

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 14 May 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), Shirley Gray, Amanda Rigby, Kester Robinson, Brian Tienan

1.2 **Apologies received:** David Bieda, Jane French, Selwyn Hardy, Richard Hills, Jo Weir, Rhu Weir

1.3 **Comments received:** David Bieda, Selwyn Hardy, Rhu Weir

2. Presentations: None scheduled

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	125 Shaftesbury Avenue WC2H 8AD 2018/1299/P B1/WeWork; Kevin Scott Consultancy Ltd. (agent)	External alterations to the 7th storey roof to include: the installation of 33 x Variable Refrigerant Flow (VRF) units, 4 x Air Handling Units (AHU), stairwell ventilator, and toilet and smoke extraction vents, with associated cable trays and handrails; installation of external door within existing external screen wall; and replacement of existing windows with double access doors; following removal of existing equipment and stair over runs.	No objection Comments by 17-05-18 Photo: See documents Documents: http://bit.ly/2r0pjWg
3.2	40-42 Parker Street WC2B 5PQ 2018/1488/P B1/Mr Lewan Somachandra (agent)	Variation of condition 3 (approved plans) of planning permission 2016/6431/P (15/08/2017); changes to include extension of plant room at 5th floor with associated plant enclosure.	No objection Comments by 17-05-18 Photo: http://bit.ly/2wpi14s Documents: http://bit.ly/2r2DwSG
WESTMINSTER APPLICATIONS			
3.3	36 St Martin's Lane WC2N 4ER 18/01362/FULL C3/Rolfe Judd (agent)	Refurbishment of the residential accommodation at first floor to fourth floor level, alterations to the roof access hatch and enlargement of rooflight. (Linked with 18/01363/LBC)	<i>Application permitted on 16-05-18. CGCA's previous comments stand.</i> Comments by 15-05-18 Photo: http://bit.ly/2luxCo6 Documents: http://bit.ly/2reFNek Note: Grade II*-listed building Application on 12-03-18 agenda.
3.4	1 Aldwych WC2B 4BZ 18/03085/FULL C1/One Aldwych Ltd.; Walsingham Planning (agent)	Installation of replacement rooftop plant comprising of two chiller units.	No objection Comments by 21-05-18 Photo: http://bit.ly/2rx0UI5 Documents: http://bit.ly/2reHTLe Note: Grade II-listed building
3.5	1 Cambridge Circus WC2H 8PA 18/03402/FULL	Alterations to Charing Cross shopfront to include a sliding servery hatch.	Objection. The supporting documents do not identify the sliding servery hatch other than as "glazing" – no mention is made to management of queuing customers on Charing

<p>A3 (Shake Shack)/Zebra Projects (agent)</p>		<p>Cross Road. This, coupled with the applicant's recent application for tables and chairs (see 18/02387/TCH) will render the pavement impassable, as customers will wait outside the servery hatch on the pavement for their order to be ready, then further obstruct the pavement as they move with food and drink in hand to the external furniture.</p> <p>The applicant operates the same restaurant and set-up in the Piazza in the heart of Covent Garden and has commandeered the public highway with staff, a servery and a constant queue of customers that obstruct the pavement. Whilst this is objectionable, it does not compare to the proposals in this application, as Charing Cross Road is a busy roadway and, thus, pedestrians forced off the public highway will have no alternative but to move into the road, creating a serious health and safety issue.</p> <p>Whilst the CGCA recognises that this is the applicant's standard operation, we assert that context matters and, thus, the applicant should adapt their proposals for the setting, namely a busy location with a narrow pavement in the conservation area. The servery hatch should be removed from the proposal and customers should collect their order from a counter inside the restaurant.</p> <p>Comments by 28-05-18 Photo: http://bit.ly/2J7tsyV Documents: http://bit.ly/2rgShRJ</p>
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4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	<p>43 Monmouth Street WC2H 9DD 2018/1926/TC The Crown/Spirit Pub Company (Services) Ltd.; TLTsolitors (agent)</p>	<p>3 tables and 12 chairs</p>	<p>The CGCA objects to the current/proposed hours, which do not comply with Camden's tables and chairs guidance. This guidance specifies that hours will not be allowed past 9 p.m., unless the site is located in a predominantly commercial street, which Monmouth Street is not. Whilst we acknowledge Camden's position that reducing the existing hours is difficult, the CGCA strongly objects to this premise's hours being used as a precedent for other premises around Seven Dials.</p> <p>The CGCA has received complaints from local residents regarding both noise and disturbance, and the difficulty manoeuvring past the pub's drinkers in the pavement.</p> <p>Further, a condition should be included with any permission granted that specifies that customers consuming alcohol outside the premises shall only do so at tables and chairs approved by the Council.</p> <p>Comments by 23-05-18 Photo: http://bit.ly/2jJXQF2 Documents: http://bit.ly/2pjWg0 Note: Renewal. No change in use or hours: M-SU 10:00-22:00. 2017/2021/TC on 24-04-17 agenda.</p>

WESTMINSTER APPLICATIONS

4.2	<p>Basement & Ground Floor 26 Wellington Street WC2E 7DD 18/03074/TCH Gray and Feathers/<i>Bidwells (agent)</i></p>	<p>Use of the public highway for the placing of 5 tables and 9 chairs in an area measuring 5.4m x 0.6 m on the Wellington Street frontage and two tables and three chairs on the Tavistock Street frontage measuring 2 m x 0.6 m.</p>	<p>Whilst the CGCA does not object to the use of tables and chairs at this location, we do object to the proposed number, particularly on the Tavistock Street frontage. A more appropriate use is two tables and four chairs on the Wellington Street elevation and one table and two chairs on the Tavistock Street elevation. This location experiences consistently high footfall with pedestrians going to and from the Piazza, the Strand and the Royal Opera House. Vehicular traffic is also consistently high, creating more of a health and safety concern for pedestrians being forced to walk in the road.</p> <p>Comments by 20-05-18 Photo: http://bit.ly/2lc5Bht Documents: http://bit.ly/2w5LiAW Note: New application. Proposed hours: M-SU 09:00-23:00. Previous tenant had permission for two tables and three chairs in an area measuring 2m x 0.6m on the Tavistock Street frontage and three tables and six chairs on the Wellington Street frontage measuring 5.4m x 0.6m. See 28-12-15 agenda.</p>
4.3	<p>45 St Martin's Lane WC2N 4EJ 18/03027/FULL C1/<i>St. Martin's Lane Hotel; Bidwells (agent)</i></p>	<p>Use of the public highway measuring 3.2m x 13.3 and 3.2m x 21.4m for the placing of 22 tables, 33 chairs and five wooden benches, three freestanding electric heaters and existing planters.</p>	<p>No objection, provided the permitted hours do not extend beyond the existing hours (M-SU 08:00-23:00). Comments by 22-05-18 Photo: http://bit.ly/2rvX0js Documents: http://bit.ly/2l5ZQVR Note: Renewal. No change in use or hours: M-SU 08:00-23:00. 17/02660/FULL on 10-04-17 agenda.</p>
4.4	<p>38-40 Wellington Street WC2E 7BD 18/03146/FULL Boulevard Brasserie /<i>Maxwell's Restaurants Ltd.</i></p>	<p>Use of three areas of the public highway measuring 3.32m x 1.2m, 1.35m x 1.35m and 3.58m x 0.97m for placing of 6 tables, 14 chairs and one planter.</p>	<p>The CGCA continues to object to the excessive number of tables and chairs proposed. This represents a dramatic increase from the three tables and six chairs permitted at this location for years.</p> <p>We question the reason for widening the pavement at this location along Wellington Street as part of the Council's public realm strategy if this simply results in pavement grabbing for street furniture and private business. The pavement was widened for pedestrian safety and accessibility, particularly given the incredibly high levels of footfall at this location near the Covent Garden Piazza. The Westminster Way and other Council policies are clear that a 2m clearance is a minimum, not a recommendation. For areas, such as this one, with high volumes of pedestrian and/or vehicular traffic, a wider clearance will be required.</p> <p>The increased number of tables and chairs create a significant obstacle in the pavement and interrupt the pedestrian movement on what is already a high - volume public highway. This is against Westminster policy (see Guidelines for the placing of tables and chairs on the highway," as well as "Westminster Way - Public realm strategy; Design principles and practice).</p> <p>In particular, the proposed table with four chairs will create an obstruction because two of the chairs back into the flow of footfall. According to Westminster's policy, 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. Additionally, the table with four chairs should be removed, as it blocks</p>

			<p>a doorway. Whilst the applicant says the door is locked shut, for health and safety reasons, there should be no obstructions in front of the doorway.</p> <p>Finally, no hours were proposed. No extension of hours should be permitted (currently M-SU 09:00-23:00).</p> <p>Comments by 28-05-18</p> <p>Photo: http://bit.ly/2KNUYbm</p> <p>Documents: http://bit.ly/2w70jCC</p> <p>Note: No change in use. No hours listed. Previous hours: M-SU 09:00-23:00.</p> <p>17/01603/TCH on 13-03-17 agenda.</p>
4.5	<p>42 Maiden Lane WC2E 7LJ 18/03182/TCH Grind/Grind & Co. Ltd.; Freeths LLP (agent)</p>	<p>Use of the public highway for the placing of 6 tables and 24 chairs in an area measuring 6.90m x 2.35m.</p>	<p>Whilst the CGCA does not prefer such a large amount of street furniture at this location, we recognise that the applicant is proposing expanding the footprint to prevent lorries and other large vehicles from parking on the pavement, which is a constant problem and one that the CGCA has notified the Council about.</p> <p>Unless the Council takes action against those using the public highway as a parking space, the CGCA would prefer the pavement is used for street furniture.</p> <p>A condition should continue to be included that specifies that the applicant must use the approved bistro tables. Another condition or informative should be included that specifies that the tables and chairs are for paying customers of the Grind only. The applicant's staff should be responsible for consistently ensuring that non-customers, or customers from the next-door public house, do not use the street furniture, which has been observed at times.</p> <p>Comments by 29-05-18</p> <p>Photo: http://bit.ly/2Is4kWX</p> <p>Documents: http://bit.ly/2rgrODP</p> <p>Note: Renewal. Change in use. Previous permission was 3T & 12 CH. No change in hours: M-F 08:00-21:30; SA 10:00-21:30; SU 10:00-19:30.</p> <p>17/02956/TCH on 10-04-17 agenda.</p>

5. Other business

6. Next meetings & future presentations

- 6.1 28 May (will be rescheduled due to Bank Holiday)
- 6.2 11 June
- 6.3 25 June