

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 25 April 2016
at 18:30 at Covent Garden Community Centre, 42 Earlham Street WC2H 9LA

www.CoventGarden.org.uk



TheCGCA



@TheCGCA

1. Attendance

1.1 **Present:** Elizabeth Bax (chair); Robert Bent; Shirley Gray; Selwyn Hardy; Jim Monahan; Amanda Rigby; Kester Robinson

1.2 **Guests:** Tony Tugnutt

1.3 **Apologies received:** Richard Hills; Rhu Weir; Meredith Whitten

1.4 **Comments received:** Rhu Weir

2. **Presentation:** 42 Maiden Lane (The Grind), David Abrahamovitch and Mark Fussett

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	6 Stukeley Street WC2B 5LQ 2016/1445/P <i>C3/Milan Babic Architects (agent)</i>	Demolition of an existing single storey house and redevelopment of the site with erection of two 2 x bedroom units within three storey building and excavation of basement level.	<p>The CGCA objects to these proposals. This building falls within the Seven Dials Conservation Area and, thus, is subject to Camden policies for conservation areas, including the Seven Dials Estate Conservation Area Statement, a statutory planning guidance document. This document notes that 6 Stukeley Street makes a positive contribution to the appearance of the conservation area. The CGCA is concerned that the applicant does acknowledge this in the supporting documents and, thus, does not provide complete information on which the officer can base a decision.</p> <p>In particular, the Seven Dials Estate Conservation Area Statement specifies that the lower roof lines and cottage appearance of No. 6, as well as 4-14 Stukeley Street, contribute to the conservation area and, thus, are of local heritage value.</p> <p>The CGCA's objection is based on the following concerns.</p> <p>Height and bulk – The proposals call for a building that greatly exceeds the height and mass of the existing building. This contradicts the Conservation Area Statement and would result in a canyon-like effect on Stukeley Street by making this narrow street feel claustrophobic and pinned in. (We note that Stukeley Street measures just over 5.2m at its widest in this location.) It also would drastically reduce the daylight that reaches the street and windows facing Stukeley Street. This is of particular concern given the already</p>

		<p>limited daylight currently experienced. Further, increasing the height and bulk would have a negative impact on the roofline and subsequent views across Covent Garden. The supporting documents do not address these impacts.</p> <p>Design and layout – The design and layout of the proposed units do not fit with the character of the conservation area or of the street in particular. Additionally, the design and layout will result in an impact on residential amenity. For example, the proposed windows are extremely large and would look directly into habitable rooms across all of Goldsmith Court, which lies just 5m away.</p> <p>The proposed dormer roof increase the building's height too much and eliminates the current saw-toothed roofline with a more homogenous and bland roofline, which violates Camden's design policies.</p> <p>The application site is insufficient for the amount of development proposed. Again, Stukeley Street is a quiet, narrow street in the heart of the conservation area. In particular, the site is inappropriate for the two dwellings proposed.</p> <p>Daylight & sunlight – As stated in the applicant's daylight and sunlight assessment, the proposals would have an impact on existing windows, notably windows designated as habitable rooms or sensitive windows. The proposals would essentially eliminate all direct sunlight for several windows. The impact would be felt in Stukeley Street as well as Goldsmith Court, where the CGCA estimates that the amenity of more than half of the 16 flats will be significantly affected. This is an unacceptable impact on residential amenity.</p> <p>Overlooking – Similarly, as previously noted, the impact on the roofline would affect residents' views. Additionally, the proposals would have an effect on residents' privacy. This is because the current openness provides some level of privacy, whereas the increased height and bulk would lead to overlooking, along Stukeley Street as well as Drury Lane.</p> <p>The level of overlooking would be highly inappropriate and would not meet the standard set in Camden's planning policies or the Mayor of London's Housing Design Standards. As proposed, none of the street windows would have glazed or obscured glass, and all windows are</p>
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			<p>openable.</p> <p>Conservation Area – As the proposed site falls within the Seven Dials Conservation Area, the applicant’s proposals must protect and enhance the quality, character and history of the conservation area. The CGCA believes that these proposals fail to do so.</p> <p>In conclusion, the proposals will have significant negative impacts on Stukeley Street, including adjacent residents and tenants. The proposed development would turn a narrow, yet open and light thoroughfare, into a dark and unremarkable alley. Existing residents, including those in Goldsmith Court, would have significant impact to their amenity, including to their access to daylight and sunlight and existing views. The proposals do not respect the character of the Seven Dials Conservation Area and, as such, fail to enhance or protect the conservation area. Given this, the proposals are inappropriate and should be refused.</p> <p>Comments by 05-05-16 Photo: See documents Documents: http://goo.gl/l4P7tA</p>
3.2	<p>48 Monmouth Street WC2H 9EP 2016/1260/P & 2016/1974/L A1/ <i>Estee Lauder; JLL (agent)</i></p>	<p>Installation of air conditioning unit to the rear elevation and security system.</p>	<p>The CGCA objects to the installation of air-conditioning units on this listed building due to the impact on residential amenity. As stated in the applicant’s environmental noise survey, the location is surrounded by residential units. The attached aerial photo shows the proximity of residential units. Additionally, the air-conditioning unit will be located at the rear, in a courtyard, which causes sound to echo and magnifies the noise and disturbance impact on residents.</p> <p>Further, we note that the applicant’s noise report specifies that the proposed unit does not meet Camden’s threshold (see p. 14: “the plant noise impact does not comply with the typical requirements of the local authority by 11dB”).</p> <p>Also, we note that this is a Grade II listed building.</p> <p>Given this and the resultant impact on residential amenity in what is an existing, quiet area, permission should be refused.</p> <p>Comments by 05-05-16 Photo: See documents Documents: http://goo.gl/sCcpdx Note: Grade II listed building</p>

3.3	O/S Travelodge 166 High Holborn WC1V 7AP 2016/1342/P N/A/BT	Relocation of an existing BT telephone kiosk.	No objection Comments by 06-05-16 Photo: See documents Documents: http://goo.gl/st4igD Note: Application made under GPDO.
3.4	44 New Oxford Street WC1A 1ES 2016/1165/P Currently El Mexicana (A1)/Kazis Ltd.; Arch Planning & Licensing (agent)	Change of use of A1 use class to A3 use class café/Restaurant (Traditional Mediterranean Restaurant).	N/A (out of area) Comments by 11-05-16 Photo: See documents Documents: http://goo.gl/Z8HkYm
WESTMINSTER APPLICATIONS			
3.5	4 The Market WC2E 8RA 15/10384/FULL A1 units/Corner Croft (agent)	Installation of three condensing units within valley at roof level of Unit 4.	No objection Comments by 05-05-16 Photo: See documents Documents: Note: Grade II* listed building
3.6	8 Adelaide Street WC2N 4HZ 16/02740/FULL A1 (former Costa)/Ennismore; CgMs Consulting (agent)	Installation of new shopfront.	Whilst the CGCA does not object to the installation of the new shopfront, we do object to the proposed hanging sign, which is inappropriate on a listed building. A more traditional design should be proposed. Westminster's guidance on advertising design states that signs on listed buildings "should be designed as architectural elements of the building, normally following its character in terms of style, materials and colours" (see p.4). Comments by 09-05-16 Photo: See documents Documents: http://goo.gl/Ns8BQ7 Note: Grade II* listed building
3.7	32-33 Long Acre WC2E 9LA 16/02571/FULL A1/Adidas Group; Brown Studio (agent)	Move existing right hand side shopfront window forward to align with existing left hand side shopfront windows.	No objection. Additionally, the CGCA would prefer that the door be flush with the shopfront and not recessed, as recessed doorways encourage antisocial behaviour and rough sleeping. This is in line with Westminster's planning guidance, which notes that, "shop doors, particularly if glazed and recessed, are often the point of entry for burglars." Comments by 09-05-16 Photo: See documents Documents: http://goo.gl/gPhINv
3.8	Apex House 47 William IV Street WC2N 4DH 16/02312/LBC Police station/Lambert Smith Hampton (agent)	Installation of pigeon proofing within window reveals.	No objection Comments by 09-05-16 Photo: https://goo.gl/xhNDOp Documents: http://goo.gl/HbV6rx Note: Grade II listed building
3.9	430-449 Strand, 1 To 10 Adelaide St And 1-18 William	Reconfiguration of the existing commercial space and associated	The CGCA welcomes the attempt to deal with the antisocial behaviour in this

	<p>Iv St (Inc2-9 Charing Cross Concourse) Strand WC2R 0QS 16/02288/FULL Mixed/TH Real Estate; Gerald Eve (agent)</p>	<p>public realm at 430-449 Strand, 1 to 10 Adelaide Street and 1-18 William IV Street London (including 2-9 Charing Cross Underground Concourse) including: the change of use of 9 Adelaide Street and 2 & 3 Charing Cross Concourse from Class A1 retail to Class A3 restaurant in association with the extension of 7 Charing Cross Concourse; the change of use of part of ground 449 Strand/1-2 Adelaide Street and part 7 Charing Cross Concourse from Class A1 retail to Class A3 restaurant; closure of existing underground entrance on the Strand and replacement with a new Class A1 retail unit; introduction of an ancillary retail store (Class A1) at Charing Cross Concourse level; the extension of retail floorspace at 4, 5 and 6 Charing Cross Concourse (Class A1); associated internal works to commercial units; associated public realm works at Charing Cross Concourse including works to the Underground entrances and associated shopfront and frontage works at 441-442 Strand, 1-2 Adelaide Street and 9 Adelaide Street.</p>	<p>underground area and redevelopment and the opening up of one long closed entrance to allow free movement. However, we do not welcome the use of A3, as it will encourage new use of this space and move on the source of the antisocial behaviour. A condition should be included that requires regular patrols and cleaning as part of any permission granted. Comments by 10-05-16 Photo: See documents. Documents: http://goo.gl/K37LXj Note: Includes Grade II* listed building</p>
3.10	<p>67 Drury Lane WC2B 5SP 16/03298/FULL A1 at basement & ground; C3 at upper/Really Useful Theatres Group; John Rowan and Partners (agent)</p>	<p>Erection of an additional floor at fourth floor level to provide additional residential accommodation in connection with the use of the building to provide 6 x 2 bed units and 1 x 1bed unit. Alterations to mansard at rear third floor level and new window and door openings to side and rear elevations with balconies and Juliette balconies. Installation of new lift to fourth floor levels and lift overrun and air conditioning unit and enclosure at roof level.</p>	<p>No objection Comments by 11-05-16 Photo: https://goo.gl/leN2J2 Documents: http://goo.gl/rcbERC Note: Application (15/00955/FULL) for 4th- floor, replacement of roof and additional changes on 23-02-15 agenda. CGCA objected. WCC approved 20-10-15, after the applicant made significant alterations to the proposals. Application (15/11182/FULL) for additional flat on the proposed 4th floor and further internal & external amendments was on 11-01-16 agenda. CGCA's comments: The CGCA maintains the concerns we had with the previous application (15/00955/FULL). Given that the Council granted permission for that application, after the applicant made significant revisions to the proposals, the CGCA reluctantly has no objection only if the conditions included with the permission for 15/00955/FULL are included with any permission granted for this current application. WCC approved the application.</p>

			This current application is similar to the previous approved application, but includes details to the proposed roof-top condenser, which were omitted in the previous application.
3.11	68-69 St Martin's Lane WC2N 4JS 16/02927/FULL McDonald's/McDonald's Restaurants Ltd.; Planware (agent)	Alterations to shopfront including the installation of new sliding entrance door and replacement of existing windows.	The CGCA objects to the proposed internally illuminated fascia and projecting signs, which is inappropriate in a conservation area, according to Westminster's planning guidance, "Shopfronts, Blinds & Signs" and "Advertisement Design." Additionally, the CGCA objects to the sliding door, which also are inappropriate in the conservation area as they detract from the character of the street, the building itself and the conservation area. Comments by 12-05-16 Photo: See documents Documents: http://goo.gl/BwVtWb
3.12	55 Drury Lane WC2B 5SQ 16/02468/FULL A2/Aberdeen Asset Management; Tatehindle (agent)	Infilling north and east corners of curtain wall, creation of new doors to terrace, refurbishment of the terrace at 4th floor.	No objection Comments by 16-05-16 Photo: See documents Documents: http://goo.gl/pPQCDy
3.13	Leicester Square Station Charing Cross Road WC2H 0AP 16/02633/FULL Underground station/CTIL; Bilfinger GVA (agent)	Installation of one antenna and two cabinets (800 x 660 x 1770 mm) at second floor level and one meter pillar (350 x 150 x 900 mm) installed on highway.	No objection Comments by 16-05-16 Photo: See documents Documents: http://goo.gl/iTaObg
3.14	Royal Opera House 16/03269/LBC ROH/Royal Opera House Covent Garden Foundation; Gerald Eve (agent)	Variation of Conditions 1 of listed building consent dated 2 June 2016 (RN: 15/01874) for Installation of cooling tower on roof and associated works, namely, to amend the location of the cooling tower.	No objection Comments by 17-05-16 Photo: See documents Documents: http://goo.gl/PPsna3 Note: Grade I listed building
3.15	The Market WC2E 8RA 16/00225/FULL N/A/Capco; Gerald Eve (agent)	Conservation and repair works to Covent Garden Market Building including: re-laying/replacement of slates to roof, replacement of lead work with new, replacement of pigeon prevention measures, replacement of glazing in roof lanterns with self-cleaning glass, Proposals amended with the addition of works to north and south hall roofs -installation of new access hatch, and refurbishment of north and south hall roofs including replacement of glazing with self-cleaning blast-proof glass.	No objection Comments by 17-05-16 Photo: See documents Documents: http://goo.gl/b1YYJk Note: Grade II* listed building

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	45-47 Endell Street WC2H 9AJ 2016/2143/TC Rock and Sole Plaice	7 Picnic Tables (42 seating), 4 Heaters and 3 Umbrellas.	<p>The CGCA objects to the serving trolley, which is clutter on the public highway that the applicant has been asked to remove in the past, but has never done so. Because the picnic tables and benches extend to the edge of the pavement, pedestrians can only pass along the pavement between the picnic tables and the shop frontage. This space is already narrow, but the serving trolley and large trash bin create impediments to pedestrians' ability to safely pass. This is further exacerbated when staff is in the public highway while servicing customers seated at the tables.</p> <p>Additionally, there is a zebra crossing directly in front of the restaurant, but because the tables and benches go right to the edge of the pavement, pedestrians at the zebra crossing cannot be seen until they start to cross the road, resulting in a serious health and safety hazard. This junction has high vehicular traffic, making it quite dangerous for pedestrians. Also, note that the applicant is using more space than should be permitted, as the third umbrella is outside their shop. Residents have regularly complained that the applicant is very noisy with the chining up at night, which disturbs area residents.</p> <p>Finally, the hours do not comply with Camden's policy and planning guidance for tables and chairs, which states that hours for tables and chairs usage should not extend beyond 21:00. Endell Street is not a "predominantly commercial street in the Central London Area" as defined in the guidance and, thus, the hours must conform to Camden's policy hours, which are Monday to Sunday, 08:00-21:00. Permission for hours beyond this violates Camden's policy. Thus, allowing hours until 22:00 should not be permitted. To protect residential amenity from noise and disturbance (see CPG5 6.14), the hours of use for the T&CH should be limited to Camden's core hours (end time of 21:00), as outlined in the Tables & Chairs policy (Statement of Licensing Policy, 2011). The CGCA notes that there are residents directly above and adjacent to this site, including those in Dudley Court.</p> <p>Comments by 13-05-16 Photo: https://goo.gl/TE8tPN Documents: http://goo.gl/Ghi3kv Note: Renewal. No change in use or hours (M-SU 11:00-22:30). On 11-05-15 agenda.</p>
WESTMINSTER APPLICATIONS			
4.2	56 St Martin's Lane WC2N 4EN 16/02023/TCH Koshari/Koshari Street;	Use of the public highway for the placing of one table and two chairs in connection with Koshari and alterations to shop front.	Objection. The CGCA challenges the measurements provided in the proposed layout, as the pavement on this side of St. Martin's Lane is narrow and experiences a high volume of

	<i>Rogerson Limited (agent)</i>		<p>footfall, as it is the primary route for pedestrians from Trafalgar Square to Covent Garden. As the attached photo, taken from Google streetview, shows, the shopfront is not wide enough to allow two large chairs (with two people seated in them) and one table to fit in front of the shopfront. As a result, at least one chair will be positioned further into the public highway, creating an obstacle for pedestrians, who are already regularly seen walking in the road due to the volume of pedestrians on the pavement.</p> <p>Additionally, the layout shows a configuration with the chairs pushed under the table. As such, the measurements are not realistic once customers are seated because customers will have to push the chair out further in order to be seated, thus pushing the table and chairs in front of the doorway.</p> <p>Comments by 05-05-16 Photo: See documents Documents: http://goo.gl/l1FIRi Note: New application. Proposed hours: M-SA 11:30-21:30; SU 12:00-20:00.</p>
4.3	69 Long Acre WC2E 9JS 16/02751/FULL /Li Veli Winerybar Limited; Monmouth Planning Ltd. (agent)	Use of the public highway for the placing of three tables and six chairs in an area measuring 1m x 5.7m.	<p>The CGCA would prefer to see a reduction in the number of tables and chairs at this location, which experiences high volumes of footfall on the public highway. However, we note that the current permission for three tables and six chairs resulted from revised proposals after the applicant had originally proposed an excessive amount of furniture (six benches and four tables). See 15/02479/TCH. Thus, we do not object to maintaining the current permission.</p> <p>Comments by 06-05-16 Photo: https://goo.gl/Fvun2d Documents: http://goo.gl/JKkynQ Note: Renewal. No change in use or hours (M-SU 08:00-22:00). On 13-04-15 agenda. CGCA had no objection after proposals were revised to the current configuration.</p>
4.4	42 Drury Lane WC2B 5RT 16/02748/FULL Farmstand/ <i>Company M Ltd.; Firstplan (agent)</i>	Use of the public highway for the placing of a bench and an 'A' board in an area measuring 0.7m (at its widest point) x 3.5m.	<p>Objection. This site is located in a highly residential area and is directly adjacent to residential units. A bench would encourage customers, as well as other passers-by, to loiter and cause noise and disturbance to residents. Further, once customers are seated, they will take up considerably more space than the narrow amount indicated on the applicant's drawing.</p> <p>Additionally, the A-board is too large for the location and it will inevitably be positioned further into the pavement in order to be seen by pedestrians at the junction with Great Queen Street/Long Acre and Drury Lane.</p> <p>We note that the Council has refused to grant</p>

			<p>permission for any tables and chairs on this section of Drury Lane. (See 13/00263/TCH, as well as lack of permission for table and chairs on Drury Lane for 43 Drury Lane.)</p> <p>Comments by 12-05-16</p> <p>Photo: https://goo.gl/JgSWvW</p> <p>Documents: http://goo.gl/EijLu5</p> <p>Note: New application. Proposed hours: M-SA 07:00-23:00; SU 07:00-22:30. A board will comprise two blackboards set within a whitewashed timber frame with planter on top.</p>
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5. Other business

6. Next meetings & future presentations

- 6.1 9 May 2016
- 6.2 23 May 2016