other, thus leaving little to no room for customers to manoeuvre. For example, customers seated at the table in the corner would not be able to get past the table perpendicular to it. The result is that the area of the public highway expands and commandeers more of the public highway than acknowledged in the application.</p>

		and temporary cafe barriers in the Mays Court frontage.	<p>Comments by 03-01-18 Photo: https://goo.gl/2i932s Documents: https://goo.gl/yM6XvA Note: Renewal. No change in use. Current hours M-SU 08:00-23:00. No proposed hours listed. 15/08130/TCH on 28-09-15 agenda. CGCA's comments: <i>Officer's report noted that same layout was approved since 1999, it complied with the Westminster Way and there have been no complaints.</i></p>
4.5	28 Wellington Street WC2E 7BD 17/10604/TCH Bella Italia/ Woodswhur (agent)	Use of one area of the public highway on Wellington Street frontage measuring 0.96m x 6.85m and two areas of the public highway on the Tavistock Street frontage each measuring 0.96m x 1.81m for the placing of a total of five tables, 10 chairs and three planters.	<p>The CGCA continues to maintain its objections to the proposed planters because they contribute to street clutter at this busy corner with heavy footfall. We note that the applicant does not use planters, indicating that, in reality, there is not space for tables and chairs as well as planters at this location. Should the planters actually be used, they would push the other street furniture further into the public highway. The CGCA suggests the applicant consider using hanging baskets if the use of planting and greening is desired.</p> <p>Comments by 04-01-18 Photos: https://goo.gl/kqgrcR (Wellington) & https://goo.gl/gj4JR3 (Tavistock) Documents: https://goo.gl/F9VoVD Note: Renewal. No change in use. Current hours: M-SU 09:00-23:00. No proposed hours listed. 16/09595/TCH on 07-11-16 agenda.</p>

5. Other business

6. Next meetings & future presentations

- 6.1 8 January
- 6.2 22 January
- 6.3 12 February
- 6.4 26 February
- 6.5 12 March
- 6.6 26 March