

## Minutes

### Covent Garden Community Association

Planning Sub-Committee meeting held via email

**COMMENTS DUE BY WEDNESDAY, 28 JUNE 2017**

www.CoventGarden.org.uk  TheCGCA  @TheCGCA

1. **Comments received:** Elizabeth Bax (chair); David Bieda; Shirley Gray; Selwyn Hardy; Gary Hayes; Rhu Weir
2. **Presentations:** N/A
3. **Planning Applications & Appeals**

	Address & Application No.	Proposal	Comments
<b>CAMDEN APPLICATIONS</b>			
3.1	Centre Point 101-103 New Oxford Street 5-24 St. Giles Street WC1A 1DD 2017/2850/L <i>Mixed/Almacantar (Centre Point) Limited; Gerald Eve (agent)</i>	Method statements, cleaning trials, sample panels and drawings relating to repair, renewal and replacement of external and internal granite panelling, as required by conditions 4a and 4b of listed building consent 2015/0949/L, for Alterations and repairs to Centre Point Tower.	No comment Comments by 29-06-17 Photo: No photo Documents: <a href="https://goo.gl/skFnPS">https://goo.gl/skFnPS</a> Note: Grade II listed building
3.2	Centre Point 101-103 New Oxford Street 5-24 St. Giles Street WC1A 1DD 2017/2854/L <i>Mixed/Almacantar (Centre Point) Limited; Gerald Eve (agent)</i>	Details of light fixings, fittings, cabling and fixing methods as required by condition 6g of listed building consent 2015/5069/L, for Internal and external alterations associated with erection of ground-floor extension partially infilling beneath Centre Point Link.	No comment Comments by 29-06-17 Photo: No photo Documents: <a href="https://goo.gl/4FqFKe">https://goo.gl/4FqFKe</a> Note: Grade II listed building. Approval of Details (Listed Building).
3.3	21-31 New Oxford Street WC1A 1BA 2017/2949/P <i>Mixed/New Oxford Street Limited; Gerald Eve (agent)</i>	Amendments to planning permission 2014/5946/P, namely change of use of part of basement from A1 to B1, increase in terrace balustrade height and amended cycle and bin store layout of planning permission reference 2014/5946/P.	No objection Comments by 05-07-17 Photo: No photo Documents: <a href="https://goo.gl/MstVic">https://goo.gl/MstVic</a> Note: Non Material Amendments
3.4	Unit 3 Centre Point Link 101-103 New Oxford Street WC1A 1DD 2017/3358/P & 2017/3381/L <i>Mixed/Taster Food UK Limited; Gerald Eve (agent)</i>	Installation of acoustic louvres to the east elevation of Centre Point Link at second floor level.	No objection Comments by 06-07-17 Photo: No photo Documents: <a href="https://goo.gl/buJPvo">https://goo.gl/buJPvo</a> Note: Grade II listed building
3.5	42 Earlham Street WC2H 9LA 2017/3340/L & 2017/3339/A	Installation of 3 x internally illuminated projecting signs to the Earlham Street elevation.	The CGCA objects to the use of internal illumination, as this method of illumination is inappropriate and unsympathetic in a conservation area, including on a Grade II listed building such as this one, and conflicts with

	Seven Dials Warehouse/PEC Neale; CBRE (agent)		Camden planning policy (see CGP1, 8.11-8.15; & DP25). 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). 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). Comments by 06-07-17 Photo: See documents Documents: <a href="https://goo.gl/ruuGTf">https://goo.gl/ruuGTf</a> Note: Grade II listed building
3.6	Parker Tower 43-49 Parker Street WC2B 5PS 2017/2860/P C3/Parker Tower Limited; Moxley Architects Ltd. (agent)	Variation of condition 19 (development in accordance with approved plans) as granted under 2014/0176/P and amended under reference 2015/2988/P, 2015/7249/P and 2016/6066/P, namely to revise elevations at ground floor and first floor levels and alterations to internal layouts at basement, ground and first floor levels.	No objection Comments by 06-07-17 Photo: No photo Documents: <a href="https://goo.gl/oiP171">https://goo.gl/oiP171</a>
<b>WESTMINSTER APPLICATIONS</b>			
3.7	Flat 24 Garrick House 63-66 St Martin's Lane WC2N 4JS 17/04855/FULL C3/Smerin Architects (agent)	Erection of a roof extension to create a glazed sunroom with associated roof terrace.	Whilst amenity space can add significantly to residents' quality of life, particularly in a densely developed area such as Covent Garden, this must be balanced with the impact on neighbours. This is recognised by the Council in S29 and ENV13. In the reasoned justification for S29, the Council specifies that, "It is therefore vital that exceptional attention is paid to protecting existing residential amenity" (p. 121). The proposed roof terrace would cause significant nuisance and harm to the amenity of neighbours. This includes overlooking and loss of privacy, noise, light spillage and security, all of which are outlined as impacts from balconies and terraces in Westminster policy, including ENV13, DES6 & "Roofs – A guide to alterations and extensions on domestic buildings" SPG. Should the Council grant permission, conditions should be included that limits the hours of use of the terrace to 08:00-23:00 and prohibit music during these hours, as well. This is to protect residential amenity from both noise and disturbance, and overlooking, as set out in S29 and ENV13. Further, a condition should be included that specifies that the conditions limiting hours of use and prohibiting loud music are included in residents' leases.

			<p>Comments by 07-07-17</p> <p>Photo: See documents</p> <p>Documents: <a href="https://goo.gl/4PZu9H">https://goo.gl/4PZu9H</a></p>
3.8	<p>Apartment 803 Princes House 37-39 Kingsway WC2B 6TP 17/04828/FULL <i>C3/Eastern and Oriental Berhad; Stiff and Trevillion Architects (agent)</i></p>	<p>Erection of a ninth-floor conservatory and an external roof terrace above the 8<sup>th</sup>-floor accommodation.</p>	<p>Whilst amenity space can add significantly to residents' quality of life, particularly in a densely developed area such as Covent Garden, this must be balanced with the impact on neighbours. This is recognised by the Council in S29 and ENV13. In the reasoned justification for S29, the Council specifies that, "It is therefore vital that exceptional attention is paid to protecting existing residential amenity" (p. 121).</p> <p>The proposed roof terrace would cause significant nuisance and harm to the amenity of neighbours. This includes overlooking and loss of privacy, noise, light spillage and security, all of which are outlined as impacts from balconies and terraces in Westminster policy, including ENV13, DES6 &amp; "Roofs – A guide to alterations and extensions on domestic buildings" SPG.</p> <p>Should the Council grant permission, a condition should be included that limits the hours of use of the terrace to 08:00-23:00, and prohibit music during these hours, as well. This is to protect residential amenity from both noise and disturbance, and overlooking, as set out in S29 and ENV13.</p> <p>Further, a condition should be included that specifies that the conditions limiting hours of use and prohibiting loud music are included in residents' leases.</p> <p>Comments by 10-07-17</p> <p>Photo: See documents</p> <p>Documents: <a href="https://goo.gl/z7GjuB">https://goo.gl/z7GjuB</a></p>
3.9	<p>55 Long Acre WC2E 9JL 17/03705/FULL <i>A1 (Amorino)/Amorino Ltd; The Yorkshire Maintenance co (Hull) Ltd. (agent)</i></p>	<p>Replacement of shopfront including installation of new hardwood bi fold doors.</p>	<p>The CGCA objects to the installation of bi-folding doors, as this is an openable shopfront. 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>Hanover Place is a very narrow passageway, with adjacent residents.</p> <p>The CGCA also notes that Westminster has consistently refused permission for similar requests (for example, see 14/07107/FULL;</p>

			<p>15/03108/FULL; 15/07688/FULL; 16/06795/FULL; 16/05221/FULL; among others).</p> <p>Finally, the applicant proposed an openable shopfront earlier this year (see 17/01171/FULL), but withdrew the application. However, as the attached photos show, the applicant has gone ahead and installed the openable shopfront (on both the Long Acre and Hanover Place elevations) without permission. The applicant has also installed an openable shopfront without permission at its other location in Covent Garden (Faraday House 18 Charing Cross Road London WC2H 0HR). The application should be refused and the applicant should be required to install a more traditional, nonopenable shopfront.</p> <p>Comments by 10-07-17</p> <p>Photos: <a href="https://goo.gl/LUuTmf">https://goo.gl/LUuTmf</a> &amp; <a href="https://goo.gl/h38kFo">https://goo.gl/h38kFo</a></p> <p>Documents: <a href="https://goo.gl/DyKWpp">https://goo.gl/DyKWpp</a></p>
3.10	<p>372 Strand WC2R 0JJ 17/04842/FULL Strand Palace Hotel/DP9 <i>Ltd. (agent)</i></p>	<p>Installation of a full height extract duct and fan within the lightwell and associated works.</p>	<p>The CGCA objects to the full height extract duct being permitted to run 24 hours per day, 7 days per week (see sec. 6.7 on p. 10 of the applicant's acoustic report).</p> <p>Further, to protect the amenity of nearby residents from noise and vibration (S29 &amp; S32) and to ensure that the units do not cause undue noise and disturbance, any permission granted must include conditions that:</p> <p>(1) limit the hours of use to the restaurant's opening hours, to reduce the impact of noise – including the cumulative impact from other existing plant at this site –and vibration on residential amenity during evening, late-night and weekend hours (ENV6; ENV6-9.78). The CGCA notes that the air-conditioning unit is only needed when the office is occupied (the Council typically limits the operation of plant, air-conditioning and other machinery to normal business hours).</p> <p>(2) restrict the amount of noise (measured in decibels) emitted from the units to within Westminster's thresholds (S32; ENV6; ENV7);</p> <p>(3) 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>(4) 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>(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 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 10-07-17</p> <p>Photo: See documents</p> <p>Documents: <a href="https://goo.gl/NPr4TS">https://goo.gl/NPr4TS</a></p> <p>Note: Proposed kitchen air-extraction plant at roof level will serve Joe Allen restaurant. Applying for 24/7 use. No mitigation measures required, according to acoustic report.</p>
3.11	<p>25 Wellington Street WC2E 7DA 17/04754/FULL Wellington Street Hotel/Capco; Gerald Eve (agent)</p>	<p>Variation of Condition 8 of planning permission dated 30 November 2016 (16/03534/FULL), namely, to vary hours of building works (incl basements).</p>	<p>No objection, provided the longer hours are limited to the timeframe specified. The CGCA understands that the applicant has indicated to local residents that Saturday works will mean the construction finishes several months ahead of schedule.</p> <p>Comments by 10-07-17</p> <p>Photo: No photo</p> <p>Documents: <a href="https://goo.gl/Z95tmo">https://goo.gl/Z95tmo</a></p> <p>Note: Current construction hours are M-F 08:00-18:00; SA 08:00-13:00; SU none. Piling, excavation and demolition work can only take place M-F 08:00-18:00.</p>
3.12	<p>1 Mercer Street WC2H 9TY 17/03312/FULL B1/Crisp Tiger Limited; Airtech Air Conditioning Services Limited (agent)</p>	<p>Installation of 1 no. air conditioning unit at main roof level.</p>	<p>The CGCA objects to the air-conditioning unit being permitted to run 24 hours per day, 7 days per week (see sec. 9.2 on p. 5 of the applicant's acoustic report).</p> <p>Further, to protect the amenity of nearby residents from noise and vibration (S29 &amp; S32) and to ensure that the units do not cause undue noise and disturbance, any permission granted must include conditions that:</p> <p>(1) 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; ENV6-9.78). The CGCA notes that the air-conditioning unit is only needed when the office is occupied (the Council typically limits the operation of plant, air-conditioning and other machinery to normal business hours).</p> <p>(2) restrict the amount of noise (measured in decibels) emitted from the units to within Westminster's thresholds (S32; ENV6; ENV7);</p> <p>(3) require the applicant to ensure that equipment is kept working efficiently and is not causing disturbance to nearby residents, as</p>

			<p>verified through annual maintenance checks performed on all equipment throughout the life of the development (S32; ENV6);</p> <p>(4) 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);</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 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); and</p> <p>(6) require installation of the recommended mitigation measures (e.g. the condenser be mounted on suitable resilient mounts to prevent the transmission of disturbing vibration into the roof structure – see sec. 13.2, p. 7 of acoustic report).</p> <p>Comments by 12-07-17  Photo: <a href="https://goo.gl/dUZMhn">https://goo.gl/dUZMhn</a>  Documents: <a href="https://goo.gl/krCTmN">https://goo.gl/krCTmN</a>  Note: AC to service offices on 3<sup>rd</sup> floor are proposed to run 24/7.</p>
3.13	15 Catherine Street WC2B 5JZ 17/04982/FULL A3/Rolfe Judd ( <i>agent</i> )	Alteration of duct route from within the building to the extract. Alterations to rear second floor window to accommodate the duct entering the building. Replacement of x2 a/c units on the rear first floor flat roof. Internal alterations to modern partitions including replacement awning and painting of the shopfront. Installation of a dumb waiter from second to ground floor level. Linked with 17/04983/LBC.	<p>The CGCA objects to the air-conditioning units and other plant and machinery being permitted to run 24 hours per day, 7 days per week (see sec. 8.0 on p. 4 of the applicant's acoustic report).</p> <p>Further, as the applicant's acoustic report says, this site is surrounded by residential use (see sec. 3.2, p. 2, of acoustic report. Thus, to protect the amenity of nearby residents from noise and vibration (S29 &amp; S32) and to ensure that the units do not cause undue noise and disturbance, any permission granted must include conditions that:</p> <p>(1) limit the hours of use to the restaurant's hours of use, 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 &amp; 15/05983/FULL, among others); and</p> <p>(2) restrict the amount of noise (measured in decibels) emitted from the units to within Westminster's thresholds (S32, ENV7);</p> <p>(3) 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</p>



			<p>performed on all equipment throughout the life of the development (ENV6(8));</p> <p>(4) 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>(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 12-07-17  Photo: <a href="https://goo.gl/o5Ceyy">https://goo.gl/o5Ceyy</a>  Documents: <a href="https://goo.gl/crHWne">https://goo.gl/crHWne</a>  Note: Grade II listed building (listing is for group value; no internal features of merit are listed). Noise report indicates no need for mitigation. Applying for 24/7 use.</p>
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#### 4. Tables and Chairs

CAMDEN APPLICATIONS			
None			
WESTMINSTER APPLICATIONS			
4.1	Faraday House 18 Charing Cross Road WC2H 0HR 17/04976/TCH A1 (Gelati)/HCP Gelati Ltd.	Renewal of use of the public highway for the placing of one table and two chairs in an area measuring 1.6m x 0.9m. (RN: 15/05414/TCH)	<p>Objection. The pedestrian traffic volume at this location on Charing Cross Road between Trafalgar Square and Leicester Square is amongst the highest in Covent Garden and, thus, this location is inappropriate for tables and chairs. Westminster's tables-and-chairs policy calls for factors other than pavement width to be considered and this includes volume of pedestrian traffic. Indeed, residents from Burleigh Mansions have complained about the obstacle the tables and chairs create. The applicant's drawing is misleading. For example, the drawing does not show the pinchpoint that results from the phone boxes and the tree. It also misrepresents the distance these obstacles are from the proposed street furniture.</p> <p>Comments by 07-07-17  Photo: <a href="https://goo.gl/Tj6BzU">https://goo.gl/Tj6BzU</a>  Documents: <a href="https://goo.gl/EWAAAY6">https://goo.gl/EWAAAY6</a>  Note: Renewal. No change in use or hours: M-SU 12:00-23:00. On 10-08-15 agenda.</p>

#### 5. Other business

5.1	Development site at land bounded by Drury Lane, Dryden Street, Arne Street & Shelton Street	Demolition and redevelopment of site, including facade retention of 30-35 Drury Lane, 2 Dryden Street and 4-10 Dryden Street, for mixed-use development comprising retail, restaurant & cafe uses at ground	<p>Comments by 06-07-17  Photo: See documents  Documents: <a href="https://goo.gl/emfL7a">https://goo.gl/emfL7a</a>  Note: Comments being handled by joint committee from CGCA, 7DT and CGAT. Previous application was</p>
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	16/12200/FULL Mixed/Helical Bar (Drury Lane) Limited; DP9 Ltd. (agent)	and basement level (A1/A3), office floorspace (B1) at first to fifth floor level , rooftop plant, basement cycle parking & associated works.	recommended for refusal by committee because of impact on character of conservation area; bulk and massing; and lack of off-street parking.
5.2	355 Strand WC2R OHS 17/04664/TCH Starbucks/Starbucks Coffee Company; Evolve Architecture (agent)	Use of an area of the public highway measuring 6.1m x 1.6m for the placing of 3 no. tables, 6 no. chairs and 5 no. barriers in connection with the adjacent coffee shop.	No objection Comments by 11-07-17 Photo: <a href="https://goo.gl/Bdjj2h">https://goo.gl/Bdjj2h</a> Documents: <a href="https://goo.gl/gyZ6pS">https://goo.gl/gyZ6pS</a> Note: Renewal. No change in use our hours (M-SU 07:00-23:00). Banner is proposed to have small Starbucks logo; complies with advertising guidance. 17/03892/TCH on 12-06-17 agenda. CGCA had no objection to continued use of tables and chairs, but expressed concern that there is not space for the addition of planters. CGCA also expressed concern about proposed new barriers, which are moveable, and the barriers' feet could create a health and safety hazard because they stick out and could cause pedestrians to trip. This application reverts back to previously permitted scheme. On 27-05-15 agenda (see 15/04887/TCH). Comments: No objection, although the applicant says the barriers are plain when, in fact, one barrier has the company logo on it.

## 6. Next meetings & future presentations

- 6.1 10 July 2017
- 6.2 24 July 2017
- 6.3 14 August 2017