

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 22 May 2017
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, Selwyn Hardy, Gary Hayes, Christina Smith, Brian Tienan, Jo Weir, Meredith Whitten

1.2 Apologies received: David Bieda, Jane French, Richard Hills, Rhu Weir

1.3 Comments received: Rhu Weir

2. Presentations: None

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	61-63 Monmouth Street WC2H 9DG 2017/2573/L <i>A1/Shaftesbury; Rolfe Judd</i>	Addition of 2no hanging signs above fascia level.	Whilst the CGCA does not object to the addition of the hanging signs, we note that all signs throughout the Seven Dials Conservation Area should not look identical or the conservation area risks looking like a modern shopping mall. Instead, as noted in the Seven Dials Renaissance Study, which Camden has adopted, hanging signs should have variety, while maintaining the character of the conservation area. See page 29 of the Seven Dials Renaissance Study. Comments by 31-05-17 Photo: https://goo.gl/K8fQsg Documents: https://goo.gl/QVK4Hd Note: Grade II listed building
3.2	35 Earlham Street WC2H 9LD 2017/2498/P & 2017/2632/L <i>Thomas Neal Centre/Rolfe Judd Planning (agent)</i>	The reconstruction of existing modern vertical shaft to the rear of Thomas Neal Centre and installation of a new internal duct and extract vent at roof level.	No objection provided conditions are included to protect the amenity of nearby residents and neighbouring properties (CS5). These conditions should: (1) restrict the amount of noise (measured in decibels) emitted from the units to within Camden's thresholds (DP28; CPG5 6.9); (2) require the applicant to ensure that equipment is kept working efficiently and is not causing disturbance to nearby residents, as verified through annual maintenance checks performed on all equipment throughout the life of the development (DP28.3); (3) specify that failure to conduct annual maintenance checks and failure to maintain all equipment to levels specified in planning permission is a breach of planning regulations and voids planning permission granted; (4) limit the hours of use to business hours of the premises, to reduce the impact of noise and

			<p>vibration on residential amenity during evening, late-night and weekend hours (CS5, CS7, DP12, DP26, DP28); and</p> <p>(5) require automatic time clocks to be fitted to the equipment approved, prior to commencement of the use of the units, to ensure that the plant/equipment does not operate at any time other than that permitted. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer's recommendations (CS5, DP12, 26 & 28).</p> <p>Comments by 30-05-17 Photo: See documents Documents: https://goo.gl/ITL6Sd Note: Grade II listed building</p>
3.3	<p>48 Kingsway WC2B 6EP 2017/2562/A <i>Viet Eat/Derrick Wade Waters (agent)</i></p>	<p>Display of a non-illuminated fascia sign, an internally illuminated fascia sign and an internally illuminated projecting sign.</p>	<p>The CGCA objects to the use of internal illumination, as this method of illumination is inappropriate and unsympathetic in a conservation area, and conflicts with Camden planning policy (see CGP1, 8.11-8.15; & DP25). Additionally, national guidance, as set forth in the Department of Communities & Local Government's "Outdoor advertisements and signs: a guide for advertisers," clearly states that Class 4 (illuminated advertisements) "does not extend to any premises in a Conservation" (p. 17).</p> <p>Comments by 31-05-17 Photo: https://goo.gl/fxPQRO Documents: https://goo.gl/1i4URs</p>
3.4	<p>Unit 8 Central St Giles 10 St Giles High Street WC2H 8AB 2017/1897/A <i>A3/Azzuri Group; Technical Signs (agent)</i></p>	<p>Display of 2x internally illuminated fascia lettering signs fixed behind glazing to Central St Giles Piazza elevation, and 1x internally illuminated lettering sign (fixed behind glazing) to Bucknall Street elevation.</p>	<p>The CGCA objects to the use of internal illumination, as this method of illumination is inappropriate and unsympathetic in a conservation area, and conflicts with Camden planning policy (see CGP1, 8.11-8.15; & DP25). Additionally, national guidance, as set forth in the Department of Communities & Local Government's "Outdoor advertisements and signs: a guide for advertisers," clearly states that Class 4 (illuminated advertisements) "does not extend to any premises in a Conservation" (p. 17). Further, Camden's Seven Dials (Covent Garden) Conservation Area Statement states that "signage should be non-illuminated or externally illuminated" (see SD19, p. 28-29).</p> <p>Comments by 31-05-17 Photo: See documents Documents: https://goo.gl/tFRvJ1</p>
3.5	<p>Pavement outside 36 Kingsway WC2B 6EY 2017/2492/P <i>N/A/Euro Payphone Limited</i></p>	<p>Installation of telephone kiosk.</p>	<p>The CGCA objects to the installation of a public call box at this location adjacent to the conservation area. This would be a new structure on the public highway, e.g. it is not replacing an existing phone box.</p> <p>(1) The proposed public call box presents a</p>

			<p>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>Research and data contradict the need for increasing the number of call boxes. According to Ofcom, 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>The evidence strongly supports that the number of public call boxes should be reduced, not increased.</p> <p>(2) The phone box would create an obstruction on the pavement. The Council recently has had to notify businesses adjacent to this site to remove A-boards and other obstructions on the pavement because they create a hazard and impediment to the heavy footfall on the public highway. Given this, it is counterintuitive to subsequently permit an unnecessary structure on the pavement at this location.</p> <p>(3) The proposed telephone box would result in visual street clutter 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. CS17.5 also specifies that the design of streets, public areas, and the spaces between buildings needs to be uncluttered.</p> <p>(4) The proposed telephone box would further continue to visual clutter as its primary function would be to serve as an advertising presence. 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>Comments by 01-06-17 Photo: https://goo.gl/h1QdBK Documents: https://goo.gl/yIA4xF</p>
3.6	55 Shelton Street WC2H 9HE 2017/2124/P B1/MRPP (agent)	Change of use of basement and ground floors from light industrial (Class B1c) to retail (Class A1).	The CGCA greatly regrets the loss of light industrial use, as small industry, such as the clockmaking workshop at this location, is the historical foundation of Covent Garden. A change of use further erodes the conservation area's history.

			<p>Comments by 01-06-17 Photo: https://goo.gl/27BsAM Documents: https://goo.gl/KwxzrZ Note: Grade II listed building</p>
3.7	<p>41 Earlham Street WC2H 9LX 2017/1556/P Donmar Warehouse Theatre/<i>Donmar; Haworth Tompkins Limited (agent)</i></p>	<p>Erection of roof extension, new roof top plant and plant enclosure, including fenestration works, Donmar Warehouse Theatre.</p>	<p>The CGCA supports the theatre community and, as such, we recognise that area theatres often need to make upgrades to their facilities to stay competitive and to stage increasingly elaborate productions.</p> <p>The CGCA must balance this use with the needs of local residents. Thus, whilst we are supportive of the proposals, we suggest conditions should be included to ensure that the rooftop plant does not harm the amenity of nearby residents and neighbouring properties (CS5). These conditions should:</p> <p>(1) restrict the amount of noise (measured in decibels) emitted from the units to within Camden's thresholds (DP28; CPG5 6.9);</p> <p>(2) require the applicant to ensure that equipment is kept working efficiently and is not causing disturbance to nearby residents, as verified through annual maintenance checks performed on all equipment throughout the life of the development (DP28.3);</p> <p>(3) specify that failure to conduct annual maintenance checks and failure to maintain all equipment to levels specified in planning permission is a breach of planning regulations and voids planning permission granted;</p> <p>(4) limit the hours of use to business hours of the premises, to reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend hours (CS5, CS7, DP12, DP26, DP28); and</p> <p>(5) require automatic time clocks to be fitted to the equipment approved, prior to commencement of the use of the units, to ensure that the plant/equipment does not operate at any time other than that permitted. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer's recommendations (CS5, DP12, 26 & 28).</p> <p>Comments by 01-06-17 Photo: https://goo.gl/e8YsOT Documents: https://goo.gl/JahiFg Note: Grade II listed building</p>
3.8	<p>133 to 136 High Holborn WC1V 6PX Car park to the rear of 133 to 136 High Holborn WC1V 6PN 14-15 Southampton Place WC1A 2AJ</p>	<p>Change of use of ground floor of 136 High Holborn (Hogarth House) to flexible retail/restaurant (Use Class A1/A3. Replacement of ground floor entrance door and alterations to ground floor front</p>	<p>The CGCA objects to the use of the existing parking bays for use of food carts, street furniture and events. This is an inappropriate use of parking bays and would have a negative impact on residential amenity. It also is out of keeping with the character of both the Covent Garden Conservation Area and the Bloomsbury</p>

	<p>2017/1759/P Mixed/GVA (<i>agent</i>)</p>	<p>facade. Installation of replacement door at rear ground floor level and new rear windows at 14-15 Southampton Place.</p>	<p>Conservation Area, and would set a dangerous precedent.</p> <p>The CGCA also objects to proposed dual A1/A3 use. A1 and A3 uses can have quite different impacts on local residents and on the conservation area and, thus, the applicant should be required to specify a definitive use so the CGCA and local residents and businesses know what to expect from the space's use.</p> <p>Comments by 01-06-17 Photo: https://goo.gl/PXDqWN Documents: https://goo.gl/A2EUd0</p> <p>Note: Grade II* listed building. CGCA objected to proposals for installation of glazing and new entrance door to shopfront of existing office (see 2016/4034/P on 09-08-16 agenda). Applicant presented at 14-11-16 meeting.</p>
<p>3.9</p>	<p>216 Shaftesbury Avenue WC2H 8EB 2017/2580/P A1/Prime Gelato Limited; Admerlin Design Studio (<i>agent</i>)</p>	<p>Proposal to place external condensers.</p>	<p>The CGCA is concerned about the proximity of the proposed external condensers to residents' flats and particularly to their bedroom windows. As noted in the applicant's supporting documents, the nearest noise-sensitive window is a mere 7m away from the proposed condensers.</p> <p>Further, given the proximity to residents in Grape Street and the quiet nature of the area, particularly at night, the CGCA objects to the condensers running 24 hours a day.</p> <p>Should the Council be minded to grant permission, the CGCA recommends that before the equipment can be used, a site visit must be required once the equipment is operational to ensure there is no impact on residential amenity, given the sensitive location. Further, conditions should be included to protect the amenity of nearby residents and neighbouring properties (CS5). These conditions should:</p> <ol style="list-style-type: none"> (1) restrict the amount of noise (measured in decibels) emitted from the units to within Camden's thresholds (DP28; CPG5 6.9); (2) require the applicant to ensure that equipment is kept working efficiently and is not causing disturbance to nearby residents, as verified through annual maintenance checks performed on all equipment throughout the life of the development (DP28.3); (3) specify that failure to conduct annual maintenance checks and failure to maintain all equipment to levels specified in planning permission is a breach of planning regulations and voids planning permission granted; (4) limit the hours of use to business hours of the premises, to reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend hours (CS5, CS7, DP12, DP26, DP28); and

			<p>(5) require automatic time clocks to be fitted to the equipment approved, prior to commencement of the use of the units, to ensure that the plant/equipment does not operate at any time other than that permitted. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer's recommendations (CS5, DP12, 26 & 28).</p> <p>Comments by 02-06-17 Photo: See documents Documents: https://goo.gl/truYkf Note: Grade II listed building</p>
3.10	<p>216 Shaftesbury Avenue WC2H 8EB 2017/2185/L A1/Prime Gelato Limited; Admerlin Design Studio (agent)</p>	<p>Minor internal alterations; removal of the external fascia sign and proposal for an 'halo' illuminated sign with aluminium background and a hanging sign; installation of condensers to the rear courtyard.</p>	<p>Whilst the CGCA has no objection to the internal alterations or halo-illuminated sign, we are concerned about the proximity of the proposed external condensers to residents' flats and particularly to their bedroom windows (see comments on 2017/2580/P). As noted in the applicant's supporting documents, the nearest noise-sensitive window is a mere 7m away from the proposed condensers.</p> <p>Further, given the proximity to residents in Grape Street and the quiet nature of the area, particularly at night, the CGCA objects to the condensers running 24 hours a day.</p> <p>Should the Council be minded to grant permission, the CGCA recommends that before the equipment can be used, a site visit must be required once the equipment is operational to ensure there is no impact on residential amenity, given the sensitive location. Further, conditions should be included to protect the amenity of nearby residents and neighbouring properties (CS5). These conditions should:</p> <p>(1) restrict the amount of noise (measured in decibels) emitted from the units to within Camden's thresholds (DP28; CPG5 6.9); (2) require the applicant to ensure that equipment is kept working efficiently and is not causing disturbance to nearby residents, as verified through annual maintenance checks performed on all equipment throughout the life of the development (DP28.3); (3) specify that failure to conduct annual maintenance checks and failure to maintain all equipment to levels specified in planning permission is a breach of planning regulations and voids planning permission granted; (4) limit the hours of use to business hours of the premises, to reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend hours (CS5, CS7, DP12, DP26, DP28); and (5) require automatic time clocks to be fitted to the equipment approved, prior to</p>

			<p>commencement of the use of the units, to ensure that the plant/equipment does not operate at any time other than that permitted. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer's recommendations (CS5, DP12, 26 & 28).</p> <p>Comments by 02-06-17</p> <p>Photo: See documents</p> <p>Documents: https://goo.gl/n9IDgF</p> <p>Note: Grade II listed building</p>
3.11	<p>69-71 Monmouth Street WC2H 9DG 2017/2571/A A1 & C3/<i>Shaftesbury; Rolfe Judd (agent)</i></p>	<p>Display of 1 x non-illuminated hanging sign.</p>	<p>Whilst the CGCA does not object to the addition of the hanging signs, we note that all signs throughout the Seven Dials Conservation Area should not look identical or the conservation area risks looking like a modern shopping mall. Instead, as noted in the Seven Dials Renaissance Study, which Camden has adopted, hanging signs should have variety, while maintaining the character of the conservation area. See page 29 of the Seven Dials Renaissance Study.</p> <p>Comments by 02-06-17</p> <p>Photo: https://goo.gl/HzOYv5</p> <p>Documents: https://goo.gl/TjfS9M</p> <p>Note: Grade II listed building</p>
3.12	<p>69-71 Monmouth Street WC2H 9DG 2017/2574/L A1 & C3/<i>Shaftesbury; Rolfe Judd (agent)</i></p>	<p>Display of 1 x non-illuminated hanging sign.</p>	<p>Whilst the CGCA does not object to the addition of the hanging signs, we note that all signs throughout the Seven Dials Conservation Area should not look identical or the conservation area risks looking like a modern shopping mall. Instead, as noted in the Seven Dials Renaissance Study, which Camden has adopted, hanging signs should have variety, while maintaining the character of the conservation area. See page 29 of the Seven Dials Renaissance Study.</p> <p>Comments by 02-06-17</p> <p>Photo: https://goo.gl/HzOYv5</p> <p>Documents: https://goo.gl/c3UyNd</p> <p>Note: Grade II listed building</p>
3.13	<p>15 Stukeley Street WC2B 5LT 2017/2337/P <i>B1/GMS Estates Ltd.; Emrys Architects (agent)</i></p>	<p>Demolition of existing fourth floor mansard extension and planted screen to roof terrace and addition of new glazed fourth floor extension and new metal screen to roof terrace.</p>	<p>The CGCA has no objection provided conditions are included that address the following concerns.</p> <p>(1) Given the proposed full-height windows, a condition should be included that requires the applicant to turn off the lights after business hours each day. This is to protect adjacent residents from light pollution and spillage (see CPG6, Section 5 "Artificial Lighting").</p> <p>(2) Should the Council grant permission, a condition should be included that limits the hours of use of the balcony/terrace to standard business hours (no earlier than 08:00 and no</p>

			<p>later than 21:00 Monday through Friday, and not at all on weekends and Bank Holidays). This condition is needed to protect residential amenity from noise and disturbance at anti-social hours. For precedent, see 2014/4870/P, condition 10. (See CPG1 5.23 and CPG6 7.4.)</p> <p>Further, the CGCA regrets the missed opportunity to provide much-needed urban greening, particularly given the loss of existing greenery at the existing roof terrace.</p> <p>Camden's planning policy calls for development to incorporate urban greening and other sustainable design measures (see CPG6 10.17 & CPG6 12.8; DP22; CS1, CS15 & CS16). The applicant should amend these proposals to incorporate urban greening and biodiversity measures, such as specified in CPG6 12.8. Doing so would visually soften the development, but more importantly, provide the environmental and health benefits associated with urban greening that are needed in Covent Garden.</p> <p>Comments by 06-06-17 Photo: https://goo.gl/fWHF8x Documents: https://goo.gl/Unuiu1</p>
3.14	15 Stukeley Street WC2B 5LT 2017/2648/P B1/GMS Estates Ltd.; Emrys Architects (agent)	Installation of three new aluminium framed windows in place of three of the smaller existing windows on the Smarts Place elevation at first, second and third floor levels, works to the roof terrace including replacement of existing escape stair with metal spiral staircase and replacement of the ivy screen with a geometric patterned metal screen.	<p>The CGCA has no objection provided conditions are included that address the following concerns.</p> <p>(1) Given the proposed full-height windows, a condition should be included that requires the applicant to turn off the lights after business hours each day. This is to protect adjacent residents from light pollution and spillage (see CPG6, Section 5 "Artificial Lighting").</p> <p>(2) Should the Council grant permission, a condition should be included that limits the hours of use of the balcony/terrace to standard business hours (no earlier than 08:00 and no later than 21:00 Monday through Friday, and not at all on weekends and Bank Holidays). This condition is needed to protect residential amenity from noise and disturbance at anti-social hours. For precedent, see 2014/4870/P, condition 10. (See CPG1 5.23 and CPG6 7.4.)</p> <p>Further, the CGCA regrets the missed opportunity to provide much-needed urban greening, particularly given the loss of existing greenery at the existing roof terrace.</p> <p>Camden's planning policy calls for development to incorporate urban greening and other sustainable design measures (see CPG6 10.17 & CPG6 12.8; DP22; CS1, CS15 & CS16). The applicant should amend these proposals to incorporate urban greening and biodiversity measures, such as specified in CPG6 12.8. Doing so would visually soften the development, but more importantly, provide the environmental</p>

			<p>and health benefits associated with urban greening that are needed in Covent Garden.</p> <p>Comments by 07-06-17</p> <p>Photo: https://goo.gl/fWHF8x</p> <p>Documents: https://goo.gl/qCRrxI</p>
3.15	<p>Aviation House 125-129 Kingsway WC2B 6NH 2017/2352/P B1/Parker Tower Ltd.; Moxley Architects Ltd. (agent)</p>	<p>Bricking up of the circular window to the sports hall of Aviation House on the boundary of the approved and implemented scheme of Parker Tower, Parker Street.</p>	<p>The CGCA laments the loss of the circular window, which, whilst not original, fits well with and contributes to the character of the conservation area.</p> <p>Comments by 07-06-17</p> <p>Photo: See documents</p> <p>Documents: https://goo.gl/LkHJL8</p> <p>Note: Grade II listed building, although applicant says it is not listed.</p>
WESTMINSTER APPLICATIONS			
3.16	<p>Development Site At 5-9 Great Newport Street WC2H 7JA 17/03551/FULL Mixed/Consolidated St Giles LLP; Icen Projects (agent)</p>	<p>Variation of condition 26 and 27 of planning permission dated 28-04-2016 (12/03930/FULL), NAMELY, to vary the requirement to attain a BREEAM 'Outstanding' rating with a 'Very Good' BREEAM rating.</p>	<p>The CGCA objects to lowering the BREEAM rating required by condition. The applicant sold the project to local residents and the community based in part on its sustainability and environmental efficiency and the positive contributions this would make to the building itself and the wider community. The applicant was aware that the building had a historic nature and is located in a conservation area when the original proposals were submitted. Thus, the CGCA sees the proposal to alter the BREEAM rating as highly disingenuous.</p> <p>Further, the CGCA objects to permitting a blanket reduction in the BREEAM rating. If there are elements of the Outstanding rating that the applicant can no longer meet, the applicant should specify each of these and delineate why each can no longer be met, including what efforts have been made to complete each component to an Outstanding rating.</p> <p>Comments by 24-05-17</p> <p>Photo: https://goo.gl/Wpzftd</p> <p>Documents: https://goo.gl/QVNn8h</p>
3.17	<p>12 Floral Street WC2E 9DH 17/03568/FULL A1/Trinity Brands UK Ltd.; Walters Consultancy Ltd. (agent)</p>	<p>Installation of a new shopfront.</p>	<p>Objection. The proposed design is out of keeping with this Grade II listed building. As proposed, the recessed shopfront would encourage antisocial behaviour and rough sleeping behind the steel. Further, the handrails on the steps next to the frontage have been omitted from the plans. For health and safety reasons, these handrails must remain.</p> <p>Comments by 01-06-17</p> <p>Photo: https://goo.gl/PmJlwp</p> <p>Documents: https://goo.gl/x8rocX</p> <p>Note: Grade II listed building</p>
3.18	<p>Payphone Site Outside 13 Great Newport Street WC2H 0BS</p>	<p>Replacement of existing telephone kiosk with new design.</p>	<p>Whilst the CGCA would prefer to see the telephone kiosk removed, we do not object to the replacement kiosk, provided it is regularly</p>

	17/03808/TELCOM N/A/New World Payphones		maintained, including cleaned. Comments by 05-06-17 Photo: https://goo.gl/95iRZu Documents: https://goo.gl/cIPbim
3.19	41 Kingsway WC2B 6TP 17/03670/FULL A3 & C3/Ministerium Capital SA; DP9 (agent)	Variation of Condition 9(i) of planning permission dated 05-04-2017 (16/12156/FULL) NAMELY to remove the arrangements for securing affordable housing elsewhere in the City.	No objection. However, the CGCA wants to ensure this application does not have an impact on the applicant being required to conclude make a payment of £1,421,504 in lieu of any on- or off-site housing, as set out in the officer's report for 16/12156/FULL. Comments by 06-06-17 Photo: https://goo.gl/MQ5jdG Documents: https://goo.gl/1tXyyq Note: On 23-01-17 agenda. CGCA did not comment on housing mix.
3.20	27-29 Long Acre WC2E 9LA 17/03209/FULL Raket (A1)/RPS CgMs	Replacement of a shopfront to Floral Street elevation; Installation of new glazing bars to both east and west sides of entrance, installation of new solid metal roller shutter in front of fire exit at Banbury Court elevation.	The CGCA opposes any the recessed shopfront on the Long Acre elevation. Recessed shopfronts encourage antisocial behaviour. We note that Westminster's UDP Policy DES1, para 10.22, says that recessed areas should be avoided. Comments by 06-06-17 Photo: https://goo.gl/6nT6lz (Floral Street) & https://goo.gl/D2Xsmd (Long Acre) & https://goo.gl/CCoqHM (Banbury Court) Documents: https://goo.gl/qMiGu3
3.21	27-29 Long Acre WC2E 9LA 17/03806/FULL Raket (A1)/RPS CgMs	Installation of 8 air conditioning units at roof level with associated screening.	No objection, provided conditions are included to ensure that the equipment does not cause undue nuisance and disturbance to nearby residential properties. These conditions should: (1) restrict the amount of noise (measured in decibels) emitted from the units to within Westminster's thresholds (S32, ENV7); (2) require the applicant to ensure that equipment is kept working efficiently and is not causing disturbance to nearby residents, as verified through annual maintenance checks performed on all equipment throughout the life of the development (ENV6(8)); (3) specify that failure to conduct annual maintenance checks and failure to maintain all equipment to levels specified in planning permission is a breach of planning regulations and voids planning permission granted; (4) limit the hours of use to 8 a.m. to 10 p.m., as specified in the applicant's proposals (see covering letter), to reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend hours (ENV6(6)) (for precedent, see 14/03699/FULL & 15/05983/FULL, among others); and (5) require automatic time clocks to be fitted to the equipment approved, prior to commencement of the use of the units, to

			<p>ensure that the plant/equipment does not operate at any time other than that permitted. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer's recommendations.</p> <p>Comments by 06-06-17</p> <p>Photo: See 3.20.</p> <p>Documents: https://goo.gl/eeE97D</p>
3.22	<p>Pitch 1794, James Street Covent Garden London WC2E 8PA 17/03684/FULL A1/GL Hearn (agent)</p>	<p>Erection of a semi-permanent, free-standing A1 retail kiosk (measuring 3 m length x 1.8m width x 2.85 m height) on the public highway.</p>	<p>The CGCA strongly objects to the proposals to install a semi-permanent, freestanding retail kiosk at this prominent location in the conservation area.</p> <p>We note that the Council has repeatedly refused permission for similar proposals at this location (see 05/04724/FULL, 04/00388/FULL and 01/08389/FULL; additionally, an appeal was withdrawn, see 06/00030/TPREF).</p> <p>Nothing has changed since those refusals to now warrant granting permission.</p> <p>The fact that the applicant has long held a license for a temporary structure is irrelevant, as a temporary structure differs from a more permanent one, as a temporary structure can be easily removed without having a permanent impact on the character of the conservation area or removed because of issues regarding crowding and safety. See attached photos.</p> <p>The CGCA objects on the grounds of (1) visual clutter; (2) health and safety due to obstructing the flow of pedestrian traffic; and (3) impact on the character of the conservation area and adjacent listed buildings.</p> <p>(1) The proposed development would result in visual street clutter that detracts from the character of the conservation area and that goes against Westminster's aim of reducing visual street clutter through a "less is more" and minimalist approach (see DES1-10.21; DES7-10.79; Westminster Way Public Realm Strategy, para 211). Such street clutter has a significantly adverse effect on the appearance of the streetscape and the amenity of the area.</p> <p>Further, we note that the Council has recently refused applications for other structures in James Street, citing the obstruction to the flow of pedestrians and the impact on the character of the area due to street clutter.</p> <p>Indeed, in its refusal for 15/03103/FULL (also on James Street), the Council stated that "the City Council's policy is that street clutter should be kept to a minimum and opportunities to reduce clutter should be taken wherever possible, especially in busy streets such as this" (see officer's report). Also see refusal for</p>

			<p>16/06813/FULL.</p> <p>(2) This clutter also presents a safety hazard, as it obstructs the flow of pedestrian traffic on James Street, as well as wheelchairs and prams.</p> <p>James Street is an excessively busy pedestrianised street, as people go between Covent Garden station at the top of James Street to the Piazza at the bottom of the street. We note that TfL has had to close Covent Garden station due to overcrowding, and has previously tested making the station exit-only because of the crowds that use the station. This speaks to the volume of pedestrians on James Street.</p> <p>Further, the Council has called James Street “what could be argued is the busiest pedestrianised street in Covent Garden, with consistently high footfall coming and going between the Piazza and Covent Garden station. Further contributing to the crowded conditions are the many street performers” (see officer’s report, 16/06813/FULL).</p> <p>The presence of any kiosks elsewhere in Covent Garden or in Central London are irrelevant, as the Council must consider each application and location on its own merits.</p> <p>(3) Finally, permitting a semi-permanent structure (although the application discusses how it would be permanently fixed) would fail to maintain or improve (preserve or enhance) the character and appearance of the Covent Garden Conservation Area. It would also harm the setting of the neighbouring listed buildings Bedford Chambers (Grade II), The Market (Grade II Star), and the Royal Opera House (Grade I). This would not meet S25 and S28 of Westminster’s City Plan (July 2016) and Policies DES 1, DES 9 and DES 10, and paras 10.108 to 10.128 of Westminster’s Unitary Development Plan.</p> <p>Comments by 09-06-17 Photo: https://goo.gl/Dclnxv Documents: https://goo.gl/9lxU6A</p>
3.23	1 Bedford Street WC2E 9HD 17/04074/FULL Mixed/Legal & General; Gerald Eve (agent)	Installation of an air conditioning unit at roof level and associated alterations.	No objection provided the plants hours do not run outside 08:00-21:00 and conditions are included to protect the amenity of nearby residents from noise and vibration (S29 & S32) and to ensure that the units do not cause undue noise and disturbance. These conditions should: <ul style="list-style-type: none"> (1) restrict the amount of noise (measured in decibels) emitted from the units to within Westminster’s thresholds (S32; ENV6; ENV7); (2) require the applicant to ensure that equipment is kept working efficiently and is not causing disturbance to nearby residents, as

			<p>verified through annual maintenance checks performed on all equipment throughout the life of the development (S32; ENV6);</p> <p>(3) specify that failure to conduct annual maintenance checks and failure to maintain all equipment to levels specified in planning permission is a breach of planning regulations and voids planning permission granted (ENV6);</p> <p>(4) limit the hours of use to business hours of the premises (08:00-21:00), to reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend hours (ENV6; ENV6-9.78); and</p> <p>(5) require automatic time clocks to be fitted to the equipment approved, prior to commencement of the use of the units, to ensure that the plant/equipment does not operate at any time other than that permitted and to safeguard the amenity of the adjoining premises and the area generally. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer's recommendations. (S32; ENV6; ENV7).</p> <p>Comments by 07-06-17 Photo: https://goo.gl/ZZSjap Documents: https://goo.gl/16Kqae</p>
--	--	--	--

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	67 Kingsway WC2B 6TD 2017/2654/TC Belgo/TRM Tisch Limited C/o Casualdining Group (agent)	4 tables, 16 chairs, 6 barriers and 2 umbrellas	For the third year, the CGCA observes 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. Given that this is the third year that the applicant has not complied with approved layouts or with approved furniture, permission should be refused. Comments by 07-06-17 Photo: https://goo.gl/mQX6Ks Documents: https://goo.gl/tPJxVI Note: Renewal application. No change in use or hours: M-SA 11:00-23:00; SU 11:00-22:30. On 13-06-16 agenda.
WESTMINSTER APPLICATIONS			
4.2	23 The Market WC2E 8RD 17/03518/FULL Shake Shack/ Diverse Dining Ltd.; Monmouth Planning Ltd. (agent)	Use of the public highway for the placing of 16 tables, 46 chairs and seven parasols in two areas measuring 11.8m x 4.3m and 8m x 3.9m in connection with Unit 23 and Unit 24.	Whilst the CGCA does not object to the location of the tables and chairs themselves, the applicant has shown an inability to manage customers' use of tables and chairs in line with existing permission. Given the large number of tables and chairs and the prominent location of the restaurant within the Piazza, the volume of customers consistently create a significant obstruction within and outside the Piazza. This results from long queues for ordering and picking up food that block the corridors around the Piazza, as the applicant uses a self-service window and

			<p>counter, not table service.</p> <p>Numerous residents have noted a complete inability to pass through on the pavement because the tables and chairs customers have completely blocked it. Indeed, recently large groups have been seen sitting on the pavement between the tables and chairs and the building, instead of using the tables and chairs themselves.</p> <p>As the Council is aware, the Piazza experiences consistently high footfall and the applicants inability to manage customers going to and from the restaurant and the tables and chairs essentially paralyses pedestrian movement in this part of the Piazza.</p> <p>Also, the placement of the waiter station (without permission) means that when an employee is standing by it and customers are queuing to pick up their food, the pavement next to the Piazza is unpassable. (See photo.)</p> <p>Finally, customers using the tables and chairs are regularly seen feeding pigeons, which leads to health and safety issues for local residents.</p> <p>Given this long-running management issue, permission should be refused until the applicant submits a management plan to detail how they will ensure their customers using the tables and chairs do not create an obstruction for others in the Piazza.</p> <p>Comments by 05-06-17 Photo: https://goo.gl/NKXDL7 Documents: https://goo.gl/QcPwtz Note: Renewal. No change in use or hours (M-SU 09:00-23:00). On 11-01-16 agenda.</p>
4.3	<p>Basement & Ground Floor 2 Russell Street WC2B 5JD 17/03578/TCH Gelatorino (A1) /Gelatorino Ltd.; Monmouth Planning Ltd. (agent)</p>	<p>Use of an area of the public highway measuring 4.00m x 4.00m for the placing of 10 tables and 20 chairs in connection with the retail shop at ground floor and basement.</p>	<p>The CGCA objects to the excessive number of tables and chairs proposed. This represents a dramatic increase from the two tables and six chairs permitted at this location for years.</p> <p>The Council recently removed several cycle racks as well as a telephone box from in front of the applicant's shop as part of the Council's public realm strategy. The pavement was widened for pedestrian safety and accessibility, particularly given the incredibly high levels of footfall at this location that serves as a prime entrance to the Covent Garden Piazza. Indeed, a zebra crossing is adjacent and is in constant use. Footfall is particularly high when nearby theatres, such as the adjacent Theatre Royal and the Lyceum Theatre, which attracts many schoolchildren, let out.</p> <p>Further, the RV1 bus now stops at this junction, further necessitating adequate space on the public highway as passengers are alighting.</p> <p>The Westminster Way and other Council policies are clear that a 2m clearance is a minimum, not a recommendation. Areas, such as this one, with high volumes of pedestrian and/or vehicular traffic, a wider clearance will be required.</p> <p>We question the reason for the public realm strategy and removing existing obstacles on the pavement if this simply results in pavement grabbing for street furniture and private</p>

			<p>business.</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>Further, no other adjacent premises have permission for such a large amount of street furniture. Permitting this application would set a precedent and essentially turn this location, which accommodates three shops, into a pavement for nothing but tables and chairs.</p> <p>Comments by 29-05-17</p> <p>Photo: https://goo.gl/nc0F4I</p> <p>Documents: https://goo.gl/sLzDO5</p> <p>Note: Renewal. Change in use. Previous use: 2 tables and six chairs. No change in hours: M-SU 11:00-23:00. On 24-10-16 agenda. CGCA had no objection.</p>
4.4	31-32 Bedford Street WC2E 9ED 17/02836/TCH Pasta Brown (A3)/ Genesee (agent)	Use of two areas of the public highway measuring 6m x 0.75m and 4m x 0.75m for the placing of five tables and 10 chairs.	<p>No objection</p> <p>Comments by 30-05-17</p> <p>Photo: https://goo.gl/TIOFty</p> <p>Documents: https://goo.gl/EIWcHd</p> <p>Note: Renewal. No change in use or hours: M-SU 12:00-23:00.</p>
4.5	2A Garrick Street WC2E 9BH 17/03856/TCH Carluccio's (A3) /Carluccio's	Use of an area of the public highway measuring 17.14m X 0.8m for the placing of eight tables and 16 chairs.	<p>No objection</p> <p>Comments by 08-06-17</p> <p>Photo: https://goo.gl/JZ4MZ2</p> <p>Documents: https://goo.gl/jDSAOS</p> <p>Note: Renewal. No change in use. Change in hours. Previous hours: M-SA 09:00-23:00; SU 09:00-22:00. Proposed hours: M-SA 08:00-23:00; SU 09:00-23:00.</p>
4.6	32-34 Wellington Street WC2E 7BD 17/03129/TCH Café Rouge/ Casual Dining Services Ltd.; Berwin Leighton Paisner (agent)	Use of the public highway measuring 7000mm x 950mm for the placing of four tables and eight chairs.	<p>No objection to the use of four tables and eight chairs. However, we do object to the proposed 09:00 start time on Sundays and Bank Holidays. Hours on these days should be limited to starting no earlier than 10:00.</p> <p>Comments by 09-06-17</p> <p>Photo: https://goo.gl/DfSZu0</p> <p>Documents: https://goo.gl/sKUvxY</p> <p>Note: Renewal. No change in use. Change in hours. Previous hours: M-SU 11:00-23:00. Proposed hours: M-SU 09:00-23:00. Application on 19-12-16 agenda for 7 tables and 14 chairs was withdrawn after CGCA objected.</p>

5. Other business

6. Next meetings & future presentations

- 6.1 12 June 2017
- 6.2 26 June 2017
- 6.3 10 July 2017
- 6.4 24 July 2017