

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 23 April 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

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

1.3 Comments received: Selwyn Hardy, Gary Hayes, Rhu Weir

2. Presentations: None scheduled

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	125 Shaftesbury Avenue WC2H 8AD 2018/1543/A N/A/WeWork; Left City (agent)	Display of internally illuminated (lettering only) sign to existing canopy and non-illuminated projecting blade sign at fascia level.	The CGCA observes that internal illumination is inappropriate and unsympathetic in a conservation area, and conflicts with Camden planning policy (see CGP1, 8.11-8.15; & DP25). 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). However, in this instance, the CGCA has no objection. Comments by 30-04-18 Photo: See documents Documents: http://bit.ly/2J6u0Fh
3.2	Central St Giles Piazza WC2H 8AG 2018/1134/P Sui generis/Broadgate Estates (agent)	Temporary erection of a structure incorporating a LED screen (for advertising purposes) between 9th June 2018 and 18th August 2018 within Central St Giles Piazza.	The CGCA continues to have concerns that the oversized LED screen would have a negative impact on local residents, particularly those whose terraces and windows are directly over the screen's proposed location. However, provided the Council received no complaints last year (see 2017/1938/P) and local residents have not raised objections to this current application, the CGCA does not object. Comments by 03-05-18 Photo: http://bit.ly/2qLKdrZ (applicant's document) Documents: http://bit.ly/2vraykH Note: Similar application (2017/1938/P) 08-05-17 agenda. CGCA objected.
WESTMINSTER APPLICATIONS			
3.3	419-420 Strand WC2R 0PT 18/02272/FULL A3/Mercury X; SKK Design Ltd. (agent)	Replacement shopfront.	No objection Comments by 07-05-18 Photo: http://bit.ly/2HcKuPW (older photo) Documents: http://bit.ly/2F0lhll
3.4	419-420 Strand WC2R 0PT 18/02605/FULL	Installation of mechanical plant at roof level including kitchen	To ensure that the equipment does not cause undue nuisance and disturbance to nearby

	A3/Mercury X; SKK Design Ltd. (agent)	supply and extract system, air handling and condenser units and acoustic enclosure and full height extract duct within internal lightwell area.	<p>residential properties, any permission granted must include conditions that:</p> <p>(1) restrict the amount of noise (measured in decibels) emitted from the units to within Westminster's thresholds (S32, ENV7). Given the compounding effects of rooftop extraction noise, the aim should be 35dB max overnight at the nearest window;</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 (ENV6(8));</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 (ENV6(6)) (for precedent, see 14/03699/FULL & 15/05983/FULL, among others); 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.</p> <p>Further, notwithstanding variation in measurements on a daily, weekly, monthly period, the values quoted are not fairly representative of noise levels. Lower frequency ranges travel further and maintain amplitude longer so can be more disturbing to residents.</p> <p>Comments by 13-05-18 Photo: http://bit.ly/2HcKuPW (older photo) Documents: http://bit.ly/2HNatdu</p>
3.5	First Floor 30 Jubilee Hall Jubilee Market WC2E 8BE 18/02041/FULL Jubilee Hall Gym/Jubilee Hall Trust; Wharmby Kozdon Architects (agent)	Internal alterations to Jubilee Hall Gym.	<p>No objection</p> <p>Comments by 13-05-18 Photo: http://bit.ly/2J6bflo (applicant's document) Documents: http://bit.ly/2HOixek Note: Grade II-listed building. Jubilee Hall Trust presented to CGCA planning committee at 12-03-18 meeting.</p>
3.6	The Market 18/02826/FULL Sushi Samba/Sushi Samba; Gerald Eve (agent)	Installation of air conditioning units within a dormer roof recess on the north range of the central roof and on the roof of the north range flat section, internal alterations to fit out the unit	<p>To ensure that the equipment does not cause undue nuisance and disturbance to nearby residential properties, any permission granted must include conditions that:</p> <p>(1) restrict the amount of noise (measured in</p>

		<p>including; removal of brick nibs in the north wing; replacement and relocation of two staircases; installation of new flooring, wall ceiling linings; and associated works. (Site includes Opera Terrace, Units 35, 36, 45 And 7).</p>	<p>decibels) emitted from the units to within Westminster's thresholds (S32, ENV7). Given the compounding effects of rooftop extraction noise, the aim should be 35dB max overnight at the nearest window;</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 (ENV6(8));</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 (ENV6(6)) (for precedent, see 14/03699/FULL & 15/05983/FULL, among others); 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.</p> <p>Comments by 15-05-18 Photo: See documents Documents: http://bit.ly/2HKf7Jv Note: Grade II*-listed building. 17/09680/LBC on 13-11-17 agenda. CGCA had no objection. Application was withdrawn.</p>
3.7	<p>53 Chandos Place WC2N 4HS 18/02861/FULL Z Hotel (C1)/Z Hotels; <i>Planning Resolution Ltd.</i> <i>(agent)</i></p>	<p>Use of ground to fourth floor of the building as a hotel (C1) with ancillary cafe at ground floor level. External alterations to include 5 No. new windows on the west elevation and installation of new and relocated mechanical plant and photovoltaics at roof level. Alterations to windows on the rear elevation to include etched glazing and provision of a louvred screen (ground to fifth floor level) fronting rear courtyard area and alterations to rear courtyard area.</p>	<p>The CGCA is concerned about the saturation of hotels in the conservation area, particularly given the lack of diversity in the type of hotels being proposed. Hotels are already being developed at locations near this, including 31-32 And 33 Bedford Street; 7-8 St Martin's Place; 1 Heathcock Court; and 418-422 Strand.</p> <p>The CGCA's concerns relate primarily to the impact on local residents and on the character of the conservation area in general. This includes the noise and disturbance caused by customers of the hotel, as well as by the increased volume of servicing and deliveries that would be needed given the proposed hotel use. Indeed, the CGCA has grave concerns about the impact on local residents and the road network due to servicing. The proposed location is opposite the Coliseum, which regularly has large trucks outside for deliveries.</p> <p>Further, as the Council's environmental health</p>

			<p>officer notes, the applicant has failed to properly account for the impact on local residents from the proposed hotel use as well as the addition of plant and equipment. The applicant should be required to submit an accurate acoustic report and this should be available for consultation.</p> <p>Should the Council be minded to approve the application without an adequate noise report, the following conditions should be 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:</p> <p>(1) restrict the amount of noise (measured in decibels) emitted from the units to within Westminster's thresholds (S32; ENV6; ENV7);</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 (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); and</p> <p>(4) 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 15-05-18 Photo: See documents Documents: http://bit.ly/53chandos</p>
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4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	236 Shaftesbury Avenue WC2H 8EG 2018/1709/TC Bloomsbury Tavern/ <i>Shepherd Neame Ltd.</i>	4 tables, 16 chairs, 2 umbrellas and 7 barriers	<p>Whilst the CGCA has no objection to the use of street furniture at this location, we continue to object to the current/proposed hours, as they do not comply with Camden's tables and chairs guidance, which specifies that hours will not be allowed past 9 p.m., unless the site is located in a predominantly commercial street, which Shaftesbury Avenue 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 in the area.</p> <p>Comments by 08-05-18 Photo: http://bit.ly/2EZ2J5a Documents: http://bit.ly/2Hy2689 Note: Renewal. M-SA 11:00-23:00; SU 12:00-20:00.</p>

WESTMINSTER APPLICATIONS

4.2	19 Henrietta Street WC2E 8QH 18/02642/FULL <i>All Bar One/Mitchells & Butlers Leisure Retail Limited; Poppleston Allen Solicitors (agent)</i>	Use of two areas of the public highway measuring 7.8m x 0.8m and 10m x 0.8m 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.	<p>The CGCA continues to be concerned about the obstacle the tables and chairs cause on the public highway. 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. Whilst the CGCA recognises that permission was originally granted before the Council had its 2m policy, the CGCA notes that the footfall and number of vertical drinkers has increased, exacerbating the lack of space on the public highway for pedestrians to safely pass.</p> <p>Comments by 14-05-18</p> <p>Photos: https://goo.gl/E1GrpR (Henrietta frontage) & https://goo.gl/zCUI9g (Bedford Street frontage)</p> <p>Documents: http://bit.ly/2HfmTKI</p> <p>Note: Renewal. No change in use or hours: M-SU 11:00-23:00. 17/00480/FULL on 13-02-17 agenda.</p>
4.3	1 Cambridge Circus WC2H 8PA 18/02387/TCH <i>Shake Shack/Zebra Projects (agent)</i>	Use of two areas of the public highway measuring 1.32m x 6.00m and 1.32m x 6.00m for placing of 12 tables and 24 chairs.	<p>The CGCA strongly objects to the proposed hours, which are inappropriate in a conservation area and in close proximity to residents. Residents are located directly above and adjacent to the resident, as well as further along West Street.</p> <p>The CGCA also objects to the amount of street furniture proposed. The pedestrian traffic at this location is excessively heavy. Additionally, the vehicular traffic at this junction of Shaftesbury Avenue and Charing Cross Road is extremely high. Safety concerns already exist, as a tourist was hit and killed by a bus at this location in recent years.</p> <p>The applicant also has submitted an erroneous layout, as it does not show permanent fixtures on the pavement, as required by Westminster's planning policies. For example, as the photos show, there is a rubbish bin, a large permanent map, a light pole and two poles supporting a "City of Westminster" sign in the pavement directly in front of this location. When factoring in these permanent items, there is even less room for the large volume of pedestrians to maneuver.</p> <p>Further, the CGCA notes that pedestrian crossing lights are located directly in front of and to the side of this premise and large groups of pedestrians are consistently present. The previous tenant, also a restaurant, did not have permission for T&CH. Other establishments on Cambridge Circus, notably McDonald's at 24 Cambridge Circus, have permission because the pavement is considerably deeper.</p> <p>The applicant's restaurant is of a style where customers order and collect from a window. This creates queues, which is clearly demonstrated by the applicant's restaurant in the Piazza, which blocks the public highway consistently. Given that the proposed location in this application is a busy pavement, queues, coupled with the proposed street furniture, will completely obstruct the pavement (see 18/03402/FULL).</p> <p>Should the Council be minded to grant permission, the applicant should be permitted significantly fewer tables and chairs, namely four tables and eight chairs positioned flush with the shopfront</p>

			<p>(e.g., not obstructing the pavement in any way), and should be required to monitor use of the street furniture, via an employee positioned at the front of the restaurant, to prevent passers-by from using the tables and chairs and to prevent antisocial behaviour, including drug pushers, which are a problem in the area.</p> <p>Comments by 15-05-18</p> <p>Photo: http://bit.ly/2J7tsyV</p> <p>Documents: http://bit.ly/2qKa3gT</p> <p>Note: New application. Proposed hours: M-SA 10:00-03:00; SU 11:00-22:30.</p>
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5. Other business

6. Next meetings & future presentations

- 6.1 14 May
- 6.2 28 May (will be rescheduled due to Bank Holiday)
- 6.3 11 June
- 6.4 25 June