

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 14 July 2014
at 17:00 at Covent Garden Community Centre (Shelton Room), 42 Earlham Street WC2H 9LA

www.CoventGarden.org.uk



TheCGCA



@TheCGCA

1. Attendance

1.1 Apologies received: Selwyn Hardy

1.2 Present: Jo Weir, Elizabeth Bax, Robert Bent, David Bieda, Shirley Gray, Gary Hayes, Christina Smith, Meredith Whitten

2. Presentation: 1 New Oxford Street – John McRae and Yong Lee from Orms (architects). The developer of the site is TIAA Henderson Real Estate.

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	22 Tower Street WC2H 9NS 2014/3425/P 2014/3431/L B1/ <i>English Rose Estates (Tower St) Ltd.; Leith Planning Limited</i>	Change of use and conversion from offices (B1) to 22 residential units (C3) comprising 2 x studio units, 12 x one-bed units, 7 x two-bed units and 1 x three-bed unit including removal of existing orangery and replacement with new two-storey structure.	<p>The CGCA is concerned about the loss of small- and medium-sized office (B1) space in Covent Garden and, thus, we question the need for conversion of this site from B1 to C3. However, if Camden is minded to approve the application, the CGCA has the following concerns.</p> <ul style="list-style-type: none"> • The CGCA strongly objects to the proposed rear extension that replaces the glass and metal conservatory. As stated in DP24, development must consider the character, setting, context, scale and form of the existing building and neighbouring buildings. The proposed extension is significantly out of keeping with the character of the listed building, the surrounding buildings (including the adjacent flats in Tower Court) and the conservation area as a whole and, thus, should not be permitted. • The applicant notes that the proposed flat, green roof of the extension would “be a great improvement on the current extension.” However, the CGCA and adjacent residents are concerned about the potential use of the roof as a terrace where noisy and disruptive parties or events could occur. Any permission granted should specify that the roof may not be used in any way that disturbs the amenity of local residents, including residents in other units of the building and those in Tower Court and other nearby streets. • The Construction Management Plan says that there is only one tree within the curtilage of the site; however, there are actually two trees, which have a positive amenity value and provide special character to residents in Tower Court. Any permission granted should include a condition that specifies that both trees should be preserved. • The CGCA also notes that no mention of plant, particularly air-conditioning units, is made in the documents. If the applicant intends to provide air-con, this should be included in the plans. • The CGCA does welcome the inclusion of on-site affordable housing units.

			<p>Photos: http://tiny.cc/zmarix, http://tiny.cc/hmarix & http://tiny.cc/zlarix</p> <p>Documents: http://tiny.cc/5437hx</p> <p>Note: Listed building</p>
3.2	<p>39 Parker Street WC2B 5PQ 2014/4152/P D2/Chambers <i>Independent Cinema;</i> <i>Burrell Foley Fischer LLP</i> <i>(agent)</i></p>	<p>Discharge of conditions 7 & 8 (acoustic details for noise levels at 1 metre from sensitive facades and mitigation for the air-conditioning plant as per approved plans) pursuant to permission (2013/3792/P) granted 27/01/14.</p>	<p>No objection, provided the planning officer is satisfied that the applicant has complied with the conditions.</p> <p>Photo: http://tiny.cc/b8joix</p> <p>Documents: http://tiny.cc/wegnix</p> <p>Note: Original application on 22-07-13 agenda.</p>
3.3	<p>60 Great Queen Street WC2B 5AZ 2014/4126/P & 2014/3265/L Freemasons Hall/<i>United Grand Lodge of England</i></p>	<p>Installation of organ and associated external casing.</p>	<p>No objection, provided there is no visual impact to residents in Wild Street and the organ cannot be heard beyond the applicant's premises.</p> <p>Photo: http://tiny.cc/u9joix</p> <p>Documents: http://tiny.cc/f3fnix</p> <p>Note: Listed building</p>
3.4	<p>233 Shaftesbury Avenue WC2H 8EE 2014/4021/P <i>C3/Industrial Light and Magic (UK) Ltd.;</i> <i>CBRE Limited (agent)</i></p>	<p>Change of use from residential flat (C3) to addition office (B1) at 5th-floor level.</p>	<p>No objection</p> <p>Photo: http://tiny.cc/qt6qix</p> <p>Documents: http://tiny.cc/k9fnix</p> <p>Note: Listed building</p>
3.5	<p>1 Neal's Yard WC2H 9DP 2014/4081/P <i>A1/Shaftesbury;</i> <i>Rolfe Judd (agent)</i></p>	<p>Planning application for the instalment of 2 openable shopfront doorways and replacement door to upper floors.</p>	<p>Objection. The CGCA objects to this application for the following reasons:</p> <p>(1) While the CGCA does not object to bringing more light into the passageway from Shorts Gardens, we do object to the use of openable shopfront doorways. As stated in DP30.8 and CS7, folding/opening shopfronts will not generally be acceptable, as they can 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. This is particularly the case here, where the passageway is quite narrow, and forms the second reason the CGCA objects.</p> <p>(2) Openable shopfront doors will have a detrimental impact on residential amenity (see DP12, DP28 and CS5 and 5.8). There are residents directly adjacent to these premises and the use of openable shopfronts in this narrow passageway will result in a cavernous effect, causing significant disturbance to residents. Camden is aware of problems with noise in Neal's Yard, as evidenced by the signs Camden has put up regarding Neal's Yard being closed at night because of impact on residential amenity</p> <p>The CGCA would not object to the installation of large windows, which would provide the applicant with the benefits mentioned without having the negative impact on residential amenity, particularly involving noise nuisance.</p> <p>Photo: http://tiny.cc/iy6qix</p> <p>Documents: http://tiny.cc/qz5rix</p>

WESTMINSTER APPLICATIONS

3.6	10 New Row WC2N 4LH 14/04318/FULL B1&C3/H&K Properties Ltd.; Fotostructures Limited (agent)	Erection of mansard roof extension in association with the use of 1st -4th floors to provide 4x1 bedroom self-contained flats (C3).	Objection. The CGCA objects to the loss of the butterfly roof, which has significance for this listed building, which would be harmed by its removal. The CGCA also objects to the concealing of the historic chimney breast, including its 11 chimneys. The proposals also would result in overlooking into adjacent properties, including 19 New Row, and would block daylight and sunlight into neighbouring flats. We note that overlooking and impact on daylight/sunlight are not discussed in the supporting documents. Photos: http://tiny.cc/846qix & http://tiny.cc/s56qix Documents: http://tiny.cc/ew27hx Note: Listed building
3.7	33 Bedford Street WC2E 9ED 14/05541/FULL C3/British Overseas Bank Nominees Ltd. and WGTC Nominees Ltd.; Gerald Eve (agent)	Variation of conditions 1 & 7 of planning permission dated 30-01-2012 (11/11792), namely; extension to the mansard roof; creation of a terrace and alterations to windows.	Objection. The CGCA objects to the creation of a roof terrace because of the detrimental impact on residential amenity. The site backs onto the courtyard and garden at St. Paul's Church and is adjacent to many other flats that also back onto the church's courtyard. The rooftop terrace would result in noise nuisance, as well as overlooking issues, neither of which has been addressed in the application. Policy S32 addresses the impact of noise on local amenity, including on open spaces, as the policy seeks to protect open spaces for their relative tranquillity. St. Paul's Church's courtyard is one of the few green spaces in Covent Garden and is a tranquil haven for residents, workers and visitors. Further, Policy DES1 calls for development to protect residential amenity. Photo: http://tiny.cc/9w7qix Documents: http://tiny.cc/1127hx Note: Listed building
3.8	East Piazza The Market WC2E 8RA 14/05638/FULL Various/Capco; Gerald Eve (agent)	Installation of public artwork for a temporary period between 31 August 2014 and 28 September 2014.	Objection. The CGCA objects to the proposals, which are significantly out of character with the conservation area and the Grade II-listed Market. The CGCA believes that the funds could be directed towards more long-term and better improvements, such as improvement of the granite setts (the cobbles), particularly at the west side of the Piazza or the planting of trees and other green infrastructure. Photo: See D&A statement Documents: http://tiny.cc/o627hx Note: Listed building
3.9	Flat 6 19 Henrietta Street WC2E 8QH 14/04820/FULL C3/Residents of 19HS & 37BS RTM Company LTD	Replacement of the existing timber single glazed double hung sash windows and box frames in Flats 1, 5, 6, 7 and 9 Henrietta Street and Flat 7, 37 Bedford Street.	No objection, provided the applicant satisfies the planning officer that the windows will be replaced like-for-like. Photo: See documents. (Currently behind scaffolding.) Documents: http://tiny.cc/weenix
3.10	The Piazza 14/05901/FULL Royal Opera House/ROH; Gerald Eve (agent)	Installation of public art for a temporary period in the Covent Garden Piazza between 01-09-2014 and 15-09-2014.	Objection. The CGCA objects to the proposals, which are significantly out of character with the conservation area and the Grade II-listed Market and Royal Opera House. Photo: http://tiny.cc/2wbrix Documents: http://tiny.cc/3ekoix Note: Listed building

3.11	30 Southampton Street WC2E 7HE 14/04780/FULL The North Face (A1)/ <i>Ellis Brigham Ltd.; Jenkins Design Services Ltd. (agent)</i>	Alterations to the existing shopfront on Maiden Lane and Southampton Street elevations comprising installation of a brushed stainless steel stallriser and replacement of existing windows on Maiden Lane elevation to provide full-height glazing panels.	No objection Photo: http://tiny.cc/sd8qix Documents: http://tiny.cc/7gkoix
3.12	6 The Market WC2E 8RA 14/05097/FULL Piazza Café (Unit 6); Covent Garden Kitchen (Unit 6a)/ <i>Covent Garden London; Gerald Eve (agent)</i>	Subdivision and excavation at basement level to provide two retail units (Class A1), replacement coal chute covers, shopfront refurbishment and associated external alterations.	No objection Photos: http://tiny.cc/ag8qix & http://tiny.cc/tg8qix . Documents: http://tiny.cc/aqenix Note: Listed building
3.13	25-31 Wellington Street WC2E 7DD 14/05337/FULL A1/A3/B1 (Burleigh House & Wellington Block – includes block with Charles Fox, Sophie’s, Joe Allen, Be @ 1)/ <i>Capco; Gerald Eve (agent)</i>	Use of the upper floors of 25-31 Wellington Street, 24-28 Tavistock Street and 13-14 Exeter Street as 28 residential units (Class C3). Alterations to the ground floor facades to provide residential entrances at 25-31 Wellington Street and 24-28 Tavistock Street. Creation of a single dwelling at 15 Exeter Street. Use of the ground floor of 12 Burleigh Street as a (Class A1) retail unit and use of the upper floors as residential flats. Associated plant at roof level; roof level terrace to Wellington Street side; creation of new raised courtyard and terrace area to rear.	Objection. The CGCA objects to these applications because of the loss of small- and medium-sized office space. Covent Garden has experienced an excessive loss of office space recently, with several large developments converting office space to residential. Covent Garden’s vibrancy and vitality have historically been based on its mixed uses, and daytime office space is a considerable contributor to this. Policy S20 cites the importance of a range of business floorspace in Central London. Further, the addition of a large number of residential units to an area that has historically not been significantly residential will change the social and economic character of this part of Covent Garden. Westminster’s spatial strategy and planning policies consistently say that preserving local character is paramount when considering development proposals. The CGCA also has well-founded concerns regarding how the proposed residential units will be marketed, as experience illustrates that these luxury flats will not be built for local people, but rather for foreign investment. This further erodes the character and social and economic fabric of Covent Garden. We note that this issue is of wider concern throughout London. We also have concern about overlooking, particularly related to Burleigh Street and Harlequin Court. Additionally, the proposals regarding the interior courtyard present significant overlooking and privacy issues for the existing resident as well as the proposed residences. In particular, the existing resident at 14 Burleigh Street will be subject to overlooking and loss of privacy due to the interior courtyard and the proximity of the proposed flats. A suggested no-go zone is unlikely to eliminate any loss of privacy issues. Also, having the entrance to the proposed luxury flats at 13-14 Exeter Street be through the courtyard creates the potential for an impact on residential amenity and overlooking. The applicant has not adequately explained why the entrance for these flats must be through the courtyard and not from the street, as is the norm. Whilst there are aspects of these applications that are

			<p>admirable – namely, the addition of a family townhome and the livening of Exeter Street – they do not outweigh the serious concerns of the CGCA. We prefer a mixed-use approach, which better reflects the character of Covent Garden and particularly this corner of the area.</p> <p>Photo: See documents.</p> <p>Documents: http://tiny.cc/2u93hx</p> <p>Note: To be considered in conjunction with 3.14.</p>
3.14	<p>22 Tavistock Street WC2E 7PH</p> <p>14/05338/FULL</p> <p>Wellington Block – includes block with Charles Fox, Sophie’s, Joe Allen, Be @ 1)/Capco; Gerald Eve (agent)</p>	<p>Use of first to third floors as three (Class C3) residential flats together with associated works including installation of plant at roof level and cycle and refuse storage at lower ground floors (site also known as Burleigh House). Associated internal alterations including removal and erection of partitions and installation of secondary glazing.</p>	<p>Objection. See 3.13.</p> <p>Photo: See documents.</p> <p>Documents: http://tiny.cc/xd27hx</p> <p>Note: To be considered in conjunction with 3.13.</p>

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	<p>36 Monmouth Street WC2H 9EP</p> <p>2014/4109/TC</p> <p>La Bottega/LBID (UK) Trading LTD; Thomas & Thomas Partners LLP (agent)</p>	<p>6 tables and 12 chairs</p>	<p>The CGCA objects to the increased number of tables and chairs, which is a doubling of the number currently permitted. While the CGCA does not object to the four tables and eight chairs proposed in Tower Court, we do object to the two tables and four chairs proposed in the Monmouth Street elevation. We note that the four tables and eight chairs in Tower Court and one table and two chairs in Monmouth Street is the permission that the previous tenant had for many years and which was acceptable at this location that has a high volume of both vehicular traffic (coming from Seven Dials) and pedestrian footfall.</p> <p>Also, as illustrated in the attached photos, the applicant is currently not complying with existing permission, which was just granted earlier this year. In the Monmouth Street elevation, the applicant is not complying with the approved layout and, instead, has positioned the tables and chairs so that two of the chairs back into the pavement, which has heavy footfall at this location. Also, without permission, the applicant is using a large A-board and has attached a bar to the outside of the building for vertical drinking (see photos). We note that adjacent residents have expressed their concern about the increase in tables and chairs.</p> <p>Photos: http://tiny.cc/vk8qix, http://tiny.cc/al8qix, http://tiny.cc/rl8qix & http://tiny.cc/lm8qix</p> <p>Documents: http://tiny.cc/4v37hx</p> <p>Note: Renewal. Change in use. Previous use for 3T & 6CH. No change in hours: M-SA 08:00-21:00; SU 10:00-21:00. Original application on 13-01-14 agenda; CGCA objected.</p>
WESTMINSTER APPLICATIONS			
4.2	<p>14 Garrick Street WC2E 9BJ</p> <p>14/05503/TCH</p>	<p>Use of the public highway for the placing of 10 tables and 20</p>	<p>Objection. Rose Street is a pedestrianized passageway that narrows considerably. The proposed application would have a detrimental impact on accessibility and health and safety, particularly for those</p>

	Lima/Mulato 8; Spectrum Property Consultant	chairs on an area measuring 9m x 2m in Rose Street.	<p>with a disability. The proposed layout is unrealistic, as it shows chairs pushed in to each table; with seated customers, the chairs would be pushed out further, but the layout does not provide room for this. As noted in the attached photo (as well as those provided by the applicant), the passageway is not wide enough to accommodate this proposed number of tables and chair. Also, the applicant has not applied for permission for the waiter stations positioned outside and shown on the layout. Additionally, this is a quiet, residential area that will become even more residential with current planning proposals. The passageway will create a cavernous effect, providing negative impact on the amenity of nearby residents. Given this, tables and chairs, and particularly with permission until 23:00, are inappropriate in this location.</p> <p>Photo: http://tiny.cc/5x5qix</p> <p>Documents: http://tiny.cc/xb37hx</p> <p>Note: New application. Proposed hours: M-SU 11:00-22:00. Another applicant received permission for the same number of T&CH, same layout and hours of 11:00-23:00 in 2008. Temporary canvas screens held between pillars will create a single exit/entrance point. A temporary service station will control table service.</p>
4.3	19-21 Tavistock Street WC2E 7PA 14/05843/TCH Cote/Cote Restaurants Limited; Poppleson Allen (agent)	Use of the public highway for the placing of 10 tables and 20 chairs.	<p>Objection. The CGCA notes that the applicant was refused permission for a table and two chairs in the middle location with its last application (13/07857). Nothing has changed since then to merit adding another table and chair to this busy location in Covent Garden near the Piazza. We note that WCC's Highways Planning Manager objected to the previous application, as well. The CGCA also objects to the use of the A-board on Catherine Street, particularly given its proximity to a signpost. This causes the useable pavement to narrow for pedestrians and creates a safety hazard, as pedestrians are forced to walk in the street, which has heavy traffic, particularly taxis coming to and from the Piazza and the many nearby theatres. We also note that the applicant uses waiter stands on the pavement and these are not included in the drawings or in the application.</p> <p>Photos: http://tiny.cc/mpbrix, http://tiny.cc/2pbrix & http://tiny.cc/iqbrix</p> <p>Documents: http://tiny.cc/s48qix</p> <p>Note: Renewal application. Change in use. Current use: 9T & 18CH. No change in hours: M-SU 08:00-23:00.</p> <p>In 2013 (see 13/07857/TCH), applicant proposed 13T & 28CH. CGCA objected solely to the table at the northernmost point in Wellington Street as there is a pole on the pavement nearby, that regularly has two bicycles attached, plus Cote's A-board. We had no problem with any of the rest of the layout including the corner. The drawing submitted did not reflect this change.</p>

5. Other Business

6. Next meetings & future presentations

- 6.1 28 July 2014
- 6.2 11 August 2014