

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 13 June 2016
at 18:30 at the Hospital Club, 24 Endell Street WC2H 9HQ

www.CoventGarden.org.uk



TheCGCA



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1. Attendance

1.1 **Present:** Elizabeth Bax (chair); David Bieda; Jane French; Shirley Gray; David Kaner; Christina Smith; Meredith Whitten

1.2 **Apologies received:** Selwyn Hardy; Gary Hayes; Richard Hills; Kester Robinson; Jo Weir; Rhu Weir

1.3 **Comments received:** Selwyn Hardy; Kester Robinson; Rhu Weir

2. **Presentation:** Shaftesbury re: traffic study

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	33 Betterton Street WC2H 9BQ 2016/2418/P & 2016/2972/L <i>C3/Hunter and Belle (agent)</i>	New roof terrace over ground floor apartment.	<p>Objection. Whilst the CGCA did not object to the previous application for a rear extension, we do object to the proposed roof terrace over this extension, which would result in a significant harm to the amenity of adjacent residents.</p> <p>Outdoor amenity space, such as this proposed roof terrace, has very different impacts than an enclosed ground-floor extension does. In particular, the roof terrace would cause noise and disturbance, overlooking and loss of privacy, and odours. Because this is a residential terrace, limits on its use and hours that could protect adjoining residents are not permitted.</p> <p>In Development Policy 24.23 (p. 116), the Council states that: "the densely built up nature of the borough means that the provision of private amenity space can be challenging, and <u>the Council will require that the residential amenity of neighbours be preserved</u>, in accordance with policy DP26 – <i>Managing the impact of development on occupiers and neighbours</i> and Core Strategy policy CS5 – <i>Managing the impact of growth and development</i>."</p> <p>The proposed terrace is directly adjacent to a neighbouring resident's bedroom window and a bathroom window, resulting in a loss of privacy. Further, noise from the terrace would be audible in the neighbour's bedroom, resulting in significant disturbance. According to CPG1 5.25, a roof terrace "should not result in overlooking of habitable rooms of adjacent</p>

			<p>properties.”</p> <p>In granting permission for the rear extension, the Council stated that “the alterations at rear basement level would not introduce any overlooking or lead to a loss of privacy or outlook for adjoining occupiers due to their location at basement level” (see Decision Notice for 2015/3248/P, dated 25-11-2015).</p> <p>The applicant states that the D&A statement “is to be read in conjunction with the proposals submitted for use of previously approved residential extension to be used as a roof terrace by the resident” (see Introduction, page 2). However, the CGCA notes that the planning application the applicant refers to (2015/3248/P) does not propose a roof terrace and the Council has not given permission for this. Thus, the applicant’s statement is highly misleading.</p> <p>Comments by 16-06-16 Photo: https://goo.gl/QYL4ck Documents: http://goo.gl/1qmV9i Note: Grade II listed building</p>
3.2	<p>Flat 3 190 Drury Lane WC2B 5QD 2016/2399/P C3/<i>Studio Mills (agent)</i></p>	<p>Variation to condition 3 (approved plans) of planning permission 2015/6868/P granted 11/03/2016 for extension of existing roof addition by enclosing the rear roof terrace.</p>	<p>No objection Comments by 16-06-16 No photo Documents: http://goo.gl/CPSNGa</p>
3.3	<p>Commonwealth House 1-19 New Oxford Street WC1A 1NQ 2016/2322/P Mixed-use/<i>One New Oxford Street Limited Partnership; DP9 (agent)</i></p>	<p>Details of condition 4a (sections of all windows) and condition 4c (manufacturers specifications of all facing materials) of planning permission 2014/4983/P dated 30/01/2015.</p>	<p>No comment Comments by 13-06-16 Photo: See documents Documents: http://goo.gl/Z6xJmS</p>
3.4	<p>Land at St Giles Circus 126-136 Charing Cross Road WC2H 8NJ 2016/2888/A N/A/<i>Outdoor Plus Ltd. (agent)</i></p>	<p>Temporary display of internally illuminated LED display board signage (3m in height by 12m in width and 0.6m in depth) to Andrew Borde Street and Charing Cross Road elevation 01/09/2016-23/05/2018.</p>	<p>Objection. The proposed internally illuminated advertisement is inappropriate given its proximity to several conservation areas, including Denmark Street, Bloomsbury and Seven Dials (Covent Garden) conservation areas. The sign’s size, internal illumination and commercial nature are all out of keeping with the character of the area and would cause harm to the historic nature of the conservation areas. Additionally, the proposed signage would harm the amenity of local residents and would pose a safety hazard given its prominent location on the transport/road network.</p> <p>Comments by 23-06-16 Photo: See documents Documents: http://goo.gl/eTFRGd</p>

3.5	O/S 166 High Holborn WC1V 7AP 2016/2843/P N/A/BT Payphones Planning Office	Relocation of an existing BT telephone kiosk.	No objection, provided conditions are included that require that the telephone kiosk includes a working telephone and is cleaned regularly. Comments by 24-06-16 Photo: See documents Documents: http://goo.gl/6O0zRl
3.6	21-23 Shorts Gardens WC2H 9AS 2016/2938/P N/A/Shaftesbury; Rolfe Judd (agent)	Installation of new entrance gate (non-closeable).	<p>Objection. The CGCA objects to the proposed non-closeable gate, planters along the top of the gate and replacement of the existing iconic barrel signage. These proposed changes result in visual clutter that harms the appearance of the conservation area (see CS5, which states that “The Council will protect the amenity of Camden’s residents and those working in and visiting the borough by: f) seeking to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities”).</p> <p>We also note that in CS14.14 the Council specifies that the Camden Streetscape Design Manual “encourages respect for local character and promotes high quality, clutter-free design to make streets and public places that are safe and easy to use for all.”</p> <p>A gate that is non-closeable serves no purpose other than as an unnecessary decoration. Further, the gate is not representative of the heritage of Neal’s Yard. However, removing the hoist and casks does remove a piece of Neal’s Yard history, which provides an established identity.</p> <p>These proposals fail to preserve or enhance the historic nature and unique character of the Seven Dials (Covent Garden) Conservation Area (CS5, CS9, CS14). According to DP24, 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. DP25 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</p>

			<p>area.” Also see CPG1 2.6 and CPG1 2.9.</p> <p>The CGCA does not object to the painting of “Neal’s Yard” on the brickwork, as this is in keeping with the historic presentation of the area.</p> <p>Comments by 27-06-16</p> <p>Photo: https://goo.gl/04ggkC</p> <p>Documents: http://goo.gl/Q2tx5N</p>
3.7	<p>Neal's Yard Entrance Monmouth Street WC2H 9HB</p> <p>2016/2924/P</p> <p>N/A/<i>Shaftesbury; Rolfe Judd (agent)</i></p>	<p>Upgrade of Neal's Yard entrance fronting Monmouth Street, including new lighting, tiling to flank walls, planters, gates (non-closable) and formation of traditional pilasters.</p>	<p>Objection. The CGCA objects to the proposed non-closeable gate, planters and replacement of the existing iconic barrel signage. These proposed changes result in visual clutter that harms the appearance of the conservation area (see CS5, which states that “The Council will protect the amenity of Camden’s residents and those working in and visiting the borough by: f) seeking to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities”).</p> <p>We also note that in CS14.14 the Council specifies that the Camden Streetscape Design Manual “encourages respect for local character and promotes high quality, clutter-free design to make streets and public places that are safe and easy to use for all.”</p> <p>A gate that is non-closeable serves no purpose other than as an unnecessary decoration. Further, the gate is not representative of the heritage of Neal’s Yard. However, removing the hoist and casks does remove a piece of Neal’s Yard history, which provides an established identity.</p> <p>These proposals fail to preserve or enhance the historic nature and unique character of the Seven Dials (Covent Garden) Conservation Area (CS5, CS9, CS14; also see DP24, DP25, CPG1 2.6, CP1 2.9).</p> <p>The CGCA does not object to discrete lighting, provided conditions are included that protect residential amenity from light spillover (see DP26).</p> <p>Comments by 27-06-16</p> <p>Photo: https://goo.gl/0A5Y3v</p> <p>Documents: http://goo.gl/ggOIge</p>
WESTMINSTER APPLICATIONS			
3.8	<p>48-51 Floral Street WC2E 9DA</p> <p>16/04763/FULL</p>	<p>Relocation and reconfiguration of the ground floor front entrance.</p>	<p>No objection</p> <p>Comments by 24-06-16</p>

	A3/M.W. Eat Ltd.; ARP Architects (agent)		Photo: https://goo.gl/GFamSs Documents: http://goo.gl/1duufW
3.9	104-106 Long Acre WC2E 9LH 16/04914/FULL A1/GEOX S.p.a.; Leckenby Associates Ltd. (agent)	Installation of a new shopfront door.	The CGCA objects to the use of internal illumination, which is against Westminster policy for conservation areas, as specified in Westminster's planning guidance, "Shopfronts, Blinds & Signs" and "Advertisement Design." We have no objection to the proposed shopfront door. Comments by 30-06-16 Photo: See documents Documents: http://goo.gl/kjuyXv

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	35a Great Queen Street WC2B 5AA 2016/3043/TC Tandoori Nights	4 tables and 8 chairs	<p>As stated in CPG5 6.10 and 6.14, tables and chairs create problems for pedestrians, particularly those with disabilities, because of obstruction of the public highway. This is particularly the case when chairs are placed in such a configuration that they back into the public highway, which reduces the clearance available for pedestrians, and particularly prams and wheelchairs, to safely pass. This can result in a health and safety issue if, in particular, pedestrians are forced to walk in the road.</p> <p>The applicant's drawing shows a configuration with the chairs pushed under the table. As such, the measurements are not realistic once customers are seated because customers will have to push the chair out further when seated, thus pushing the table and chairs further into the public highway than is shown on the drawing.</p> <p>Great Queen Street experiences consistently heavy footfall, with pedestrians and vehicular traffic going between Holborn and Covent Garden. Camden has widened the pavement along parts of Great Queen Street in response to the heavy footfall.</p> <p>Given this, the CGCA recommends that only two tables and four chairs, positioned flush with the shopfront, are appropriate at this location.</p> <p>Additionally, permission should only be granted until 6 p.m., as this is a new application. This is specified in Camden's tables and chairs guidance and the Council's Statement of Licensing Policy (2011).</p> <p>Comments by 28-06-16 Photo: https://goo.gl/SiqWCg Documents: http://goo.gl/0Qrq9b Note: New application. Proposed hours: M-SU 11:30-21:00.</p>
4.2	64-78 Kingsway WC2B 6BG 2016/2899/TC	4 tables, 8 chairs and 3 planters on Twyford Place.	<i>APPLICATION WITHDRAWN BY APPLICANT</i> Comments by 21-06-16 Photo: See Google: https://goo.gl/Uj1aY4

	Shakespeare's Head		Documents: http://goo.gl/B3AMDN Note: Pub has long had permission for T&CH on Kingsway. Proposal for Twyford Place is new. Proposed hours: M-SU 09:00-20:00.
4.3	67 Kingsway London WC2B 6TD 2016/3107/TC Belgo	4 tables, 16 chairs, 6 barriers and 2 umbrellas	Whilst the CGCA does not object to the proposed layout, we note that the applicant continues to not comply with existing permission or with the proposed layout. As seen in the attached photo, the applicant is using street furniture in style and layout that has not been permitted by the Council. This is the second year that the applicant has not complied with existing permission, thus, any permission granted should emphasise that failure to comply with approved layouts or with approved furniture will result in permission being revoked. Comments by 30-06-16 Photo: https://goo.gl/SpNS9T Documents: http://goo.gl/vakL5S Note: Renewal. No change in use or hours: M-SA 11:00-23:00; SU 11:00-22:30. On 13/07/15 agenda. CGCA comments: No objection to the number of tables and chairs and the proposed layout. However, as illustrated in the attached photo, the applicant is not complying with the existing permitted or the proposed layout, as the applicant is using five tables and 20 chairs, more than the consented scheme.

WESTMINSTER APPLICATIONS

4.4	150-151 Drury Lane WC2B 5TD 16/04540/TCH Prince of Wales (A4)/ <i>TLT Solicitors Ltd. (agent)</i>	Use of an area of public highway measuring 7.2 metres x 0.8 metres on the Great Queen Street frontage for the placing of 4 tables and 8 chairs.	Whilst the CGCA has no objection to the tables and chairs as proposed, we note that the applicant consistently does not comply with the planning permission granted. As the attached photo illustrates, customers move chairs so more than two chairs per table are in use. This creates a significant obstacle on the public highway, particularly given the ever-present row of motorbikes parked in front of the public house directly next to the tables and chairs. Using tables and chairs in a configuration other than that approved by Westminster limits the clearance on the public highway to less than the minimum 2m required by the Council. This has been an ongoing issue at this location for several years. Given this, any permission for renewal should include strongly worded conditions that specify that the applicant must ensure that customers do not move the street furniture into any other configuration. Staff should be instructed to adhere to the planning permission and should notify customers that they are not to move the tables and chairs. Other businesses in Covent Garden have placed notifications on the tables that specify this. Continued failure to comply with the approved layout should result in permission being revoked. Comments by 13-06-16 Photo: https://goo.gl/sWbyO0
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			<p>Documents: http://goo.gl/2dN47d</p> <p>Note: Renewal. No change in use or hours: M-SU 09:00-23:00.</p> <p>On 13-07-15 agenda. CGCA comments: No objection.</p>
4.5	<p>Basement & Ground Floor 79 St Martin's Lane WC2N 4AA 16/04985/TCH Angus Steak House (A3)/ATFC Ltd.; Ian Belsham Associates (agent)</p>	<p>Use of the public highway measuring 3.72m x 0.8 for the placing of 2 tables and 4 chairs.</p>	<p>The CGCA continues to object to placing tables and chairs at this location. The volume of pedestrian traffic at this location is among the busiest in Covent Garden. This is compounded by this part of St. Martin's Lane having very narrow pavement. Clearance on the public highway is further limited by a cycle parking bracket fixed to a pole just opposite the unit. This causes pedestrians to step into the road as they dodge multiple obstacles in the pavement. As stated in "Guidelines for the placing of tables and chairs on the highway," the Council "will always require sufficient space on the pavement to allow pedestrians, wheel chair users, disabled people, the elderly and those with prams and buggies to pass along safely and easily." "The Westminster Way" also lays out a policy prohibiting tables and chairs in such busy, high-pedestrian locations. The CGCA notes that no other businesses on this side of St. Martin's Lane have permission for tables and chairs in St. Martin's Lane. The Salisbury public house, for example, has permission for tables and chairs, but only on the St. Martin's Court frontage, not on the St. Martin's Lane frontage.</p> <p>Comments by 01-07-16 Photo: https://goo.gl/CMpaBb Documents: http://goo.gl/0GJAfy</p> <p>Note: Renewal. No change in use or hours: M-SU 10:00-23:00. On 08-06-16 agenda.</p> <p>CGCA comments: Objection. The volume of pedestrian traffic at this location is among the busiest in Covent Garden, as shown in the attached photo. This is also the narrowest part of the lane and there is a cycle parking bracket fixed to a pole just opposite the unit. Thus, permitting tables and chairs at this location on St. Martin's Lane would significantly impede pedestrian flow, creating a safety hazard by forcing pedestrians to walk in the road. As stated in "Guidelines for the placing of tables and chairs on the highway," the Council "will always require sufficient space on the pavement to allow pedestrians, wheel chair users, disabled people, the elderly and those with prams and buggies to pass along safely and easily." "The Westminster Way" also lays out a policy prohibiting tables and chairs in such busy, high-pedestrian locations. The CGCA notes that no businesses on this side of St. Martin's Lane have permission for tables and chairs. The Salisbury public house, for example, has permission for tables and chairs, but only on the St. Martin's Court frontage, not on the St. Martin's Lane frontage. Granting permission for this proposal would set a dangerous precedent and would cause an already congested</p>

			pavement to become worse. Finally, the CGCA notes that the A-board included in the supporting documents is not shown on the proposed layout and, thus, should not be permitted.
4.6	10-11 St Martin's Court WC2N 4AJ 16/04513/TCH <i>Café Koha/Café Koha; Bidwells LLP (agent)</i>	Use of an area of public highway measuring 9.4m x 2.0m for the placing of eight tables and 16 chairs, 3 barriers and the use of the central part of the public highway in two areas measuring 1.6m x 3.3m and 1.6m x 8.4m for the placing of 11 tables, 22 chairs and 14 barriers.	Whilst the CGCA does not object to the proposed tables and chairs, we do object to the applicant's request (in a separate application) for branded barriers. Branded barriers are considered street clutter, particularly in a conservation area, and are an unacceptable means of advertising that detracts from the character of the conservation area. Any permission granted must specify that the barriers must be plain. Comments by 04-07-16 Photos: https://goo.gl/tQFYwb & https://goo.gl/jVsn8C Documents: http://goo.gl/wq72nO Note: Renewal. Three barriers are new. No hours listed. Current hours: M-SU 09:00-23:00. On 28-07-14 agenda. CGCA comments: No objection. Note that applicant also has applied for display of 17 branded barriers each measuring 1m X 1.5m (see 16/04514/ADV). WCC does not consult on advertising applications.

5. Other business

Comments were already submitted on these applications based on the committee's decisions at the last meeting.

CAMDEN APPLICATIONS			
5.1	9 King Street WC2E 8HN 16/03897/FULL N/A/Capco; Gerald Eve (agent)	Installation of one lantern light to the King Street facade.	No objection Comments by 16-06-16 Photo: See documents Documents: http://goo.gl/IPx7hM
5.2	40 King Street WC2E 8JS 16/03961/FULL N/A/Capco; Gerald Eve (agent)	Installation of one external lantern to the King Street facade and removal of existing light fitting from King Street facade	No objection Comments by 21-06-16 Photo: See documents Documents: http://goo.gl/W90lsa
5.3	2A Garrick Street WC2E 9BH 16/03895/FULL N/A/Capco; Gerald Eve (agent)	Installation of an external lighting scheme to the 26 King Street and 2A Garrick Street facades; and removal of existing light fittings on the 26 King Street and 2A Garrick Street facades.	No objection Comments by 22-06-16 Photo: See documents Documents: http://goo.gl/Ai6N1j

6. Next meetings & future presentations

6.1 27 June 2016

6.2 11 July 2016