

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 26 February 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; Selwyn Hardy; Gary Hayes; Jim Monahan; Amanda Rigby; Kester Robinson; Brian Tienan; Jo Weir; Meredith Whitten

1.2 Apologies received: Jane French; Richard Hills; Rhu Weir

1.3 Comments received: Rhu Weir

2. Presentations: JLL re: 41 Kingsway (podhotel) – 18:30

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	Pavement outside Endeavour House, St Giles High Street (junction with New Compton & St Giles High Street) WC2H 8DN 2018/0523/A N/A/Camden; <i>SM Planning (agent)</i>	Erection of double-sided freestanding advertisement panel to display 2 x internally illuminated digital advertisements, following the removal of existing freestanding advertisement unit.	Objection. The proposed location of the advertisement panel would result in an impact on public safety (Local Plan D4(g)). As the applicant's Road Safety Audit document finds, the potential distraction caused by the proposed digital advertisement panel could cause collisions in this area of high carriageway activity (see p. 9). The audit expressed concern about the increased likelihood for collisions involving vehicles, cyclists and pedestrians. The Road Safety Audit concludes that the proposed digital advertisement panel should not be installed at this location (see p. 10). Further, the CGCA objects due to the location at a bus stop. The freestanding panel display is proposed to be located where passengers are boarding and disembarking from the bus, thus causing an obstruction on the public highway (see p. 5 photo montage in applicant's plans). Comments by 09-03-18 Photo: https://goo.gl/jjFR4M (applicant's document) Documents: https://goo.gl/w1UxNe
3.2	59 St Giles High Street WC2H 8LH 2018/0057/L <i>A1/Iceni Projects (agent)</i>	Stripping out of later additions and works or repair and restoration.	No objection, provided the officer is satisfied no heritage assets will be harmed. Comments by 12-03-18 Photo: https://goo.gl/kowdhQ Documents: https://goo.gl/4Hr4Tb Note: Grade II-listed building
3.3	130 Charing Cross Road WC2H 0LA 2018/0675/P	Details of odour control equipment and ventilation system required by	Given that this location is surrounded by residential units (see 2017/4541/P) and given the applicant's long-term history of non-

	A5/safa alattar (agent)	condition 4 of 2017/4541/P dated 22/01/2018.	<p>compliance, any plant and equipment permitted should be strongly conditioned to protect residential amenity.</p> <p>The mitigation measures listed in section 5.3 of the applicant's sound report should be required, namely acoustic silencer, acoustic enclosure panels for the external duct and anti-vibration mounting.</p> <p>Further, to ensure that the equipment does not cause undue noise, disturbance and odour, any permission granted must include conditions that:</p> <p>(1) 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>(2) 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>(3) limit the hours of use to business hours of the premises, which are 09:00-23:00; 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. 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 12-03-18 Photo: https://goo.gl/aqNrmB Documents: https://goo.gl/qXJFvK</p>
3.4	118-124 Charing Cross Road WC2H 0JR 2017/7043/P A1 (TK Maxx)/Savills (agent)	Change of use of the third floor from office (B1) to retail use (A1).	<p>No objection</p> <p>Comments by 13-03-18 Photo: https://goo.gl/UuftTP Documents: https://goo.gl/JWvdqm</p>
3.5	Land at St Giles Circus Site 126-136 Charing Cross Road WC2H 8NJ 2018/0897/A N/A/Iceni Projects (agent)	Temporary display of a backlit display board (measuring 12.6m in width by 3.4m in height with frame) facing Centre Point from 16/04/2018 to 16/04/2020.	<p>Whilst the CGCA appreciates that the proposed digital display board has been greatly reduced in size, we continue to object to the commercial nature of the sign and the use of internal illumination for the advertisement, which is inappropriate given its proximity to several conservation areas, including Denmark Street, Bloomsbury and Seven Dials (Covent Garden) conservation areas (Local Plan Policy D1, D2, D4, A1).</p> <p>Internal illumination is inappropriate and unsympathetic in a conservation area, and conflicts with Westminster planning policy (see "Shopfronts, Blinds & Signs" SPG;</p>

			<p>“Advertisement Design Guidelines” SPG; and DES8). DES8-10.98 states that “Shop signs should be at fascia level and be externally illuminated. Internally illuminated box fascias and projecting signs are not normally appropriate in conservation areas.”</p> <p>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 14-03-18 Photo: https://goo.gl/zujFue Documents: https://goo.gl/gEDvoe</p>
3.6	St Giles Circus Site WC2 2018/0906/P <i>N/A/Iceni Projects (agent)</i>	Plans, sections and elevations of dormer windows, to discharge Condition 12c (details of new dormer windows at 22-25 Denmark Street) of planning permission 2012/6858/P dated 31/03/2015.	<p>No objection, provided the officer is satisfied that the details of the windows comply with the reasons for imposing the condition.</p> <p>Comments by 14-03-18 Photo: https://goo.gl/UKZiQs Documents: https://goo.gl/wwF8e2</p>
WESTMINSTER APPLICATIONS			
3.7	40 Long Acre WC2E 9LG 18/00950/FULL <i>B1/TfL-London Underground Limited; DP9 (agent)</i>	Erection of single-storey roof extension for office (B1) use. Installation of photovoltaic panels & plant enclosure at roof level. Associated internal & external alterations.	<p>No objection</p> <p>Comments by 09-03-18 Photo: https://goo.gl/ohw4Ez Documents: https://goo.gl/BQ1pig Note: Grade II-listed building</p>
3.8	10-11 Great Newport Street WC2H 7JA 18/00075/FULL <i>A3 (PF Chang’s)/Zebra Projects (agent)</i>	Installation of bi-fold doors to the façade of 10-11 Great Newport Street. (Linked to 18/00076/ADV)	<p>The CGCA objects to an openable shopfront at this, and any, premises. Westminster planning policy opposes folding and openable shopfronts. See ENV6-9.108; DES5(c); and “Shopfronts, Blinds and Signs” supplementary planning guidance, which specifies that “this type of shopfront will be discouraged.”</p> <p>Folding and openable shopfronts detract from the character of the street and the Conservation Area, as well as the architectural integrity of the building. When open, they erode the appearance of the shopfront, creating a visual void, and can have a negative impact on local amenity, for example in terms of noise and disturbance.</p> <p>The CGCA also notes that Westminster has consistently refused permission for similar requests (for example, see 14/07107/FULL; 15/03108/FULL; 15/07688/FULL; 16/01981/FULL; 16/05221/FULL; 16/06795/FULL; 17/03705/FULL; among others).</p> <p>Comments by 11-03-18 Photo: https://goo.gl/1VQM7R & see https://goo.gl/5Cwj9c</p>

			Documents: https://goo.gl/Sdy2g1
3.9	<p>Development Site At 5-9 Great Newport Street WC2H 7JA 18/01160/FULL Mixed/<i>Consolidated St Giles LLP; Icen Projects (agent)</i></p>	<p>Variation of conditions 1 & 36 of planning permission 12/03930/FULL, namely, to allow amendments to consented scheme: increase theatre capacity to over 400 seats, intensification of hotel use to 155 beds, provide 24 cycle parking spaces, fenestration changes to rear elevation including new windows, increase in overall height of building by 600mm, alterations to ground-floor shopfronts, creation of lightwell enclosed by railings outside 6-7 Great Newport Street, rearrangement of rooftop mechanical plant & screen, and internal alterations.</p>	<p>The CGCA objects to these proposals, which while characterised as variations of conditions, in reality result in significant changes, particularly to neighbouring residents. We challenge that these alterations should be considered minor alterations, as the applicant states.</p> <p>The proposals would increase the height and bulk of this development, which already was out of character with the conservation area. An increase in height of 60cm would have an impact on neighbouring properties, notably adjacent residential properties, which already will see their views and light disrupted by the permitted development.</p> <p>The CGCA also objects to the intensification of use that would result from increasing the number of hotel rooms from 65 to 155. With this proposal, the number of people coming and going throughout the day and night will more than double. This intensification of use will have a significant impact on residential amenity; in fact, it greatly alters the character of the proposed use.</p> <p>This intensification of use will also cause an increase in servicing and deliveries. Great Newport Street is a narrow, two-lane road between Charing Cross Road and St. Martin's Lane. The road has incredibly high volumes of traffic throughout the day and evening. It is inappropriate for the size of vehicles and number of deliveries/servicing needed for a development of this increased size. The single, small existing service bay will not be able to accommodate the servicing and delivery needs. The applicant's Delivery & Service Management Plan, dated February 2018, calls for delivery and servicing to occur at any time throughout the day or night, which does not comply with Council policies.</p> <p>The CGCA does not object to proposals to increase the theatre capacity to 400.</p> <p>Comments by 13-03-18 Photo: https://goo.gl/DscR5C Documents: https://goo.gl/TZoY6k Note: No. 5 is Grade II listed.</p>
3.10	<p>Basement 35 The Piazza WC2E 8BE 18/01142/FULL Sui generis (the Roadhouse)/<i>Capco; Gerald Eve (agent)</i></p>	<p>Alterations to ground floor entrances to the Piazza and Tavistock Court; lowering of existing basement floor level and associated external alterations. (Linked to 18/01143/LBC)</p>	<p>Excavating the basement: impact on the listed building: The CGCA has concerns regarding the potential damage to this Grade II-listed building, which is located in the iconic centre of the conservation area adjacent to the Piazza at the site of London's first square, designed by Inigo Jones in 1630. The applicant's heritage report acknowledges that the proposals would result in "less than</p>

			<p>substantial harm” to the listed building (para 4.1, p. 38). The CGCA is not convinced that this and the potential for harm to heritage elements, such as the cast iron columns, are outweighed by the benefits to the applicant of increasing the floor-to-ceiling height by 0.25 metres and the resultant damage to some of the stepped foundations of the existing building. The applicant has not provided a sufficiently substantive explanation as to how the proposals for lowering the basement floor level will not result in harm or cause disturbance to the special interest of the building, including above basement level (Policies S25; DES10). In addition to Council policies (see S25, DES10 & “Repairs & Alterations to Listed Buildings” SPG), the Council has a statutory obligation to preserve or enhance the borough’s listed buildings.</p> <p>Disabled access: The CGCA also has concerns regarding the proposed installation of disabled access. The Equality Act 2010 requires service providers and employers to make reasonable adjustments to any physical feature, including design features, that might put a disabled person at a substantial disadvantage as compared to a non-disabled person (see Section 20).</p> <p>The applicant maintains that it is not possible to install the disabled lift at the main entrance to the building alongside the main stairway and cites:</p> <p>Section 2 of Part M states:</p> <p>“The aim for all new buildings is for the principal entrance or entrances and any main staff entrance, and any lobbies, to be accessible.</p> <p>Where it is not possible, e.g. in an existing building, for the principal or main staff entrance or entrances to be accessible, an alternative accessible entrance should be provided.”</p> <p>Evidence has been made available that it is possible to install compliant disabled access at the main entrance along side the main staircase which we would like to see considered.</p> <p>As proposed, the disabled lift would be located at the side of the building, not near the front entrance. However, the supporting documents appear to show that no physical barrier to providing compliant provision exists. Given that this has the appearance of treating disabled customers and staff differently from others, the CGCA believes a more thorough investigation is needed to ensure that architecturally this is the best option before any permission is granted. The CGCA suggests the applicant</p>
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			<p>amend their supporting documentation to provide more detail on how they have concluded that no building regulations-compliant solution for installing the lift at the main entrance on the Piazza exists.</p> <p>Noise and disturbance from works: Whilst noise and disturbance may not amount to a justified reason for refusing an application, proposals such as these could have a long-term impact on local residents and businesses. Conditions should be imposed that, at a minimum, require two hours on, two hours off for noisy works, limit Saturday working until mid-day and no noisy works, and installation of acoustic barriers and silencers on plant. Evidence that such mitigation measures have been agreed upon with the accepted contractor should be provided to the Council before construction could begin. Further, the applicant should provide details, to be approved by the Council, of the method of demolition chosen before construction can begin. Finally, a condition should specify that the applicant provide local residents and businesses all with a phone number that is answered 24 hours a day, as well as provide regular updates on the development, including estimated time frame for completion of works, throughout the duration of the construction period. Although much speculation regarding the reasons for the proposals and the future of the site has been cited in recent media reports, the CGCA has limited our comments solely to the proposals as they exist in the application.</p> <p>Comments by 13-03-18</p> <p>Photo: https://goo.gl/cqKisv (applicant's document)</p> <p>Documents: https://goo.gl/7kN3T5</p> <p>Note: Grade II-listed building</p>
3.11	<p>9 Russell Street WC2B 5HZ 18/00997/FULL <i>A4/Red Farm London Ltd.;</i> <i>Walsingham Planning</i> <i>(agent)</i></p>	<p>Installation of kitchen air-supply and air-extract ducting and air conditioning condenser units to rear with associated works.</p>	<p>The CGCA continues to object to the installation of such an intense amount of plant and equipment directly adjacent to residents' noise-sensitive windows. The upper levels on Russell Street and Wellington Street include many residential flats.</p> <p>The cumulative impact would cause noise and disturbance to residential amenity beyond that permitted by Westminster and by national policies. This is further exacerbated by the proposed hours of operation.</p> <p>Plant from other commercial establishments in the road is located near the residents' windows, as well, thus the cumulative impact would cause noise and disturbance that eviscerates any remaining amenity the residents have.</p> <p>The applicant has continuously ignored</p>

			<p>planning regulations, namely by continuing to install plant and equipment without permission and after the Council expressly refused permission. When confronted by local residents, the applicant said the works would continue. Thus, the applicant has a history of showing no concern for the impact the commercial use will have on local residents. In the proposal, the applicant states that because there is no residential use of the upper floors of 9 Russell Street there will be no issue of residential amenity impacts from noise or vibration (see cover letter, p. 2). This highlights the applicant's lack of understanding or concern for neighbours, as the plant and equipment clearly has an impact beyond the boundaries of the applicant's property.</p> <p>The CGCA and local residents have submitted complaints to the Council regarding the inappropriate placing of plant and equipment directly outside of residents' windows and the unbearable noise and disturbance this has caused local residents.</p> <p>Finally, the proposed ducting is significantly larger than the existing and would be located at a high level and, as such, the size and bulk, combined with other existing plant that is not part of these proposals, would result in visual clutter that would harm the appearance of the host building and the conservation area.</p> <p>Ultimately, these proposals are not improvements upon the scheme that the Council recently refused, thus this application should not be permitted.</p> <p>Comments by 20-03-18 Photo: https://goo.gl/96HuP9 Documents: https://goo.gl/LYKM5T</p>
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4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	33 New Oxford Street WC1A 1BH 2018/0657/TC The Old Crown	3 tables and 6 chairs	<p>Whilst the CGCA does not object to the use of tables and chairs at this location, we do object to the proposed layout. The public house is located at the corner of New Oxford Street and Museum Street, which is a very busy junction for both vehicular traffic (including buses) and pedestrians (particularly those coming and going from the British Museum).</p> <p>Thus, the three tables and six chairs should be positioned flush with the shopfront.</p> <p>This application is listed as a new application, but the CGCA notes the Council made a decision on the applicant's previous application, 2016/6401/TC.</p> <p>Comments by 06-03-18 Photo: https://goo.gl/9HrPFv</p>

			Documents: https://goo.gl/fre5P6 Note: New application. Proposed hours: M-TH 10:00-23:00; F-SU 10:00-22:30.
WESTMINSTER APPLICATIONS			
4.2	33 Cranbourn Street WC2H 7AD 18/00569/TCH Noodle Bar/ <i>Sparrow & Trieu (agent)</i>	Use of an area of the public highway measuring 2.3m wide x 1.25m deep for the placing of two tables and four chairs.	No objection provided the informative included with the current permission is continued with any renewed permission, namely that using more than the permitted number of T&CH would likely result in refusal for renewal. This is necessary given the applicant's history of putting more furniture on the pavement than permitted. Comments by 06-03-18 Photo: https://goo.gl/F6H7Tn Documents: https://goo.gl/SiZnmj Note: Renewal. No change in use or hours: M-SU 10:00-23:00. 17/01010/TCH on 27-03-17 agenda. CGCA had no objection.
4.3	37 Southampton Street WC2E 7HG 18/01021/TCH Costa/ <i>Costa Ltd. Savills (agent)</i>	Use of the public highway measuring 4.71m x 0.91m for the placing of one table and two chairs.	The CGCA continues to object to the use of street furniture at this location. There is heavy footfall on the pavement in front of the applicant's business, as Southampton Street is the primary pedestrian route between Strand and the Covent Garden Piazza. This footfall is acutely heavy before and after shows at adjacent theatres, as well, with theatregoers regularly seen being forced to walk in the road because of the large crowds using the pavement. There is an entrance to residential flats directly above the coffee shop immediately adjacent to area proposed for the tables and chairs. The floors above the café are in residential use, thus, noise and disturbance from customers using the street furniture, particularly at the early hours proposed, would affect residential amenity. Also, the measurements on the layout do not appear to add up. The layout shows the width of the pavement to be 3396mm, with the width of the furniture 917mm. This leaves 2479mm, not 2559mm, as stated. The CGCA is suspect of these measurements, notably as the shopfront width measurements are shown to be almost 1 metre more than they actually are. As proposed, the tables and chairs would be pushed further into the pavement because they are proposed to be placed against the building's columns, which extend further into the pavement than the rest of the shopfront. Additionally, 6:30 a.m. is too early for the use of street furniture and the CGCA objects strongly to these hours. The CGCA points out that this area is residential and becoming increasingly so. There are residential flats directly above the applicant's café as well. The applicant has included an appeal that was permitted, but this did not include tables, was not in Covent Garden and is not relevant. Comments by 09-03-18 Photo: https://goo.gl/XBba5L Documents: https://goo.gl/bewcHf Note: New application. Proposed hours: M-F 06:30-20:30;

			SA 07:30-20:30; SU 08:00-19:00. 17/10225/TCH on 27-11-17 agenda. CGCA objected to use and hours. Refused by WCC.
4.4	92-93 St Martin's Lane WC2N 4AP 18/00766/TCH Chipotle	Use of an area of the public highway on Cecil Court frontage measuring 10.1m x 1.5m for placing five tables, 20 chairs and barriers.	Although the CGCA believes the barriers are unnecessary street clutter on the public highway, we have no objection. Comments by 15-03-18 Photo: https://goo.gl/UwUjFJ Documents: https://goo.gl/dFwUu2 Note: Renewal. Change in use (barriers). No hours listed. Previous hours: M-SU 11:00-23:00. 16/05571/TCH on 11-07-16 agenda. CGCA had no objection.

5. Other business – comments submitted since last meeting

5.1	Sussex House 143 Long Acre WC2E 9AD 18/00873/TELCOM N/A/ <i>Maximus Networks Ltd.; Metropolis Planning and Design (agent)</i>	Installation of a public call box.	<p>The CGCA strongly objects to the installation of a public call box at this location in the conservation area.</p> <p>(1) Like other areas in Westminster, Covent Garden has its own character and identity based largely on heritage (S25). The proposed public call box fails to maintain or improve (preserve or enhance) the character and appearance of the Covent Garden Conservation Area (S25, S28, DES9, para 10.108-10.128). According to S25, S28 and DES9, careful consideration must be given to the characteristics of a development site, features of local distinctiveness, and the wider context in order to achieve high-quality development which integrates into its surroundings. Westminster's planning policy is clear that the Council expects development to retain the distinctive characters of the conservation area and new development must contribute positively to this. S25 specifies that "the built environment must be respected and refurbished sensitively in a manner appropriate to its significance. Any change should not detract from the existing qualities of the environment."</p> <p>(2) Because of its appearance, size and siting within the street scene, the telephone kiosk would harm the setting of the neighbouring Grade II*-listed Covent Garden Market Building and Piazza and the Grade I Church of St. Paul, which is directly across from the Piazza.</p> <p>(3) The proposed public call box 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). Street clutter has a significantly adverse effect on the appearance of the streetscape and the amenity of the area.</p> <p>(4) The proposed public call box would further contribute to visual clutter as its primary function would be to serve as an advertising presence. DES8 specifies that all forms of temporary advertising, including on street furniture, will not be permitted.</p> <p>(5) Further, the proposed public call box presents a 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>Whilst the applicant claims a need for public call boxes still exists, the research and data contradict the need for increasing</p>
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			<p>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>Comments by 08-03-18</p>
5.2	<p>Orion House 5 Upper St Martin's Lane WC2H 9EA 18/00908/TELCOM N/A/Maximus Networks Ltd.; Metropolis Planning and Design (agent)</p>	<p>Installation of a public call box on the footway.</p>	<p>The CGCA strongly objects to the installation of a public call box at this location in the conservation area.</p> <p>(1) The phone kiosk is unnecessary, as the proposed location is mere metres from an existing phone box (see applicant's document labelled 12.XMARK). The applicant has not made a case at all that justifies why a second phone kiosk is needed directly next to an existing one.</p> <p>(2) The proposed public call box fails to maintain or improve (preserve or enhance) the character and appearance of the Covent Garden Conservation Area (S25, S28, DES9, para 10.108-10.128). According to S25, S28 and DES9, careful consideration must be given to the characteristics of a development site, features of local distinctiveness, and the wider context in order to achieve high-quality development which integrates into its surroundings. Westminster's planning policy is clear that the Council expects development to retain the distinctive characters of the conservation area and new development must contribute positively to this. S25 specifies that "the built environment must be respected and refurbished sensitively in a manner appropriate to its significance. Any change should not detract from the existing qualities of the environment."</p> <p>(3) The proposed public call box 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). Street clutter has a significantly adverse effect on the appearance of the streetscape and the amenity of the area.</p> <p>(4) The proposed public call box would further contribute to visual clutter as its primary function would be to serve as an advertising presence. DES8 specifies that all forms of temporary advertising, including on street furniture, will not be permitted.</p> <p>(5) Further, the proposed public call box presents a 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>Whilst the applicant claims a need for public call boxes still exists, the 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</p>

			<p>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>Comments by 08-03-18</p> <p>17/01501/TELCOM on 13/03/17 agenda. CGCA objected; WCC refused permission.</p>
5.3	<p>15-17 Long Acre WC2E 9LH 18/00905/TELCOM N/A/<i>Maximus Networks Ltd.</i>; <i>Metropolis Planning and Design (agent)</i></p>	<p>Installation of a public call box.</p>	<p>The CGCA strongly objects to the installation of a public call box at this location in the conservation area.</p> <p>(1) The phone kiosk is unnecessary, as the proposed location is mere metres from an existing phone box (see applicant's document labelled 12.XMARK). The applicant has not made a case at all that justifies why a second phone kiosk is needed directly next to an existing one.</p> <p>(2) The proposed public call box fails to maintain or improve (preserve or enhance) the character and appearance of the Covent Garden Conservation Area (S25, S28, DES9, para 10.108-10.128). According to S25, S28 and DES9, careful consideration must be given to the characteristics of a development site, features of local distinctiveness, and the wider context in order to achieve high-quality development which integrates into its surroundings. Westminster's planning policy is clear that the Council expects development to retain the distinctive characters of the conservation area and new development must contribute positively to this. S25 specifies that "the built environment must be respected and refurbished sensitively in a manner appropriate to its significance. Any change should not detract from the existing qualities of the environment."</p> <p>(3) Because of its appearance, size and siting within the street scene, the telephone kiosk would harm the setting of the neighbouring grade II listed building at 12-14 Long Acre.</p> <p>(4) The proposed public call box 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). Street clutter has a significantly adverse effect on the appearance of the streetscape and the amenity of the area.</p> <p>(5) The proposed public call box would further contribute to visual clutter as its primary function would be to serve as an advertising presence. DES8 specifies that all forms of temporary advertising, including on street furniture, will not be permitted.</p> <p>(6) Further, the proposed public call box presents a 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>Whilst the applicant claims a need for public call boxes still exists, the 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</p>

			<p>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>Comments by 08-03-18</p> <p>17/01506/TELCOM on 13/03/17 agenda. CGCA objected; WCC refused permission.</p>
5.4	<p>1 King Street WC2E 8HN</p> <p>18/00909/TELCOM</p> <p>N/A/Maximus Networks Ltd.;</p> <p>Metropolis Planning and Design (agent)</p>	<p>Installation of public call box.</p>	<p>The CGCA strongly objects to the installation of a public call box at this location in the conservation area.</p> <p>(1) Like other areas in Westminster, Covent Garden has its own character and identity based largely on heritage (S25). The proposed public call box fails to maintain or improve (preserve or enhance) the character and appearance of the Covent Garden Conservation Area (S25, S28, DES9, para 10.108-10.128). According to S25, S28 and DES9, careful consideration must be given to the characteristics of a development site, features of local distinctiveness, and the wider context in order to achieve high-quality development which integrates into its surroundings. Westminster's planning policy is clear that the Council expects development to retain the distinctive characters of the conservation area and new development must contribute positively to this. S25 specifies that "the built environment must be respected and refurbished sensitively in a manner appropriate to its significance. Any change should not detract from the existing qualities of the environment."</p> <p>(2) Because of its appearance, size and siting within the street scene, the telephone kiosk would harm the setting of the neighbouring Grade II*-listed Covent Garden Market Building and Piazza and the Grade I Church of St. Paul, which is directly across from the Piazza.</p> <p>(3) The proposed public call box 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). Street clutter has a significantly adverse effect on the appearance of the streetscape and the amenity of the area.</p> <p>(4) The proposed public call box would further contribute to visual clutter as its primary function would be to serve as an advertising presence. DES8 specifies that all forms of temporary advertising, including on street furniture, will not be permitted.</p> <p>(5) Further, the proposed public call box presents a 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>Whilst the applicant claims a need for public call boxes still exists, the 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>Comments by 08-03-18</p> <p>17/01677/TELCOM on 13/03/17 agenda. CGCA objected; WCC refused permission.</p>
5.5	<p>82 Charing Cross Road WC2H 0BA</p> <p>18/00907/TELCOM</p> <p>N/A/<i>Maximus Networks Ltd.; Metropolis Planning and Design (agent)</i></p>	<p>Installation of a public call box.</p>	<p>The CGCA strongly objects to the installation of a public call box at this location in the conservation area.</p> <p>(1) The phone kiosk is unnecessary, as the proposed location is mere metres from an existing phone box (see applicant's document labelled 12.XMARKS). The applicant has not made a case at all that justifies why a second phone kiosk is needed directly next to an existing one.</p> <p>(2) The proposed public call box fails to maintain or improve (preserve or enhance) the character and appearance of the Covent Garden Conservation Area (S25, S28, DES9, para 10.108-10.128). According to S25, S28 and DES9, careful consideration must be given to the characteristics of a development site, features of local distinctiveness, and the wider context in order to achieve high-quality development which integrates into its surroundings. Westminster's planning policy is clear that the Council expects development to retain the distinctive characters of the conservation area and new development must contribute positively to this. S25 specifies that "the built environment must be respected and refurbished sensitively in a manner appropriate to its significance. Any change should not detract from the existing qualities of the environment."</p> <p>(3) The proposed public call box 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). Street clutter has a significantly adverse effect on the appearance of the streetscape and the amenity of the area.</p> <p>(4) The proposed public call box would further contribute to visual clutter as its primary function would be to serve as an advertising presence. DES8 specifies that all forms of temporary advertising, including on street furniture, will not be permitted.</p> <p>(5) Further, the proposed public call box presents a 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>Whilst the applicant claims a need for public call boxes still exists, the 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>Comments by 09-03-18</p>

			17/01502/TELCOM on 13/03/17 agenda. CGCA objected; WCC refused permission.
5.6	405 Strand WC2R ONE 18/00899/TELCOM N/A/ <i>Maximus Networks Ltd.; Metropolis Planning and Design (agent)</i>	Installation of public call box.	<p>The CGCA strongly objects to the installation of a public call box at this location in the conservation area.</p> <p>(1) Like other areas in Westminster, Covent Garden has its own character and identity based largely on heritage (S25). The proposed public call box fails to maintain or improve (preserve or enhance) the character and appearance of the Covent Garden Conservation Area (S25, S28, DES9, para 10.108-10.128). According to S25, S28 and DES9, careful consideration must be given to the characteristics of a development site, features of local distinctiveness, and the wider context in order to achieve high-quality development which integrates into its surroundings. Westminster's planning policy is clear that the Council expects development to retain the distinctive characters of the conservation area and new development must contribute positively to this. S25 specifies that "the built environment must be respected and refurbished sensitively in a manner appropriate to its significance. Any change should not detract from the existing qualities of the environment."</p> <p>(2) The proposed public call box 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). Street clutter has a significantly adverse effect on the appearance of the streetscape and the amenity of the area.</p> <p>(3) The proposed public call box would further contribute to visual clutter as its primary function would be to serve as an advertising presence. DES8 specifies that all forms of temporary advertising, including on street furniture, will not be permitted.</p> <p>(4) Further, the proposed public call box presents a 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>Whilst the applicant claims a need for public call boxes still exists, the 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>Comments by 09-03-18 17/01673/TELCOM on 13/03/17 agenda. CGCA objected; WCC refused permission.</p>
5.7	First Chicago House 90 Long Acre WC2E 9RA 18/00906/TELCOM	Installation of a public call box.	<p>The CGCA strongly objects to the installation of a public call box at this location in the conservation area. This proposed phone kiosk is located metres from another phone box proposed by the applicant at 98 Long Acre WC2E 9NR (see 18/00861/TELCOM). The applicant has not made a case at all that justifies why either</p>

	<p>N/A/Maximus Networks Ltd.; Metropolis Planning and Design (agent)</p>		<p>phone kiosk is needed, much less two located so near each other.</p> <p>(1) Like other areas in Westminster, Covent Garden has its own character and identity based largely on heritage (S25). The proposed public call box fails to maintain or improve (preserve or enhance) the character and appearance of the Covent Garden Conservation Area (S25, S28, DES9, para 10.108-10.128). According to S25, S28 and DES9, careful consideration must be given to the characteristics of a development site, features of local distinctiveness, and the wider context in order to achieve high-quality development which integrates into its surroundings. Westminster's planning policy is clear that the Council expects development to retain the distinctive characters of the conservation area and new development must contribute positively to this. S25 specifies that "the built environment must be respected and refurbished sensitively in a manner appropriate to its significance. Any change should not detract from the existing qualities of the environment."</p> <p>(2) The proposed public call box 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). Street clutter has a significantly adverse effect on the appearance of the streetscape and the amenity of the area.</p> <p>(3) The proposed public call box would further contribute to visual clutter as its primary function would be to serve as an advertising presence. DES8 specifies that all forms of temporary advertising, including on street furniture, will not be permitted.</p> <p>(4) Further, the proposed public call box presents a 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>Whilst the applicant claims a need for public call boxes still exists, the 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>Comments by 09-03-18 17/01504/TELCOM on 13/03/17 agenda. CGCA objected; WCC refused permission.</p>
5.8	<p>98 Long Acre WC2E 9NR 18/00861/TELCOM N/A/Maximus Networks Ltd.; Metropolis Planning and Design (agent)</p>	<p>Installation of telephone kiosk on the footway outside 98 Long Acre.</p>	<p>The CGCA strongly objects to the installation of a public call box at this location in the conservation area. This proposed phone kiosk is located metres from another phone box proposed by the applicant at 90 Long Acre WC2E 9RA (see 18/00906/TELCOM). The applicant has not made a case at all that justifies why either phone kiosk is needed, much less two located so near each other.</p>

			<p>(1) Like other areas in Westminster, Covent Garden has its own character and identity based largely on heritage (S25). The proposed public call box fails to maintain or improve (preserve or enhance) the character and appearance of the Covent Garden Conservation Area (S25, S28, DES9, para 10.108-10.128). According to S25, S28 and DES9, careful consideration must be given to the characteristics of a development site, features of local distinctiveness, and the wider context in order to achieve high-quality development which integrates into its surroundings. Westminster's planning policy is clear that the Council expects development to retain the distinctive characters of the conservation area and new development must contribute positively to this. S25 specifies that "the built environment must be respected and refurbished sensitively in a manner appropriate to its significance. Any change should not detract from the existing qualities of the environment."</p> <p>(2) The proposed public call box 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). Street clutter has a significantly adverse effect on the appearance of the streetscape and the amenity of the area.</p> <p>(3) The proposed public call box would further contribute to visual clutter as its primary function would be to serve as an advertising presence. DES8 specifies that all forms of temporary advertising, including on street furniture, will not be permitted.</p> <p>(4) Further, the proposed public call box presents a 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>Whilst the applicant claims a need for public call boxes still exists, the 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>Comments by 12-03-18 17/01503/TELCOM on 13/03/17 agenda. CGCA objected; WCC refused permission.</p>
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6. Next meetings & future presentations

- 6.1 12 March
- 6.2 26 March
- 6.3 9 April
- 6.4 23 April