

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 12 January 2015
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, Shirley Gray, Richard Hills, Jo Weir, Rhu Weir

1.2 Present: Elizabeth Bax, Robert Bent, Selwyn Hardy, Gary Hayes, Meredith Whitten

2. Presentation: None scheduled

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	24 Cambridge Circus WC2H 8AA 2014/6633/P McDonald's/McDonald's Restaurant Ltd.; Planware Limited (agent)	Installation of 11 condensers and a kitchen extract at roof level with associated ducting.	The CGCA objects to these proposals because of the noise and disturbance impact on residential amenity. According to the noise report submitted by the applicant, as proposed, the cumulative noise from the new condensers and extract equipment is predicted to be at worst equal to the quietest existing background noise level at the closest receptor property, in violation of DP28. This location already has a history of noise-related complaints from local residents. Thus, at a minimum, the applicant should be required to meet the Council's requirement that the cumulative plant noise shall not exceed 5dB below the quietest background level. Mitigation measures should be required by condition, but only after the proposed new equipment meets minimum requirements on its own merits. Granting permission for equipment already deemed to exceed noise thresholds would mean that local residents would be reliant on the applicant to consistently maintain the equipment and its mitigation measures. Photo: http://tiny.cc/n1exox Documents: http://goo.gl/lwzTJ5
3.2	13 Monmouth Street WC2H 9DA 2014/7754/P B1/Fresson and Tee Ltd (agent)	Change of use from offices (Class B1) at basement & ground floor levels to dual use as retail/office uses (Class A1/B1), including replacement of shopfront and installation of x2 external spotlights.	Objection. The CGCA objects to permission for dual use, and we have previously provided Camden with legal advice to support our position that dual use is unlawful. Granting the applicant permission to change use at some point in the future between A1 and B1 without the need to apply for planning permission or consult with neighbouring residents at that time effectively removes this premise from planning control. The planning system is set up to give local people the opportunity to voice their concerns before a change of use is granted. The CGCA also believes that the applicant is missing an opportunity to improve the shopfront, as specified in the Seven Dials Study. The Study says: "This unsympathetic 1950s building with horizontal fenestration, in our opinion, makes no

			<p>contribution the Conservation Area and could be replaced with a new building.”</p> <p>Further, the Study notes that the shopfront for no. 15, which the applicant says the proposals want to match, “could use a new shopfront of more solid, but simple design.”</p> <p>Photo: http://goo.gl/5Zlgqr</p> <p>Documents: http://goo.gl/fqoeUs</p>
3.3	<p>Flat 9 Centre Point House 15A St Giles High Street WC2H 8LW 2014/7735/L C3/Mr. Derek Savage</p>	<p>The original dividing wall separating the reception area from the kitchen has been removed. There has been an additional stud wall installed to provide an extra room on the lower ground floor of the maisonette of a Grade II Listed Building.</p>	<p>No objection</p> <p>Photo: See documents</p> <p>Documents: http://goo.gl/JfR35L</p> <p>Note: Listed building</p>
3.4	<p>Flat 8 Centre Point House 15A St Giles High Street WC2H 8LW 2014/7734/L C3/Mr. Derek Savage</p>	<p>The original dividing wall separating the reception area from the kitchen has been removed. There has been an additional stud wall installed to provide and extra room on the lower ground floor of the maisonette of a Grade II Listed Building.</p>	<p>No objection</p> <p>Photo: See documents</p> <p>Documents: http://goo.gl/vObMYA</p> <p>Note: Listed building</p>
3.5	<p>Flat 2 Centre Point House 15A St Giles High Street WC2H 8LW 2014/7733/L C3/Mr. Derek Savage</p>	<p>The original dividing wall separating the reception area from the kitchen has been removed. There has been an additional stud wall installed to provide an extra room on the lower ground floor of the maisonette of a Grade II Listed Building.</p>	<p>No objection</p> <p>Photo: See documents</p> <p>Documents: http://goo.gl/B2sW85</p> <p>Note: Listed building</p>
3.6	<p>Third Floor Flat Winden House 31A Betterton Street WC2H 9BQ 2014/7702/P C3/Mr. Martyn Plummer</p>	<p>Erection of a roof extension with front dormer window and rear balcony at fourth floor level, as additional residential accommodation for existing third floor flat (Class C3)</p>	<p>No objection</p> <p>Photo: No photo</p> <p>Documents: http://goo.gl/djVJgF</p>
3.7	<p>London School of Economics & Political Science Houghton Street WC2A 2AE 2014/7903/P LSE/Mr. Martyn Plummer</p>	<p>Request for observations from the London Borough of Westminster for the demolition of existing buildings known as Clare Market, The Anchorage, the East Building, St. Clements (partial) and Tower One (partial) and redevelopment to provide replacement interconnected academic facilities for D1 and ancillary uses, comprising a two storey basement, a part 6 storey/part 13 storey building and a 7 storey core extension to the St. Clements building and associated cycle parking and other works. All arranged around a new public square.</p>	<p>No comment</p> <p>Photo: See documents in 3.12.</p> <p>Documents: http://goo.gl/C94pIH</p> <p>Note: Consultation is from Westminster. See 3.12.</p>

WESTMINSTER APPLICATIONS

<p>3.8</p>	<p>5-9 Great Newport Street WC2H 7JB 12/03930/FULL Mixed use/<i>Consolidated Development Ltd.; Turley Associates (agent)</i></p>	<p>Demolition of Nos. 6-9 Great Newport Street behind retained front facades and demolition of rear addition to No. 5 Great Newport Street. Excavation and redevelopment to provide a building comprised of lower basement, basement, lower ground, ground and six upper floors, terraces, roof plant and alterations to front facade, providing a new auditorium and ancillary services in the form of a new flexible 322 seat theatre space and arts club venue along with rehearsal studio and ancillary facilities including bars at basement level 1 and ground floor level (sui generis), restaurant (Class A3) on the ground floor and part lower ground floors and a 66 bedroom hotel at part ground and first to sixth floor levels (across 5-9 Great Newport Street), associated hotel bar and sculpture gallery at first floor level and outdoor swimming pool, terrace and bar at fifth floor level.</p>	<p>The CGCA continues to have objections to several aspects of these proposals, which the applicant has recently amended. This includes the following.</p> <ul style="list-style-type: none"> • Despite these proposals being initiated many years ago, there has been a lack of engagement with local residents, who will be directly affected by the proposals. The CGCA understands that the applicant has not engaged local residents throughout the planning process, despite local residents, particularly those at Sandringham flats, seeking to have input into development of the proposals. The applicant also has never contacted the CGCA for a meeting or presentation with the CGCA's Planning Sub-Committee. When there is a sizeable development or redevelopment proposed in Covent Garden, the applicant, developer and/or architect often meet with the committee members (typically pre-application) to lay out the proposals and get feedback from the CGCA, which is the official amenity group for Covent Garden. • In addition to the existing long-time residents, a number of new developments in the immediate area have been approved for conversion to C3 residential, meaning that there will be more local residents that would be affected by these proposals. • While each of the matters below could be addressed individually, the CGCA is concerned about the overall, cumulative impact of these proposals on residents and their amenity. • The CGCA believes that the presence of D1 floorspace does not outweigh the need for a social housing contribution. Indeed, we question the likelihood that the space will be used as D1 for most of the year. • The CGCA questions the viability of the proposed replacement theatre, particularly the applicant's ability to ensure a minimum of 320 operational theatre days per year. Given the size and design of the proposed theatre, these performances are likely to be such things as comedy nights. More likely, though, is that the theatre will be used for conference centre-type functions, particularly given that it is in the same building as a hotel. • The lack of a fly tower greatly limits the types of productions that the space can accommodate. In particular, productions will not be able to move scenery in and out as needed, given the theatre design. Again, this makes the space less viable. • Conditions must be included that restrict all servicing and deliveries to times that will not affect residential amenity and that minimise adverse impacts, as noted in CS41. In
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			<p>particular, servicing and deliveries must be prohibited at late-night or early-morning hours. Hours for servicing, including collection, should be limited to no earlier than 08:00 and no later than 22:00 (8 a.m. to 10 p.m. only). Servicing and deliveries at inappropriate hours are a major cause of disturbance to residential amenity and complaints from Covent Garden residents.</p> <ul style="list-style-type: none"> • The location of the pool remains a disturbance for existing residents. • Further, noise impact from late-night entertainment uses negatively impacts residential amenity, particularly at unsociable hours. Conditions limiting the hours of use for the terrace and swimming pool should be included in any permission granted to ensure that the proposals do not violate Westminster's noise pollution policies. These hours should be limited to 10 p.m. – 11 p.m. is too late, as it is typically some time after closing time that people would gather their belongings and leave the area. The condition should be that all people should vacate the pool area by 10 p.m., not that they simply must be out of the pool by then. • Similarly, the hours for the restaurant and the two bars (1st and 5th floors) should be limited to 11 p.m. SU-TH and 12 midnight on F& SAT. This hotel is located in Covent Garden, which has more traditional entertainment uses and hours than in areas such as Leicester Square and Soho. This location also is increasingly residential, as noted. • The first-floor bar should be limited to no more than 100 customers, the number allowed at the restaurant. In particular, the CGCA is concerned about people leaving an evening show in the theatre and moving directly to one of the hotel bars, or the hotel terrace. This would mean a surge of people, and noise, late in the evening. • The applicant should be required to maintain all plant equipment at least annually to ensure it is running efficiently and having no impact on residential amenity. • The site is located between Upper St. Martin's Lane and Charing Cross Road, very near to Leicester Square and Leicester Square station. Given this, there is a consistently high flow of both vehicular and pedestrian traffic. Great Newport Street is a narrow road and is not designed for volume of traffic it experiences. With the area already highly congested, with vehicles idling and resulting in air pollution, the slightest thing to impede the traffic flow has a significant impact. The addition of a hotel, coupled with the restaurant and a practically year-round use of the theatre, means that taxis and other
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			<p>vehicles will be stopping in front of the hotel/theatre and greatly affecting traffic flow.</p> <ul style="list-style-type: none"> The applicant does not detail how Westminster's goals for renewables will be achieved. Westminster Core Strategy CS39 states that "All major development throughout Westminster should maximise on-site renewable energy generation to achieve at least 20% reduction of carbon dioxide emissions, and where feasible, towards zero carbon emissions." Finally, the CGCA notes that residents are concerned about a loss of daylight. While the revised proposals do scale back the proposed extension, the proposals still add massing and height. The applicant's sunlight and daylight report indicates that some of the flats at Sandringham Flats will see a reduction in daylight, which is a concern. The applicant should work with residents to reduce the loss of daylight. <p>Photo: http://goo.gl/SLCcFm (also see documents)</p> <p>Documents: http://goo.gl/TCsiOF</p> <p>Notes: Listed building. GH declared an interest.</p>
3.9	<p>4 Mercer Street WC2H 9QA 14/11989/FULL Snow + Rock/Snow + Rock; Anthony Richardson (agent)</p>	Installation of new shopfront.	<p>Objection. The CGCA objects to the proposed removal of the wooden windows and stone stallriser, which would be replaced with full-height glass windows. As existing, the windows contribute to the character of the shopfront, and are in keeping with the character of the rest of the building, as well as the neighbouring building of flats. As proposed, the windows also would be out of proportion with the rest of the building. This loss of character would have a negative impact on the overall traditional character of the conservation area.</p> <p>Photo: http://goo.gl/Wzhg4r</p> <p>Documents: http://goo.gl/gMCxWM</p>
3.10	<p>26 James Street WC2E 8NS 14/11942/FULL A1 (Dune); B1/Lothbury Property Trust Company Limited; CBRE Ltd. (agent)</p>	<p>Dual alternative use of the first floor as either residential (Class C3) or retail (Class A1); use of the second to fourth floors as residential (Class C3); and external alterations including the installation of mechanical plant within a screened enclosure at third floor roof level and replacement windows (Site includes 7 Floral Street).</p>	<p>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 startups and 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.</p> <p>The CGCA also questions whether this location is suitable for C3 use. With two pubs on the corners of James and Floral streets, plus Covent Garden station located on James Street, this location experiences a constant barrage of footfall. More importantly for potential residents, this location has high levels of noise coming not only from the pubs and the station, but from the many street</p>

			<p>performers who perform to large, loud crowds on James Street (typically with music and/or clapping), as well as from the increasing number of pedicabs that line up on James Street at all hours. Further, with London Underground's plans to run 24-hour Tube service in Central London this year, the noise levels will only increase, particularly overnight when residents' amenity will be greatly disturbed.</p> <p>Photos: http://goo.gl/KXCyRP & http://goo.gl/irOStc</p> <p>Documents: http://goo.gl/KjaTkc</p>
3.11	<p>37 Cranbourn Street WC2H 7AD 14/10627/FULL Brewmaster (A4)/Greene King Pub Company; Sampson Associates (agent)</p>	<p>Alterations to shopfront comprising of glazed doors, awnings and wall lights.</p>	<p>The CGCA objects to the installation of awnings and the vertical light fittings. The awnings and the exterior lighting are out of character with the building and neighbouring buildings, which is against Westminster's planning policy related to urban design and conservation. This is a highly visible location in the conservation area, thus it is vital to preserve and enhance the character and appearance of the conservation area (see UDP chapter 10, DES1). Although this building is unlisted, it contributes to the character and appearance of the conservation area (see UDP chapter 10, DES9).</p> <p>The applicant notes that the reason for moving the main entrance is to reduce pedestrian traffic at the Leicester Square station entrance. However, installing awnings will encourage loitering, including smokers and those seeking shelter from rain, which would further block the route to the station. The proposed lighting will further attract people to stand outside the public house, increasing congestion on the pavement.</p> <p>The CGCA also notes its concern about an increased number of tables and chairs on the public highway. While tables and chairs are not included in this application, the applicant appears to indicate that the existing permitted number of tables and chairs will be increased with these alterations. Any proposals related to tables and chairs must come under a separate planning application.</p> <p>Photo: http://goo.gl/ZeAhDC</p> <p>Documents: http://goo.gl/mb2tEo</p>
3.12	<p>London School Of Economics & Political Science Houghton Street WC2A 2AE 14/12261/FULL LSE/LSE; Turley (agents)</p>	<p>Demolition of existing buildings known as Clare Market, The Anchorage, the East Building, St Clements (partial) and Tower One (partial) and redevelopment to provide replacement interconnected academic facilities for D1 and ancillary uses, comprising a two storey basement, a part 6 storey / part 13 storey building and a 7 storey core extension to the St Clements building, and associated cycle</p>	<p>No comment</p> <p>Photo: See documents</p> <p>Documents: http://goo.gl/z4sC4e</p> <p>Note: Listed building</p>

		parking and other works. All arranged around a new public square.	
3.13	45 St Martin's Lane WC2N 4EJ 14/09537/FULL St. Martin's Hotel/Cornerstone Telecommunications Infrastructure Ltd. & Vodafone Ltd.; Clarke Telecom Limited (agent)	Replacement of six existing rooftop antennae with six new antennae. Installation of new high grp cladding extension to existing. Replacement of existing antenna enclosure and ancillary development thereto including the installation of 12 remote radio units on the rooftop.	No objection Photo: http://goo.gl/NIVC7T Documents: http://goo.gl/Ffc9rN
3.14	28 Wellington Street WC2E 7BD 14/12114/LBC Bella Italia/TRAGUS LTD.; Keane Brands (agent)	New sign writing to existing sign structures and external refurbishment to shopfront.	No objection Photos: http://goo.gl/2izewU & http://goo.gl/Zxw9yv Documents: http://goo.gl/gOLJ8h Note: Listed building
3.15	Royal Opera House 14/12407/FULL ROH/Gerald Eve LLP (agent)	Alterations to Bow Street and Piazza entrances including glazed extension to Bow Street with terrace above, alterations at roof level including ballet studio extension with external terrace, single height canopy over loggia and partial glazing of the terrace, plant room extension and associated works.	The CGCA has no objection to the proposed internal alterations, and supports the applicant's efforts to improve the Royal Opera House's viability as well as its role in the local community. However, the CGCA does object to several of the external alterations. In particular, we object to the proposed new rooftop ballet studio because of the visual impact it will have on the surrounding area, including views from the Grade II listed Piazza. As proposed, the new ballet studio has a height and massing that would dominate the view from the Piazza and the surrounding area. This dominance makes the rooftop features of the building greatly out of proportion with the rest of this iconic building in the heart of Covent Garden. The CGCA is also concerned about the loss of the trees on Bow Street. The proposals should be revised to incorporate more greening throughout the development. Finally, the applicant should ensure that the Royal Opera House continues to operate as an integral part of the community. While the proposals are meant to increase its viability, improve its visibility (particularly by enhancing the entrance from the Piazza) and provide more appropriate space, the Royal Opera House belongs to the local community. At times the swing doors are locked, meaning residents cannot pass through. The applicant should ensure that the building remains welcoming to all of the community. Photo: http://goo.gl/96xngE Documents: http://goo.gl/eFk1rv Note: Listed building

4. Tables and Chairs

CAMDEN APPLICATIONS

None			
WESTMINSTER APPLICATIONS			
4.1	25 Catherine Street 14/10666/TCH Mishkin's/Polpo; Thomas & Thomas Partners LLP (agent)	Use of the public highway for the placing of two tables and four chairs in an area measuring 3m x 0.8m in association with existing restaurant.	The CGCA does not object to the continued use of two tables and four chairs, provided the hours do not extend past 23:00. The CGCA does object to the use of the A-board, which the applicant is using without permission and which impedes pedestrian traffic on the public highway. As it is positioned, the A-board leaves less than the required 2m of clearance for pedestrians, including those in wheelchairs and those with prams. See attached photos. Photos: http://goo.gl/duUSL5 & http://goo.gl/NVhNVJ Documents: http://goo.gl/D9bQMS Note: Renewal. No change in use. No hours listed. Current hours: M-SU 11:00-23:00.
4.2	36A St Martin's Lane WC2N 4ER 14/11309/TCH Caffe Nero/Nero Holdings Ltd. (agent)	Use of the public highway for the placing of two tables and six chairs in an area measuring 3.8m x 1.4m in connection with the existing coffee shop.	No objection. However, the CGCA notes that the position of two of the chairs at the table with three chairs (the second table from the left on the drawing) means they likely will be pushed into footfall on the already narrow pavement when they are in use. The applicant should position these chairs parallel with the shopfront, as well as ensure that other chairs are not moved to back into the constant stream of footfall along this public highway. Photos: http://goo.gl/NlaE9Z & http://goo.gl/Z15NjV Documents: None online Note: Renewal. No change in use. No hours listed. Current hours: M-SU 07:00-20:00.

5. Other Business

6. Next meetings & future presentations

- 6.1 26 January 2015
- 6.2 9 February 2015