

## Minutes

### Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 12 March 2018  
at 6:30 p.m. at the Hospital Club, 24 Endell Street WC2H 9HQ

www.CoventGarden.org.uk



TheCGCA



@TheCGCA

#### 1. Attendance

**1.1 Present:** Elizabeth Bax (chair), David Bieda, Selwyn Hardy, Gary Hayes, Amanda Rigby, Kester Robinson, Brian Tienan, Jo Weir, Meredith Whitten

**1.2 Apologies received:** Jane French, Shirley Gray, Richard Hills, Jim Monahan, Rhu Weir

**1.3 Comments received:** Richard Hills, Rhu Weir

#### 2. Presentations: Jubilee Hall Trust (18:30)

#### 3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
<b>CAMDEN APPLICATIONS</b>			
3.1	112 Charing Cross Rd WC2H 0JP 2018/0949/L Phoenix Theatre/MJ Consulting (agent)	Removal of old lighting bars and pros boom and installation of new lighting bars and pros booms.	No objection Comments by 20-03-18 Photo: <a href="https://goo.gl/fyBZeK">https://goo.gl/fyBZeK</a> Documents: <a href="https://goo.gl/rcwo43">https://goo.gl/rcwo43</a> Note: Grade II*-listed building
3.2	Telephone Kiosk outside Holborn Station 88-94 Kingsway WC2B 6AF 2018/0878/P & 2018/0953/A New World Payphones	Replacement of 1 x existing telephone kiosk on pavement.	The CGCA objects to the installation of a replacement telephone kiosk at this prominent location in the conservation area. There is no planning justification for maintaining a phone kiosk that is not used, not cleaned and not maintained.  (1) The phone kiosk is redundant and unnecessary, as the proposed location abuts an existing phone box (see applicant's photo). The applicant has not made a case at all that justifies why a second phone kiosk is needed directly next to an existing one.  (2) The proposed telephone kiosk fails to preserve or enhance the historic nature and unique character of the conservation area (Local Plan D1 & D2). Para 7.46 of the Local Plan (see D2) specifies that the Council "will only grant planning permission for development in Camden's conservation areas that preserves and enhances the special character or appearance of the area." Also see CPG1 2.6 and CPG1 2.9.  (3) The proposed telephone kiosk would result in visual street clutter that detracts from the character of the conservation area and that goes against Camden's aim of reducing visual street clutter (see Streetscape Design Manual, Chapter 4). Such street clutter has a significantly adverse effect on the appearance of the streetscape and the

		<p>amenity of the area. Local Plan policy C5 also specifies that the design of streets, public areas, and the spaces between buildings needs to be uncluttered.</p> <p>(4) The negative impact of this visual clutter is exacerbated by the lack of cleaning and maintenance of the kiosk. This includes the proliferation of “prostitute cards,” as the Metropolitan Police Service describes these inappropriate advertisements. There is no mention of a cleaning or maintenance schedule in the applicant’s proposals.</p> <p>(5) The proposed telephone kiosk would further contribute to visual clutter as its primary function would be to serve as an advertising presence. Indeed, the location is a high-traffic area directly in front of Holborn station. CPG1 para 8.9 says advertisements in conservation areas and on or near listed buildings require detailed consideration given the sensitivity and historic nature of these areas or buildings. Any advertisements on or near a listed building or in a conservation area must not harm their character and appearance.</p> <p>(6) Further, the proposed telephone kiosk presents a safety hazard, as it obstructs the flow of pedestrian traffic, as well as wheelchairs and prams, at this location, which experiences high footfall.</p> <p>(7) Finally, as the Metropolitan Police have noted – and to which local residents can attest – phone boxes and kiosks are heavily used for crime and antisocial behaviour. As police constable and Design Out Crime Officer Jim Cope says, phone boxes in Camden are “crime generators” (see Met Police comments). Phone boxes and kiosks conceal criminal behaviour, including drug activity.</p> <p>Research and data contradict the need for the number of public phone boxes and kiosks. According to Ofcom, for example, the money that BT received from phone boxes went down by nearly half between 2000 and 2006. Further, Ofcom’s 2016 Communications Market Report found that 93 percent of UK adults own or use a mobile phone in the UK; 71 percent of adults own a smartphone. Research in 2013 also found that only 3 percent of UK residents made a call from a public phone box in the previous month.</p> <p>Whilst the CGCA acknowledges the applicant proposes to reduce the overall number of phone kiosks they own, the evidence strongly supports that the number of public telephone boxes and kiosks should be more drastically</p>
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			<p>reduced. Removing at least one of two phone kiosks directly next to each other is a logical starting point.</p> <p>Should the Council be minded to grant permission, conditions should be included that require a detailed maintenance and management plan, which the Metropolitan Police also recommend. This plan should include details for weekly cleanings and removal of inappropriate advertising.</p> <p>The CGCA requests to be informed of any appeals made by the applicant.</p> <p>Comments by 21-03-18</p> <p>Photo: See documents</p> <p>Documents: <a href="https://goo.gl/LuLNVZ">https://goo.gl/LuLNVZ</a></p>
3.3	<p>Telephone Kiosk outside 55-59 New Oxford Street WC1A 1BS 2018/0873/P &amp; 2018/0948/A New World Payphones</p>	<p>Replacement of 1 x existing telephone kiosk on pavement.</p>	<p>The CGCA objects to the installation of a replacement telephone kiosk at this location adjacent to three conservation areas (Seven Dials (Covent Garden), Denmark Street and Bloomsbury). There is no planning justification for maintaining a phone kiosk that is not used, not cleaned and not maintained.</p> <p>(1) The proposed telephone kiosk fails to preserve or enhance the historic nature and unique character of the conservation areas (Local Plan D1 &amp; D2). Para 7.46 of the Local Plan (see D2) specifies that the Council “will only grant planning permission for development in Camden’s conservation areas that preserves and enhances the special character or appearance of the area.” Also see CPG1 2.6 and CPG1 2.9.</p> <p>(2) The proposed telephone kiosk would result in visual street clutter that detracts from the character of the conservation areas and that goes against Camden’s aim of reducing visual street clutter (see Streetscape Design Manual, Chapter 4). Such street clutter has a significantly adverse effect on the appearance of the streetscape and the amenity of the area. Local Plan policy C5 also specifies that the design of streets, public areas, and the spaces between buildings needs to be uncluttered.</p> <p>(3) The negative impact of this visual clutter is exacerbated by the lack of cleaning and maintenance of the kiosk. This includes the proliferation of “prostitute cards,” as the Metropolitan Police Service describes these inappropriate advertisements. There is no mention of a cleaning or maintenance schedule in the applicant’s proposals.</p> <p>(4) The proposed telephone kiosk would further contribute to visual clutter as its primary function would be to serve as an advertising presence. Indeed, the location is</p>

		<p>a high-traffic pedestrian and vehicle area. CPG1 para 8.9 says advertisements in conservation areas and on or near listed buildings require detailed consideration given the sensitivity and historic nature of these areas or buildings. Any advertisements on or near a listed building or in a conservation area must not harm their character and appearance.</p> <p>(5) Further, the proposed telephone kiosk presents a safety hazard, as it obstructs the flow of pedestrian traffic, as well as wheelchairs and prams, at this location, which experiences high footfall.</p> <p>(6) Finally, as the Metropolitan Police have noted – and to which local residents can attest – phone boxes and kiosks are heavily used for crime and antisocial behaviour. As police constable and Design Out Crime Officer Jim Cope says, phone boxes in Camden are “crime generators” (see Met Police comments). Phone boxes and kiosks conceal criminal behaviour, including drug activity.</p> <p>Research and data contradict the need for the number of public phone boxes and kiosks. According to Ofcom, for example, the money that BT received from phone boxes went down by nearly half between 2000 and 2006. Further, Ofcom’s 2016 Communications Market Report found that 93 percent of UK adults own or use a mobile phone in the UK; 71 percent of adults own a smartphone. Research in 2013 also found that only 3 percent of UK residents made a call from a public phone box in the previous month.</p> <p>Whilst the CGCA acknowledges the applicant proposes to reduce the overall number of phone kiosks they own, the evidence strongly supports that the number of public telephone boxes and kiosks should be more drastically reduced.</p> <p>Should the Council be minded to grant permission, conditions should be included that require a detailed maintenance and management plan, which the Metropolitan Police also recommend. This plan should include details for weekly cleanings and removal of inappropriate advertising.</p> <p>The CGCA requests to be informed of any appeals made by the applicant.</p> <p>Comments by 21-03-18</p> <p>Photo: See documents</p> <p>Documents: <a href="https://goo.gl/RxEw2W">https://goo.gl/RxEw2W</a></p>
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3.4	<p>Telephone Kiosk outside 40 New Oxford Street WC1A 1EP 2018/0872/P &amp; 2018/0947/A New World Payphones</p>	<p>Replacement of 1 x existing telephone kiosk on pavement.</p>	<p>The CGCA objects to the installation of a replacement telephone kiosk at this location adjacent to three conservation areas (Seven Dials (Covent Garden), Denmark Street and Bloomsbury). There is no planning justification for maintaining a phone kiosk that is not used, not cleaned and not maintained.</p> <p>(1) The proposed telephone kiosk fails to preserve or enhance the historic nature and unique character of the conservation areas (Local Plan D1 &amp; D2). Para 7.46 of the Local Plan (see D2) specifies that the Council “will only grant planning permission for development in Camden’s conservation areas that preserves and enhances the special character or appearance of the area.” Also see CPG1 2.6 and CPG1 2.9.</p> <p>(2) The proposed telephone kiosk would result in visual street clutter that detracts from the character of the conservation areas and that goes against Camden’s aim of reducing visual street clutter (see Streetscape Design Manual, Chapter 4). Such street clutter has a significantly adverse effect on the appearance of the streetscape and the amenity of the area. Local Plan policy C5 also specifies that the design of streets, public areas, and the spaces between buildings needs to be uncluttered.</p> <p>(3) The negative impact of this visual clutter is exacerbated by the lack of cleaning and maintenance of the kiosk. This includes the proliferation of “prostitute cards,” as the Metropolitan Police Service describes these inappropriate advertisements. There is no mention of a cleaning or maintenance schedule in the applicant’s proposals.</p> <p>(4) The proposed telephone kiosk would further contribute to visual clutter as its primary function would be to serve as an advertising presence. Indeed, the location is a high-traffic pedestrian and vehicle area. CPG1 para 8.9 says advertisements in conservation areas and on or near listed buildings require detailed consideration given the sensitivity and historic nature of these areas or buildings. Any advertisements on or near a listed building or in a conservation area must not harm their character and appearance.</p> <p>(5) Further, the proposed telephone kiosk presents a safety hazard, as it obstructs the flow of pedestrian traffic, as well as wheelchairs and prams, at this location, which experiences high footfall.</p> <p>(6) Finally, as the Metropolitan Police have noted – and to which local residents can attest – phone boxes and kiosks are heavily</p>
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			<p>used for crime and antisocial behaviour. As police constable and Design Out Crime Officer Jim Cope says, phone boxes in Camden are “crime generators” (see Met Police comments). Phone boxes and kiosks conceal criminal behaviour, including drug activity.</p> <p>Research and data contradict the need for the number of public phone boxes and kiosks. According to Ofcom, for example, the money that BT received from phone boxes went down by nearly half between 2000 and 2006. Further, Ofcom's 2016 Communications Market Report found that 93 percent of UK adults own or use a mobile phone in the UK; 71 percent of adults own a smartphone. Research in 2013 also found that only 3 percent of UK residents made a call from a public phone box in the previous month.</p> <p>Whilst the CGCA acknowledges the applicant proposes to reduce the overall number of phone kiosks they own, the evidence strongly supports that the number of public telephone boxes and kiosks should be more drastically reduced.</p> <p>Should the Council be minded to grant permission, conditions should be included that require a detailed maintenance and management plan, which the Metropolitan Police also recommend. This plan should include details for weekly cleanings and removal of inappropriate advertising.</p> <p>The CGCA requests to be informed of any appeals made by the applicant.</p> <p>Comments by 21-03-18 Photo: See documents Documents: <a href="https://goo.gl/4nn5vB">https://goo.gl/4nn5vB</a></p>
3.5	25 Shelton Street WC2H 9HW 2018/0846/P A1/Rolfe Judd (agent)	Removal of existing canopy, erection of glass-pitched roof & steel structure to infill rear courtyard; installation of new entrance door to Earlham St elevation; alterations & creation of window within courtyard elevation; associated alterations to ground & basement unit.	<p><i>Amanda to ask about comment-deadline extension, as well as to draft comments</i></p> <p>Comments by 22-03-18 Photo: <a href="https://goo.gl/MShMuz">https://goo.gl/MShMuz</a> Documents: <a href="https://goo.gl/uvuiM7">https://goo.gl/uvuiM7</a> Note: Deferred from last meeting</p>
3.6	210 Shaftesbury Avenue WC2H 8DP 2018/0575/P & 2017/7073/L Shaftesbury Theatre/ <i>The Theatre of Comedy Company; Bennetts Associates Architects (agent)</i>	Various alterations including basement extensions, creation of new entrance fronting Princes Circus, installation of LED screens, alterations to canopy, external lighting to façade, replacement of plant at roof level, installation of pavement lights and	<p><i>CGCA has contacted the officer about extending the comment deadline to allow us time to meet with the applicant. If that's not possible, we will have the following comments.</i></p> <p>Whilst the CGCA understands the applicant's reasoning for the proposals to create a new entrance onto Princes Circus, the proposed design is highly unsympathetic to this Grade</p>

		delivery hatch, and minor alterations to façade and doors.	<p>II-listed building.</p> <p>As such, the proposals would result in harm to the special interest of the building (DP25). In addition to Council policies (see Local Plan Policy D2; CPG1), the Council has a statutory obligation to preserve or enhance the borough's listed buildings.</p> <p>Additionally, these proposals fail to preserve or enhance the historic nature and unique character of the Bloomsbury Conservation Area, as well as the adjacent Seven Dials (Covent Garden) Conservation Area (Local Plan Policy D1, D2, A1).</p> <p>According to Local Plan Policy D1, careful consideration must be given to the characteristics of a development site, features of local distinctiveness, and the wider context in order to achieve high-quality development which integrates into its surroundings. Camden's planning policy is clear that the Council expects development to retain the distinctive characters of the conservation area and new development must contribute positively to this. D1 specifies that the Council "will only grant planning permission for development in Camden's conservation areas that preserves and enhances the special character or appearance of the area." Also see CPG1 2.6 and CPG1 2.9.</p> <p>Comments by 26-03-18  Photo: <a href="https://goo.gl/UL29xT">https://goo.gl/UL29xT</a>  Documents: <a href="https://goo.gl/V3hTXA">https://goo.gl/V3hTXA</a>  Note: Grade II-listed building</p>
3.7	71-75 New Oxford St WC1A 1DG 2018/0765/P & 2018/1199/A The Convenience Store (A1)/Des Ager Planning Consultant (agent)	Display of 1 x internally illuminated ATM sign to shopfront and associated projecting ATM sign.	<p><i>Application withdrawn</i></p> <p>Comments by 27-03-18  Photo: <a href="https://goo.gl/pvfGDH">https://goo.gl/pvfGDH</a>  Documents: <a href="https://goo.gl/xm2N8f">https://goo.gl/xm2N8f</a></p>
<b>WESTMINSTER APPLICATIONS</b>			
3.8	1 Goodwin's Court WC2N 4LL 18/00797/FULL B1/Allie Shiell (agent)	Use of the building as a single-family dwelling (Class C3) and associated external alterations.	<p>Whilst in principle the CGCA does not object to returning this building to its residential use, we have concerns about the impact of noise and disturbance on the adjacent place of worship.</p> <p>The Westminster Quaker Meeting House, located at 52 St. Martin's Lane, is a Friends Meeting House that has been in this location since the 1880s. As a place of Quaker worship, visitors worship in silence. Whilst the Meeting House provides an oasis of calm and silence at all times, Quaker Meetings for Worship occur every Sunday, 11:00-12:00; Tuesday, 13:00-13:30; and Wednesday,</p>

			<p>18:15-19:00. Additionally, a drop-in silence is held every Friday, 17:30-19:00.</p> <p>Noise breakthrough from the building to the place of worship is already a problem and has caused disturbance to Quaker meetings and worship.</p> <p>Thus, the CGCA strongly urges conditions requiring (1) an appropriate amount of insulation is included in the walls, (2) adequate glazing on windows to prevent noise disturbance from escaping, and (3) restrictions on the hours of use of open windows and the proposed flower garden, including the playing of music. These conditions would help protect the Quaker Meeting House visitors' right to quiet enjoyment of their place of worship.</p> <p>The CGCA notes that the Council's Environmental Health Officer has objected to the application due to inadequate insulation proposed for the windows. Whilst the officer's concern is for noise coming into the proposed residential flat, the CGCA contends that the officer's concerns are applicable for noise escaping from the flat to adjacent premises, namely the place of worship. Thus, the officer's concerns must be addressed before any permission is granted.</p> <p>Comments by 22-03-18  Photo: <a href="https://goo.gl/nhwYQh">https://goo.gl/nhwYQh</a>  Documents: <a href="https://goo.gl/twai7t">https://goo.gl/twai7t</a>  Note: Grade II*-listed building. On 13-10-14 agenda.</p>
3.9	36 St Martin's Lane WC2N 4ER 18/01362/FULL <i>C3/Rolfe Judd (agent)</i>	Refurbishment of the residential accommodation at first floor to fourth floor level, alterations to the roof access hatch and enlargement of rooflight.	<p>The applicant has not submitted adequate documentation regarding the proposed alterations to a Grade II*-listed building. The Council typically requires documentation that details the listed features and the impact to these features from the proposals.</p> <p>Before the CGCA can submit comments – and the Council can make a decision on the application – the applicant should be required to provide a proper description and illustrations outlining the reasonings for the building's listed status as well as the proposed alterations to enable the Council and the CGCA to ensure the heritage features are being protected.</p> <p>A Grade II* listing involves interior features, yet the applicant has provided inadequate information for ascertaining the impact from these proposals.</p> <p>Comments by 22-03-18  Photo: <a href="https://goo.gl/yeURTY">https://goo.gl/yeURTY</a>  Documents: <a href="https://goo.gl/F74ARR">https://goo.gl/F74ARR</a></p>



			Note: Grade II*-listed building
3.10	92-93 St Martin's Lane WC2N 4AP 18/01239/FULL Chipotle/ <i>Focus Design (agent)</i>	Repainting of shopfront and replacement awnings.	No objection Comments by 27-03-18 Photo: <a href="https://goo.gl/UzQox3">https://goo.gl/UzQox3</a> Documents: <a href="https://goo.gl/YiqWhP">https://goo.gl/YiqWhP</a> Note: Grade II-listed building
3.11	Royal Opera House 18/01423/LBC ROH/ <i>Capco; Gerald Eve (agent)</i>	Installation of hanging retail signs within the Royal Opera House Arcade and Russell Street, installation of arrival signs announcing 'Royal Opera House Arcade' at the two ends of the Arcade and associated works.	No objection Comments by 28-03-18 Photo: <a href="https://goo.gl/mtgWbc">https://goo.gl/mtgWbc</a> Documents: <a href="https://goo.gl/TA4PVn">https://goo.gl/TA4PVn</a> Note: Grade I-listed building
3.12	9 Mercer Street WC2H 9QJ 18/01360/FULL <i>A1/Longmartin Properties; Rolfe Judd (agent)</i>	Alterations to the shopfront, including the installation of vertical sliding sash windows in existing openings.	The CGCA objects to the installation of vertical sliding sash windows, which amount to an openable shopfront. Westminster planning policy opposes folding and openable shopfronts. See ENV6-9.108; DES5(c); and "Shopfronts, Blinds and Signs" supplementary planning guidance, which specifies that "this type of shopfront will be discouraged."  Openable shopfronts detract from the character of the street and the Conservation Area, as well as the architectural integrity of the building. They erode the appearance of the shopfront, creating a visual void, and can have a negative impact on local amenity, for example in terms of noise and disturbance.  In particular, the windows are located in a narrow, covered walkway. The resulting canyon-like effect exacerbates any noise, causing it to echo loudly, which would cause great disturbance to residents above and adjacent to the shopfront.  The CGCA notes that Westminster has consistently refused permission for openable shopfronts (for example, see 14/07107/FULL; 15/03108/FULL; 15/07688/FULL; 16/01981/FULL; 16/05221/FULL; 16/06795/FULL; 17/03705/FULL; among others).  Any permission granted must include a condition that specifies the windows must be fixed shut at all times. Comments by 28-03-18 Photo: See documents Documents: <a href="https://goo.gl/9LJpPG">https://goo.gl/9LJpPG</a>
3.13	3 Garrick Street WC2E 9BF 18/01500/FULL <i>A1, B1, C3/Romenglen Ltd.; Child Graddon Lewis (agent)</i>	Mansard roof extension to create one additional residential unit (C3) at fourth floor level.	No objection Comments by 28-03-18 Photo: See D&A Statement Documents: <a href="https://goo.gl/THRExU">https://goo.gl/THRExU</a>

3.14	63 St Martin's Lane WC2N 4JS 18/01639/FULL C3/Smerin Architects (agent)	Erection of roof extension to create a glazed sunroom with roof terrace in connection with enlargement of top-floor flat.	<p>Whilst amenity space can add significantly to residents' quality of life, this must be balanced with the impact on neighbours. This is recognised by the Council in S29 and ENV13. In the reasoned justification for S29, the Council specifies that, "It is therefore vital that exceptional attention is paid to protecting existing residential amenity" (p. 121).</p> <p>The proposed roof terrace would cause significant nuisance and harm to the amenity of neighbours. This includes overlooking and loss of privacy, noise, light spillage and security, all of which are outlined as impacts from balconies and terraces in Westminster policy, including ENV13, DES6 &amp; "Roofs – A guide to alterations and extensions on domestic buildings" SPG. A neighbouring resident at 61 St. Martin's Lane objected to the previous application (17/04855/FULL) due to the impact on residential amenity, including overlooking and loss of privacy.</p> <p>The CGCA appreciates the applicant's efforts to address these concerns, but the Council's reasons for refusing the previous scheme remain.</p> <p>Should the Council grant permission, conditions should be included that limits the hours of use of the terrace to 08:00-23:00 and prohibit music during these hours, as well. This is to protect residential amenity from both noise and disturbance, and overlooking, as set out in S29 and ENV13.</p> <p>Further, a condition should be included that specifies that the conditions limiting hours of use and prohibiting loud music are included in residents' leases.</p> <p>Comments by 02-04-18 Photo: <a href="https://goo.gl/xbSMTj">https://goo.gl/xbSMTj</a> Documents: <a href="https://goo.gl/Hseq2H">https://goo.gl/Hseq2H</a></p>
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#### 4. Tables and Chairs

<b>CAMDEN APPLICATIONS</b>
None
<b>WESTMINSTER APPLICATIONS</b>
None

#### 5. Other business

#### 6. Next meetings & future presentations

- 6.1 26 March
- 6.2 9 April
- 6.3 23 April