

## Minutes

### Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 12<sup>th</sup> May 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:** Selwyn Hardy, Rhu Weir

**1.2 Present:** Elizabeth Bax, Robert Bent, Shirley Gray, Jane Palm-Gold, Christina Smith, Meredith Whitten

**2. Presentation:** None scheduled

**3. Planning Applications & Appeals**

|                            | Address & Application No.   | Proposal   | Comments  |
|----------------------------|---|--|---|
| <b>CAMDEN APPLICATIONS</b> |   |  |   |
| 3.1                        | 34 Great Queen Street<br>WC2B 5AA<br>2014/2743/P<br>Coffee & Jam (formerly Salt)/EFE Barbers Ltd<br>Trading; CgMs Consulting<br>(agent) | Change of use of ground and basement floors from Class A1 (shops) to a mixed use shop and cafe/restaurant (Class A1/A3), alterations to shopfront, installation of extract duct to rear and air conditioning unit to rear lightwell.                     | The CGCA objects to the proposed hours of use, which end at midnight. Hours permitted should not go beyond 23:00. As noted in CPG5.17-5.19 and DP12, late hours of operation can have a significantly negative effect on residential amenity. Upper floors along Great Queen Street – including this premise – often include residential units. There are residential units directly adjacent to this premise, as noted in the supporting documents.<br><br>Also, a condition should be included with any permission requiring the applicant to comply with the findings of the noise report, namely to include an acoustic attenuator with both the kitchen hood fan and the kitchen extract fan.<br><br>The CGCA does not object to the other proposals.<br>Photo: <a href="http://tiny.cc/exggfx">http://tiny.cc/exggfx</a><br>Documents: <a href="http://tiny.cc/95offx">http://tiny.cc/95offx</a><br>Note: Listed building. See 3.2. |
| 3.2                        | 34 Great Queen Street<br>WC2B 5AA<br>2014/2852/L<br>Coffee & Jam (formerly Salt)/EFE Barbers Ltd<br>Trading; CgMs Consulting<br>(agent) | Change of use of ground and basement floors from Class A1 to mixed-use shop and cafe/restaurant (A1/A3), alterations to shopfront, installation of extract duct to rear and air conditioning unit to rear lightwell and associated internal alterations. | Same as 3.1.<br>Photo: <a href="http://tiny.cc/exggfx">http://tiny.cc/exggfx</a><br>Documents: None available<br>Note: Listed building. See 3.1.  |
| 3.3                        | 9A Denmark Street WC2H 8LS<br>2014/2105/P<br>Flat Iron (formerly La Giaconda)/ Pembroke Design Ltd. (agent)                             | Installation of new shopfront and internal alterations.  | Objection. The CGCA objects to the use of Crittel, metal doors, which are not appropriate on a listed building. In addition, the CGCA objects to any openable or folding doors. According to DP30.8, folding/opening shopfronts are not acceptable, as they create a void at ground level that can harm the appearance of a building, and can also have a negative impact on local amenity, for example in terms of noise and disturbance. Given that Denmark Street is a conservation area and 9A is a listed building, an openable shopfront is particularly inappropriate.<br><br>Photo: <a href="http://tiny.cc/cgiifx">http://tiny.cc/cgiifx</a>   |

|                                 |  |  |  |
|---------------------------------|--|--|--|
|                                 |  |  | Documents: <a href="http://tiny.cc/5cpffx">http://tiny.cc/5cpffx</a><br>Note: Listed building.   |
| <b>WESTMINSTER APPLICATIONS</b> |  |  |  |
| 3.4                             | 19-20 Long Acre WC2E 9LH<br>14/02228/FULL<br>Luluemon/Luluemon<br><i>Athletica; Brown Stone</i><br>(agent)   | Replacement of existing ventilation louver with new glazed panel on rear elevation.  | No objection<br>Photo: <a href="http://tiny.cc/zrggffx">http://tiny.cc/zrggffx</a><br>Documents: <a href="http://tiny.cc/b8pffx">http://tiny.cc/b8pffx</a>   |
| 3.5                             | 57-59 Long Acre WC2E 9JL<br>14/03584/FULL<br>A1 at basement & ground;<br>B1 at 1 <sup>st</sup> -4 <sup>th</sup> / <i>Royal London Mutual Insurance Society Ltd.; Orbit Architects</i><br>(agent) | Alterations to existing rear roof terrace to install replacement balustrade, lighting, decking and seating, installation of new access door and new mechanical grilles.  | The CGCA has no objection provided a condition is included with any permission that specifies that the roof terrace cannot be used outside of normal business hours. This is to protect residential amenity from both noise and overlooking. While the applicant notes that there are residential flats to the north of the proposed site, the CGCA believes there are also residential units adjacent to this site to the south and west, including at 11-14 Hanover Street and 50-51 Floral Street and, thus, the potential for noise and overlooking exists.<br>Photo: <a href="http://tiny.cc/ioggffx">http://tiny.cc/ioggffx</a><br>Documents: <a href="http://tiny.cc/2dqffx">http://tiny.cc/2dqffx</a>  |
| 3.6                             | 6 King Street WC2R 3HU<br>14/02022/FULL<br><i>A4/MJP Properties c/o HB Surveyors &amp; Valuers; Child Graddon Lewis</i><br>(agent)   | Use of the first floor to provide a studio flat (Class C3).  | No objection<br>Photo: <a href="http://tiny.cc/Opqgffx">http://tiny.cc/Opqgffx</a><br>Documents: <a href="http://tiny.cc/rOqffx">http://tiny.cc/rOqffx</a><br>Note: Ground level is A1 (Ash).  |
| 3.7                             | 36-39 Maiden Lane WC2E 7LJ<br>14/03699/FULL<br>B1; <i>Sussex Mansions /Wolfe Properties; GL Hearn</i><br>(agent)   | Use of ground & basement floors from office (Class B1) to restaurant (A3) use, rear extension at basement & ground floor levels, provision of a new entrance on Maiden Lane and replacement plant equipment on roof. | Objection. Maiden Lane, a narrow lane within the Covent Garden Conservation Area, is saturated with bars and restaurants, including two other pizza restaurants within 50 metres of this proposed sight. In its UDP (chapter 8, 8.74-8.76), Westminster recognises the critical need to balance entertainment uses with the protection of residential amenity and Westminster's unique character. The CGCA is quite concerned about the impact that additional entertainment uses on Maiden Lane will have on residents, of which there are many in the immediate area, including in the floors of Sussex Mansions directly above this proposed sight. In addition to existing residents, permission has been granted for many new residential units in the immediate vicinity of this sight.<br><br>In particular, the CGCA is concerned about the impact of noise – from customers and from the proposed rooftop plant equipment – smells, antisocial behaviour, crime, and servicing and delivery on local residents.<br><br>Antisocial behaviour has already increased in recent years as a result of the close vicinity of the many late-night drinking venues in Maiden Lane and the surrounding area.<br><br>UDP 8.83 requires WCC to consider adverse effects of any A3 development in relation to the immediate |

|     |   |   |   |
|-----|---|---|---|
|     |   |   | <p>surroundings, including proximity to residential uses, existing level of night-time activity, existing levels of night-time disturbance and antisocial behaviour, and the number of existing and proposed entertainment uses in the vicinity and their opening hours.</p> <p>Further, the CGCA points out that although there is a parking delivery area in Maiden Lane, servicing and delivery on Maiden Lane is a serious problem, as suppliers park in adjacent streets and wheel noisy metal trolleys along the pavement. Suppliers also do not conform to the daytime delivery window, further negatively affecting residents.</p> <p>The CGCA objects to a closing time of midnight, as it would further exacerbate the negative impacts to residential amenity listed above, particularly for residents of Sussex Mansions.</p> <p>The CGCA is also concerned about the impact of plant equipment on adjacent residents, as the noise report found that the predicted noise levels exceed the defined noise emission limit by up to 18 dB(A) during the daytime. As such, noise control measures are required. Any permission should include a condition requiring the applicant to comply with the findings and mitigation recommendations of the noise report, including increasing the height of the parapet wall surrounding the rooftop plant area by 1.5m at a minimum, and adding a solid acoustic screen that is a solid insulated panel or brick wall with no perforations or gaps. This will require the installation of absorptive panels on the rear faces to prevent reflected noise. Additionally, in order to provide sufficient attenuation of the supply and extract fans silencers are required, as noted in the acoustic report.</p> <p>Finally, we note that the plans call for an illuminated sign. As WCC's "Advertisement Design Guidelines" state, external illumination is generally preferable in a conservation area and it should be discreetly fixed and the minimum to allow the sign to be seen at night.</p> <p>Photo: <a href="http://tiny.cc/51hgfx">http://tiny.cc/51hgfx</a><br/> Documents: <a href="http://tiny.cc/8erffx">http://tiny.cc/8erffx</a><br/> Note: C3 will remain on upper floors.</p> |
| 3.8 | 38 King Street WC2E 8JS<br>14/03718/FULL<br>Sui generis (38 King Street); A1 (15-16 Floral Street)/Capco CG 2012 Limited (as general partner for Capco CGP 2012 L)P; Gerald Eve (agent) | External alterations including replacement shopfront at 38 King Street, infill of lightwell at first to fourth floor levels, lowering of basement floor level and extension to basement, replacement roof lantern above auction room, installation of plant equipment, extension of the retail demise and remodelling of the roof at 15-16 Floral Street with associated alterations in connection with use as two separate retail (Class A1) | No objection, provided the appropriate archaeological tests are conducted, as stated in the archaeology report.<br>Photo: <a href="http://tiny.cc/kuggfx">http://tiny.cc/kuggfx</a> (38 King Street) – Also see documents.<br>Documents: <a href="http://tiny.cc/fmrffx">http://tiny.cc/fmrffx</a><br>Note: 38 King Street is a listed building; 15-16 Floral Street is not.<br>47 supporting documents.  |

|  |  |        |  |
|--|--|--------|--|
|  |  | units. |  |
|--|--|--------|--|

#### 4. Tables and Chairs

| CAMDEN APPLICATIONS      |  |   |  |
|--------------------------|--|---|--|
| 4.1                      | 67-69 Kingsway WC2B<br>6TD<br>2014/3005/TC<br>Belgo/Tragus Group<br>Ltd.   | 4 tables, 16 chairs, 2<br>umbrellas and 6 barriers  | No objection<br>Photo: <a href="http://tiny.cc/swggfx">http://tiny.cc/swggfx</a><br>Documents: None available<br>Note: Renewal. No change in use or hours: M-SA 11:00-23:00;<br>SU 11:00-22:30.  |
| 4.2                      | 105 Kingsway WC2B<br>6QX<br>2014/3030/TC<br>EAT/Eat Ltd.; BA Law<br>(agent)  | 4 tables and 16 chairs  | No objection<br>Photo: <a href="http://tiny.cc/p3ggfx">http://tiny.cc/p3ggfx</a><br>Documents: None available<br>Note: Renewal. No change in use or hours: M-TH 08:00-23:00;<br>F-SA 08:00-23:30; SU 08:00-22:30.  |
| WESTMINSTER APPLICATIONS |  |   |  |
| 4.3                      | 12 Upper St Martin's<br>Lane WC2H 9DL<br>14/02794/FULL<br>Dishoom/Dishoom Ltd.;<br>Harrison Clark<br>Rickerbys (agent) | Variation of conditions 1, 4<br>& 5 of planning permission<br>dated 05-08-2013<br>(11/08022/TCH), namely,<br>to vary the approved<br>drawings to allow a new<br>layout with additional<br>furniture and to extend<br>permission until 31-08-<br>2015. | While the CGCA does not object to tables and chairs at this<br>location, we do object to the proposed layout (as shown in the<br>supporting documents) because it does not leave a minimum<br>clear width of 2 metres between the proposed planters and<br>the kerb as required by Westminster (see Westminster's<br>"Guidelines for the placing of tables and chairs on the<br>highway," as well as "The Westminster Way.") Instead, the<br>proposed layout would leave only 1.2 metres, well below<br>Westminster's requirements.<br><br>The CGCA does not object to the bicycle display, although we<br>note that the applicant has had the display for years without<br>permission.<br>Photos: <a href="http://tiny.cc/w4ipfx">http://tiny.cc/w4ipfx</a> & <a href="http://tiny.cc/q5ipfx">http://tiny.cc/q5ipfx</a><br>Documents: <a href="http://tiny.cc/s2pffx">http://tiny.cc/s2pffx</a><br><br>Note: Renewal. Change in use of heaters and barriers. Change<br>from four free-standing space heaters to four wall-mounted<br>space heaters. Would also replace existing canvas/cotton<br>barriers with mobile wooden planters. Seeks permission for<br>bicycle display. Current hours: M-SU 08:00-23:00. No<br>proposed hours listed. |
| 4.4                      | 90 St Martin's Lane<br>WC2N 4AP<br>14/03687/TCH<br>The Salisbury/TLT<br>Solicitors Ltd. (agent)                        | Use of an area of public<br>highway measuring 1.8m x<br>7.6m for the placing of 4<br>tables, 16 chairs and 5<br>barriers and an A-board.  | No objection<br>Photo: <a href="http://tiny.cc/f1ggfx">http://tiny.cc/f1ggfx</a><br>Documents: None available (check online before meeting)<br>Note: Renewal. Change in use – barriers and A-board are new.<br>Current hours: M-SU 11:00-23:00.  |

**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 26<sup>th</sup> May 2014 – Bank holiday, meeting will be rescheduled.
- 7.2 9<sup>th</sup> June 2014