

## Minutes

### Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 23 February 2015  
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:** Elizabeth Bax, Gary Hayes, Richard Hills, Rhu Weir

**1.2 Present:** Jo Weir, Robert Bent, Shirley Gray, Selwyn Hardy, Meredith Whitten

#### 2. Presentation: None scheduled

#### 3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
<b>CAMDEN APPLICATIONS</b>			
3.1	60 Great Queen Street WC2B 5AZ 2015/0408/L Freemasons Hall/ <i>The Library and Museum of Freemasonry; Metaphor (agent)</i>	The creation of a new gallery in the Prince Regents Room of the Freemasons' Hall, with the addition of a new floating floor, to preserve the existing floor and new display furniture and requirement to reverse the swing of one set of doors.	No objection Photo: <a href="http://goo.gl/h6ZS1S">http://goo.gl/h6ZS1S</a> Documents: <a href="http://goo.gl/8uBfJu">http://goo.gl/8uBfJu</a> Note: Listed building
<b>WESTMINSTER APPLICATIONS</b>			
3.2	58 St Martin's Lane WC2N 4EA 15/00105/FULL <i>Angel &amp; Crown/draw ltd. (agent)</i>	External alterations including the installation of new external wall lights at ground floor level and replacement of existing windows at ground floor level on the St Martin's Lane and New Row elevations. Internal alterations at basement, ground and first floor level.	The CGCA objects to the replacement of windows on this listed building in the conservation area and, in particular, to the proposal to install sash windows, which are not in keeping with the listed building's historic fabric. Additionally, should Westminster be minded to approve the proposed uplighters, a condition must be included that limits the hours of their use, as this is a residential area, with flats adjacent to this site and light pollution has a negative impact on residential amenity. Photo: <a href="http://goo.gl/l4J7vA">http://goo.gl/l4J7vA</a> Documents: <a href="http://goo.gl/Dr8bvl">http://goo.gl/Dr8bvl</a> Note: Listed building
3.3	15 Catherine Street WC2B 5JZ 14/12512/FULL <i>A3 &amp; C3/Shaftebury; Rolfe Judd (agent)</i>	Replacement kitchen extract duct and rendering of the side elevation at roof level.	No objection, provided the planning officer is satisfied that the noise report accurately concludes that extract duct will not have a negative impact on residential amenity. Also, any permission granted should require the applicant to have at least annual maintenance performed on all equipment, including ducting, to ensure it is running effectively and is not causing disturbance to nearby residents or exceeding 10 decibels below background. Photo: <a href="http://goo.gl/DYIDzN">http://goo.gl/DYIDzN</a> Documents: <a href="http://goo.gl/DkMRmY">http://goo.gl/DkMRmY</a> Note: Listed building

3.4	<p>Fourth Floor 23 Tavistock Street WC2E 7NX 14/12143/FULL C3/Zionstone; PLC Architects (agent)</p>	<p>Alterations to planning permission dated 16-07-2004 (14/05216) namely, to erect a rear extension at fourth floor level.</p>	<p>The CGCA is very disappointed in the frequent alterations and variations, which amount to development by stealth. This is not an appropriate way to address planning issues in the conservation area. While the CGCA cannot object to this current proposal, we are concerned about the overall impact of this and related proposals for this development.</p> <p>Photo: <a href="http://goo.gl/AO2C36">http://goo.gl/AO2C36</a> Documents: <a href="http://goo.gl/1B3kgw">http://goo.gl/1B3kgw</a></p>
3.5	<p>67 Drury Lane WC2B 5SP 15/00955/FULL A1 &amp; C3/Really Useful Theatres Group Ltd.; John Rowan and Partners (agent)</p>	<p>Use of the building to provide 5x2 bedroom units and 1x3 bedroom unit, fourth-floor extension, replacement of existing mansard to rear third-floor level, installation of balconies and Juliette balconies to side and rear elevations, installation of mechanical plant at first floor, creation of roof terrace, alterations to windows, remodelling of ground floor entrance and retail areas to accommodate a new lift.</p>	<p>The CGCA strongly objects to these proposals for the following reasons:</p> <ul style="list-style-type: none"> <li>• The change of use from A1 retail to private gym use associated with one flat clearly does not comply with the Council's planning policies to retain and enhance active frontages (Policy DES 1). In particular, the proposals would result in blank walls/frosted glass instead of an active frontage . Until recently, the frontage included a useful convenience store used by local residents, including those in Siddons and Stirling courts and Peabody Estate, as well as parents and pupils of St Clements Danes. The unit is empty solely because the landlord refused to renew the Londis's lease in anticipation of submitting this planning application. The Council should resist the change of use and insist it remain a shop that is accessed from the street.</li> <li>• The proposed use does not enhance the character of the conservation area, whereas the retail use provides a lively and active street frontage.</li> <li>• The proposed flats have front doors that lead directly into the living rooms without any smoke lobby. Westminster policy on self-contained flats states that "lobby protection is for smoke-control purposes." The application gives no indication whether internal sprinkler system will be installed as the only other method that this plan layout would be permitted building control wise. Building control matters are a planning concern in this case on a single shared escape staircase and the small size of the flats, planning officers need to be assured that the flat layouts comply with the Mayor's housing standards. They need to be assured that the layout of the flats are physically (building control wise) tenable. As many of the flats layouts, especially the bedroom sizes, fall well below the Mayor's housing design standards the</li> </ul>

			<p>likelihood of internal smoke lobbies being required within each dwelling at the point of entry would have a significant effect on the flats' layout.</p> <ul style="list-style-type: none"> <li>• The proposed layout of flats 1.2 and 2.2 are significantly worse than the existing flats on these two levels, particularly because of the reduction of overall floor area as a consequence of the introduction of a lift and due to the proposed internal layouts. Currently, the bathrooms are not internal and have external natural ventilation. Additionally the existing kitchens and bedrooms are larger than those proposed. The introduction of a new window on the south elevation with folding doors will harm the amenity of the flats, especially through noise penetration and less internal furniture layout flexibility. On the first floor, the reduction of the external window is very detrimental. This is being proposed in order presumably to allow wall storage but it will cut down the natural light into the room. Currently the kitchen is much larger by 2 sq.m, has much superior daylight and view, and has a far less contorted floor plan than what is proposed and accommodated the possibility of a table for eating at, whereas the proposed kitchen is so small and contorted it will be hard to accommodate two people in the room at the same time and certainly could not accommodate a table.</li> <li>• The level of internal demolition envisaged is most undesirable; pleasant internal features like chimney breasts are to be stripped out and all cornices woodwork, doors hinges, etc., disposed of when all is in remarkably good order and of good quality.</li> <li>• The external rear balconies for flats 1.1 and 2.2 will likely cause amenity noise problems to the adjacent flats.</li> <li>• The proposed 4th floor contains a very large roof terrace that will cause noise and disturbance problems for adjacent residents in Siddons and Stirling courts.</li> <li>• Visually, the additional floor is intrusive and detracts from nearby listed buildings and does not enhance or maintain the character of the conservation area. This is particularly obvious from the Drury Lane elevation. Also, the CGCA notes that 67 Drury Lane is highly visible from adjacent properties, including St Clement Danes directly opposite, which has a pleasant</li> </ul>
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			<p>view of the Drury Lane fly tower and the Drury Lane elevation of the fine arts and LC crafts-inspired designed Siddons and Stirling Dwellings. The simple pedimented elevation of 67/70 Drury lane with its projecting cornice will be severely damaged by the roof extension and metal railings that have no relationship with the existing building, the monolithic grandeur of the rear elevation of Holland's Drury lane Theatre and the adjacent Siddons and Stirling court dwellings.</p> <ul style="list-style-type: none"> <li>The scheme should be refused on internal design layout and external design considerations.</li> </ul> <p>Photo: <a href="http://goo.gl/UGrwP2">http://goo.gl/UGrwP2</a> Documents: <a href="http://goo.gl/EQDlrm">http://goo.gl/EQDlrm</a></p>
3.6	<p>15-17 Mercer Street WC2H 9QJ 14/08241/FULL Crazy Bear Members Club/Crazy Bear Group; Hawkins Eads Planning (agent)</p>	<p>Replacement of air conditioning units and cladding in external courtyard.</p>	<p>DK to submit letter Photo: <a href="http://goo.gl/R8uzHx">http://goo.gl/R8uzHx</a> Documents: <a href="http://goo.gl/6tcHst">http://goo.gl/6tcHst</a> Note: Retrospective application</p>
3.7	<p>18 Exeter Street WC2E 7DU 15/00666/FULL A1 &amp; C3/BL &amp; R Bard Trust; Kyson Design Limited (agent)</p>	<p>Addition of a steel platform for a water tanker fixed at high level to a rear external courtyard wall.</p>	<p>No objection, provided that the planning officer is satisfied that the applicant has not concealed any information that would imply that these proposals will have a negative impact on the Duchess Theatre or nearby residents. Also, the mitigation measures suggested in the noise report must be included as conditions of any permission granted.</p> <p>Photo: See documents Documents: <a href="http://goo.gl/fx05JS">http://goo.gl/fx05JS</a></p>
3.8	<p>11 West Street WC2H 9NE 15/00921/FULL B1/Soho Housing; Jon Dingle Ltd. (agent)</p>	<p>Use of basement and part ground floor for retail (A1) or financial and professional services (A2) or office (B1) purposes; change of use of part ground, first, second, third and fourth floors from office (B1) to 3 x residential units (C3) (2 x 1 bed and 1 x 2 bed flats) and associated works to the rear elevation at third floor level, namely raise height of parapet around third floor terrace and install new balustrade.</p>	<p>No objection Photos: <a href="http://goo.gl/WyHSRP">http://goo.gl/WyHSRP</a> &amp; <a href="http://goo.gl/lcaLp5">http://goo.gl/lcaLp5</a> Documents: <a href="http://goo.gl/EFhWk9">http://goo.gl/EFhWk9</a></p>

#### 4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	<p>36-38 Kingsway WC2B 6EY 2015/0840/TC Rocket Restaurant/Mrs. Joanne Soar (agent)</p>	<p>4 tables, 8 chairs and 4 barriers</p>	<p>The CGCA objects to the applicant using tables and chairs before any permission has been granted. Additionally, the applicant is using 10 chairs, which exceed the eight chairs proposed in this application as well as a heater, an A-board and a menu board, none of which are included in the application. See attached photos. Photo: <a href="http://goo.gl/tPJ5Sy">http://goo.gl/tPJ5Sy</a></p>

			Documents: <a href="http://goo.gl/vZCCFk">http://goo.gl/vZCCFk</a> Note: New application. Proposed hours: M-TH 08:00-23:00; F&SA: 08:00-23:30; SU 08:00-22:30. Note that heater is in use.
<b>WESTMINSTER APPLICATIONS</b>			
4.2	19 Henrietta Street WC2E 8QH 15/00268/FULL All Bar One/ <i>Mitchells &amp; Butlers Leisure Retail Ltd.</i> ; <i>Blake Morgan LLP (agent)</i>	Continued use of two areas of the public highway measuring 7.8m x 0.8m and 10m x 0.8 m for the placing of three tables and six chairs to the Henrietta Street frontage and four tables and eight chairs to the Bedford Street frontage.	Objection. As shown on the applicant's proposed layout, a clearance of less than the required minimum of 2m is available on the public highway on both Henrietta and Bedford streets after placement of the tables and chairs. The lack of space is further indicated by the crowd of vertical drinkers that gather at this site, making the public highway impassable for pedestrians, including those using pushchairs and prams. See photos. Photos: <a href="http://goo.gl/XskU49">http://goo.gl/XskU49</a> & <a href="http://goo.gl/nu9ntQ">http://goo.gl/nu9ntQ</a> Documents: <a href="http://goo.gl/mHJKpW">http://goo.gl/mHJKpW</a> Note: Renewal. No change in use or hours. Current hours: M-SU 11:00-23:00.
4.3	336-337 Strand WC2R 1HA 15/00326/TCH Cucina Asellina Restaurant (ME Hotel)/ <i>London XXI Ltd.</i> ; <i>BLP (agent)</i>	Use of two areas of the public highway measuring 1.963m x 15.5m and 1.963m x 2.25m for the placing of eight tables, 32 chairs and seven exterior heaters on the Aldwych side.	The CGCA objects to the addition of seven heaters, an excessive number that will result in additional obstructions and clutter on the public highway. The applicant does not list hours in the application – hours must not extend beyond the current permission (M-SU 07:30-22:00). Photo: <a href="http://goo.gl/vp4hsu">http://goo.gl/vp4hsu</a> Documents: <a href="http://goo.gl/TFUhy3">http://goo.gl/TFUhy3</a> Note: Renewal. Proposed heaters are new. No proposed hours. Current hours: M-SU 07:30-22:00.
4.4	20 Upper St Martin's Lane WC2H 9DL 15/00147/TCH <i>Sussex/TLT LLP (agent)</i>	Use of four areas of public highway measuring 1.9m x 9m on the Upper St Martin's Lane frontage, 1.9m x 10.3m on the Long Acre frontage, 2.5m x 1.6m and 2.3m x 1.6m on the corner frontage for placing of 23 tables, 64 chairs, two box planters and eight plain barriers.	No objection, provided the hours remain the same. Photos: <a href="http://goo.gl/gN2TcR">http://goo.gl/gN2TcR</a> , <a href="http://goo.gl/gvFp4K">http://goo.gl/gvFp4K</a> & <a href="http://goo.gl/eHSJlu">http://goo.gl/eHSJlu</a> Documents: <a href="http://goo.gl/LyBOe7">http://goo.gl/LyBOe7</a> Note: Renewal. No change in use. No proposed hours. Current hours: M-SU 11:00-23:00.
4.5	51-53 St Martin's Lane WC2N 4EA 15/00964/FULL <i>Cote/Cote Restaurant</i> ; <i>Poppleston Allen (agent)</i>	Variation to Condition 3 of planning permission dated 09-01-2015 (14/11354), namely to extend the hours the T&CH can be used to between 08:00 and 23:00 M-SU.	The CGCA objects to any extension in hours, as the applicant has a history of non-compliance with the current hours, notably not putting tables and chairs away until well after midnight. Photo: <a href="http://goo.gl/bSr3Wc">http://goo.gl/bSr3Wc</a> Documents: <a href="http://goo.gl/6dhdcx">http://goo.gl/6dhdcx</a> Note: Current hours: M-SA 08:00-23:00; SU 08:00-22:30.

## 5. Other Business

## 6. Next meetings & future presentations

- 6.1 9 March 2015
- 6.2 23 March 2015