

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 24 October 2016
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), Jo Weir, David Bieda, Jane French, Shirley Gray, Selwyn Hardy, Gary Hayes, David Kaner, Christina Smith, Meredith Whitten

1.2 Apologies received: Richard Hills, Kester Robinson, Rhu Weir

1.3 Comments received: Rhu Weir

2. Presentation: St. Martin's Place hotel – St. Martin's Place (hotel) (6:30 p.m.); 101 St. Martin's Lane (7 p.m.); 182-184 High Holborn (7:30 p.m.)

3. Planning Applications & Appeals

| | Address & Application No. | Proposal | Comments |
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| CAMDEN APPLICATIONS | | | |
| 3.1 | Earlham Street WC2H 9HU 2016/5169/L Cambridge Theatre <i>N/A/Seven Dials Trust</i> | Installation of a Seven Dials Trust Time Plaque on the exterior of the Cambridge Theatre. | The CGCA supports these proposals to install a plaque to the exterior of Cambridge Theatre, which will promote the unique history, character and identity of the Seven Dials (Covent Garden) Conservation Area, which Camden has identified as (CS9.1) a policy priority. Comments by 04-11-16 Photo: See documents Documents: https://goo.gl/TSaLqj Note: Grade II listed building |
| 3.2 | Parker House 25 Parker Street London WC2B 5PA 2016/4925/P <i>C3/ Parker Street No. 1 Ltd.; DP9 Ltd. (agent)</i> | Details of piling method statement required by condition 6 of planning permission reference 2012/6132/P dated 30/08/2013 as amended by permission reference 2016/2601/P. | No comment Comments by 02-11-16 No photo Documents: https://goo.gl/LgeB1L |
| 3.3 | 101-103 New Oxford Street and 5-24 St Giles High Street WC1A 1DD 2016/5502/P <i>Centre Point/Almacantar; Gerald Eve (agent)</i> | Use of a controlled shadow gap to north and south core windows of Centre Point Tower to alter the window details of the approved redevelopment of Centre Point under planning permission 2013/1957/P. | No objection Comments by 01-11-16 No photo Documents: https://goo.gl/SdKkSC |
| WESTMINSTER APPLICATIONS | | | |
| 3.4 | 16 Bedford Street WC2E 9HE 16/09273/LBC <i>Field & Lawn/Field & Lawn</i> | Installation of temporary fixings to support Christmas lighting. | No objection, provided a condition is included that limits the hours the Christmas lighting can be turned on. Comments by 01-11-16 Photo: https://goo.gl/hE3XDy Documents: https://goo.gl/THv6xj Note: Grade II listed building |

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| 3.5 | 22 Wellington Street WC2E 7DD 16/09322/FULL Champagne and Fromage/ <i>Champagne and Fromage;</i> <i>Gerald Eve (agent)</i> | Use of the ground floor and basement for Class A1/A3 (sui-generis) purposes. | No objection Comments by 02-11-16 Photo: https://goo.gl/E3HYa4 Documents: https://goo.gl/9FdjCy |
| 3.6 | 22 The Market WC2E 8RD 16/09446/LBC <i>Aubaine/Capco; Gerald Eve (agent)</i> | Installation of four parasol foundations to the Piazza adjacent to 22 The Market and new signage to the north and south shopfronts of 22 The Market. | No objection Comments by 08-11-16 Photo: https://goo.gl/4eMW9H Documents: https://goo.gl/YwZdiX Note: Grade II* listed building |
| 3.7 | Lower Ground Floor And Ground Floor 35 King Street WC2E 8JG 16/09514/FULL A1 (Sandro)/SMCP UK Limited; fabien marcque design (agent) | Alterations to existing shopfront comprising of a new entrance door. | The door handle on the proposed, security-glazed double door should be in the same finish (gold) as the door at the left of the shopfront. Additionally, the thickness of the bottom sill of the proposed door should match that of the windows on either side of the door. This would provide a neater, more balanced shopfront. Comments by 14-11-16 Photo: https://goo.gl/nhXTkJ Documents: https://goo.gl/iMOIfQ |

4. Tables and Chairs

| CAMDEN APPLICATIONS | | | |
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| None | | | |
| WESTMINSTER APPLICATIONS | | | |
| 4.1 | 2 Russell Street WC2B 5JD 16/09185/TCH <i>Gelatorino/Gelatorino Ltd.</i> | Use of an area of the public highway measuring 1.2m X 4m for the placing of 2 tables and 6 chairs in connection with the existing ground floor use. | The drawings show two tables and eight chairs, but the applicant has proposed, and is currently using, two tables and six chairs. Given that the Council typically includes a condition with any planning permission granted to require the applicant to adhere to the approved layout, the applicant should be required to submit a revised, corrected layout showing two tables and six chairs. Provided the corrected drawing is submitted, the CGCA has no objection to the use of two tables and six chairs. Comments by 31-10-16 Photo: https://goo.gl/M5CCzy Documents: https://goo.gl/P7TFbo Note: Renewal. No change in use or hours (M-SU 11:00-23:00). On 25-05-15 agenda. CGCA had no objection. |
| 4.2 | 90 St Martin's Lane WC2N 4AP 16/09319/TCH <i>The Salisbury/TLT LLP (agent)</i> | Use of two areas of the public highway measuring 2.4m x 8.8m. For the placing of 4 tables, 16 chairs, and 6 plant pots on St Martin's Court and the placing of 2 barrels on the public highway at St Martin's Lane. | The CGCA objects to the use of barrels and potted plants, and any street furniture, on St. Martin's Lane. Although the drawings only indicate the street furniture, in reality, customers will be gathered around the barrels, thus taking up more space on the public highway. Given this, it is not possible for the 2m required minimum to be maintained. As a result, use of the street furniture will cause an obstacle to pedestrians. The Council specifies that 2m is a minimum and where footways are very crowded the Council's policy is for the clear zone to be much wider. Some streets are so busy or so narrow that they |

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| | | | <p>are unsuitable for tables and chairs altogether (see “Westminster Way public realm strategy” SPG, para 46, p. 25; also see “Guidelines for the placing of tables and chairs on the highway” SPG). Further, the “Pedestrian Comfort Guidance for London,” published by the GLA, recommends total footway widths for different levels of pedestrian flow. For high-flow areas (greater than 1,200 people per hour), the recommended width is 5.3m; for active flow areas (600 to 1,200 people per hour), the recommended width is 4.2m.</p> <p>The proposed table and chairs are located in a high-traffic area, notably a busy junction between Covent Garden via New Row across St. Martin’s Lane towards Charing Cross Road. This location on St. Martin’s Lane is also near several theatres and, thus, footfall is even higher at certain times. Street furniture of any kind is inappropriate for this location and, as proposed, they present a health and safety concern, as pedestrians will be forced to walk in the road due to the heavy volume of footfall and the obstruction that the barrels as well as the vertical drinkers using them will create.</p> <p>As the attached photo shows, the public highway cannot accommodate any more obstacles than already exist without disrupting pedestrian flow, including prams and wheelchairs, at this busy junction. The photo also shows how this location on St. Martin’s Lane is often partially blocked by delivery vans and other large vehicles.</p> <p>The CGCA has no objection to the continued use of tables and chairs in St. Martin’s Court, provided any permission granted continues to include a condition that specifies that that only approved furniture can be used and an informative that reminds the applicant to keep furniture within the permitted areas and configuration.</p> <p>Comments by 02-11-16 Photos: https://goo.gl/eRBxrf (St. Martin’s Court) & https://goo.gl/Y8Bhny (St. Martin’s Lane) Documents: https://goo.gl/sk2dov Note: Renewal. Plant pots and barrels are new. No proposed hours listed. Existing hours: M-SU 11:00-23:00. On 24-08-15 agenda.</p> |
| 4.3 | 32-34 Wellington Street WC2E 7BD 16/08230/TCH | Use of an area of public highway measuring 7.0m x 1.55m for the placing of 9 tables and 18 chairs in connection with the restaurant at No. 32-34 Wellington Street. | <p><i>Deferred until documents are available</i></p> <p>Comments by 07-11-16 Photo: https://goo.gl/Zz3a7g Documents: https://goo.gl/9Wwzdk Note: Renewal. Change in use. Existing use: four tables and eight chairs. M-SU 11:00-23:00. On 25-05-16 agenda. CGCA’s comments: The CGCA objects to this application because the pavement is not wide enough for the tables and chairs and servicing. As indicated on the applicant’s drawings, a clearance of 1.8m is left after allowing for tables, chairs and servicing. This falls short of WCC’s minimum requirement of 2m. Also, we note that the drawing shows the chairs pushed under the table; when used by customers, chairs will be pushed out further and, thus, will take up more space than indicated on the drawing. The CGCA also is concerned about the precedent approving this application would set along this street, which is one of the busiest in Covent</p> |

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| | | | <p>Garden with such a high volume of footfall that pedestrians already are regularly forced to walk in the street. This creates a significant safety hazard, as there is a constant stream of taxis and other vehicles and pedestrians are often forced to walk in the street because of congestion along the pavement.</p> <p><i>Officer's report notes that 1.8m will be free, which is less than WCC's 2m. However, officer says that furniture was in situ before adoption of the Westminster Way without significant implications for the free movement of pedestrians, which is the key test under adopted policies.</i></p> |
| 4.4 | <p>33 Catherine Street WC2B 5JT 16/09089/TCH Augustus Harris/ Augustus Harris LTD</p> | <p>Use of an area of the public highway measuring 4310mm x 1200mm for the placing of two tables and four chairs.</p> | <p>No objection. Comments by 14-11-16 Photo: https://goo.gl/N8FIDA Documents: https://goo.gl/f8TuO3 Note: Renewal. No change in use. No proposed hours listed. Existing hours: M-SU 11:00-23:00. On 24-08-15 agenda.</p> |

5. Other business – Comments due before next meeting

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| 5.1 | <p>Walter House 418-422 Strand And 50 Bedford Street WC2R 0PT 16/09925/FULL B1/<i>The Nadler Covent Garden Ltd.; Gerald Eve (agent)</i></p> | <p>Use of basement, part ground and upper floors as hotel (C1) with reception at ground-floor level. Alterations to Walter House including infill of internal lightwell, removal of escape stair to rear, introduction of balconies to rear facade and refurbishment of the building. Demolition of the Bedford Street facade of 50 Bedford Street and in full to above first floor slab. Alterations at roof level including introduction of dormer windows, fifth floor extension, installation of plant equipment within an enclosure and installation of solar thermal panels.</p> | <p>Comments by 10-11-16 Photo: See documents Documents: https://goo.gl/UvVauQ Note: Applicant presented to CGCA on 26-09-16.</p> |
| 5.2 | <p>Flat 2 15 Kean Street WC2B 4AZ 16/08742/FULL C3/<i>Debut Residents Management Co. Ltd.</i></p> | <p>Installation of new enlarged windows to the side and front elevation.</p> | <p>The CGCA is concerned about a loss of privacy for residents of Bruce House. Thus, the windows should consist of obscured glazing and the windows should be unopenable. Comments by 09-11-16 Photo: See documents Documents: https://goo.gl/t2OrWP</p> |
| 5.3 | <p>72 Odhams Walk WC2H 9SD 15/07402/FULL C3/<i>Clinch Design (agent)</i></p> | <p>Retention of existing railings set within two external courtyards (retrospective application).</p> | <p>Comments by 10-11-16 Photo: See documents Documents: https://goo.gl/BKI5W3</p> |

6. Next meetings & future presentations

- 6.1 14 November 2016
- 6.2 28 November 2016
- 6.3 12 December 2016