

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 27 October 2014
at 17:00 at Covent Garden Community Centre (Shelton Room), 42 Earlham Street WC2H 9LA

www.CoventGarden.org.uk



1. Attendance

1.1 Apologies received: Elizabeth Bax, Rhu Weir

1.2 Present: Jo Weir, Robert Bent, Shirley Gray, Selwyn Hardy, Gary Hayes, Christina Smith, Meredith Whitten

2. Presentation: None scheduled

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	47 Dudley Court 36 Endell Street WC2H 9RF 2014/3858/P Turtles Nursery/Turtles Nursery Ltd.	Retention of a single storey outbuilding, a timber store cupboard and buggy storage area and hard and soft landscaped areas to existing nursery (Class D1)	Objection. The CGCA supports the objections raised by the residents of Dudley Court, who have submitted their comments to Camden. The current structures – which were constructed without planning consent – have had a negative impact on residential amenity, particularly relating to noise and security. The CGCA is concerned that the storage building is being used as an additional playroom. Given the placement of this building, this has caused noise disturbance for residents, particularly those directly above it. Additionally, the CGCA recognises the security issues that arise by the location and size of the structures; the photos submitted by the applicant illustrate the residents' concerns related to this. Photo: See documents Documents: http://tiny.cc/nciznx
3.2	12 Gate Street WC2A 3HP 2014/4969/P Ship Tavern/Heineken UK Limited; Mino Architects (agent)	Installation of extraction flue to side elevation and alteration to 1st floor layout (Class A4).	While the CGCA is pleased that the applicant is addressing local residents' concerns regarding odours and fumes emitted by the current extract, we object to the size and location of the proposed replacement flue. The proposed placement would be visually damaging to Gate Street and Little Turnstile, which are nice passageways used frequently by local residents, workers and visitors and, thus, the flue as proposed is inappropriate in this area. The CGCA questions why the flue could not be placed to the rear of the public house. The CGCA also appreciates that the applicant states that the fan would not run for 24 hours or at a constant maximum speed. However, the CGCA prefers for specific hours of operation to be specified in any future planning permission. The equipment should not operate overnight, and should be turned off from closing hours until at least 10 a.m. Photo: http://tiny.cc/9nl7nx Documents: http://tiny.cc/8iiznx

3.3	<p>9-11 Monmouth Street WC2H 9EQ 2014/5329/P Mysteries/Mysteries; Slater Michael (agent)</p>	<p>Alterations to shopfront to provide a new opening and entrance doors.</p>	<p>The CGCA strongly objects to an openable shopfront at this, and any, premises. We note that Camden planning policy explicitly opposes openable shopfronts, as stated in Development Policy (DP) 30.8 and Core Strategy (CS) 7. Folding and openable shopfronts create a void at ground level that can harm the appearance of a building and that can 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>Additionally, an openable shopfront is inappropriate in the Seven Dials Conservation Area. The Seven Dials Renaissance study comments on the shopfront of 9-11 Monmouth, noting that the contemporary shopfront is inappropriate on this early 19th-century stock-brick building (see page 50). An openable shopfront would not contribute to restoring this historic building.</p> <p>Photo: http://tiny.cc/2pj7nx Documents: http://tiny.cc/f9hznx</p>
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WESTMINSTER APPLICATIONS

3.4	<p>5 King Street WC2E 8HN 14/07635/FULL Urban Decay/Loreal UK; Task Displays Ltd. (agent)</p>	<p>Installation of new shopfront in conjunction with use of ground and basement as a retail unit (Class A1). Installation of air-conditioning equipment at rear basement level.</p>	<p>The CGCA objects to the installation of double doors in the shopfront and recommends that the applicant retain the single door. Experience has shown that double doors will be fixed open, as other shops throughout Covent Garden regularly do. In addition to significantly wasting energy in an environmentally unsustainable manner, keeping the doors open essentially creates an open shopfront, which Westminster planning policy expressly opposes (see the Council's planning guidance, "Shopfronts, Blinds and Signs").</p> <p>The CGCA is pleased that the applicant proposes keeping the stall risers, which are an important aspect of this shopfront. The CGCA also commends the applicant for proposing to remove one old air-conditioning unit and replacing it with more modern equipment.</p> <p>Photo: http://tiny.cc/bvj7nx Documents: http://tiny.cc/a4eznx Note: Currently A3.</p>
3.5	<p>12 Upper St Martin's Lane WC2H 9FB 14/08589/FULL Dishoom/Dishoom Ltd.; Harrison Clark Rickerbys (agent)</p>	<p>Installation of two wall-mounted heaters at ground floor level on Upper St Martins Lane frontage.</p>	<p>Objection. The CGCA notes that the applicant already has permission for four heaters (see 11/08022/TCH), which is more than adequate for the outdoor seating area of this location. If the applicant resubmits the applicant with proposals to remove some of the existing heaters, the CGCA will reconsider the application.</p> <p>Photo: http://tiny.cc/tpl7nx Documents: http://tiny.cc/p8eznx</p>

3.6	8 Exchange Court WC2R OPP 14/09632/FULL B1/AG&G Ltd.; Icen Projects Ltd. (agent)	Use of the building as two residential units (Class C3) and associated external work including new rooflights and new window.	No objection. However, the applicant should be reminded that the residential units are not to be used as short lets, which is against Westminster policy. The CGCA notes that in the covering letter, the applicant refers to Westminster policies calling for affordable housing as part of residential development. While the applicant states why providing affordable housing on site is not feasible, the applicant does not mention whether a monetary contribution will be made towards affordable housing provision elsewhere in the area. Photo: See D&A Documents: http://tiny.cc/5cfznx
3.7	5 Aldwych WC2B 4LD 14/08386/FULL Novello Theatre/RHWL (agent)	Modification of Catherine Street entrance steps and new cooling plant for "Waldorf" bar in the Novello theatre.	No objection, provided the Waldorf Hotel adjacent to the Novello Theatre has no objection to the cooling plant. Additionally, the CGCA suggests that the applicant consider making the doors along the Catherine Street elevation flush, to prevent rough sleeping and antisocial behaviour, which occurs elsewhere in Covent Garden in similarly designed doorways. Photo: See D&A Documents: http://tiny.cc/cmhznx Note: Listed building
3.8	10 New Row London WC2N 4LH 14/09781/FULL B1 & C3/Fotostructures Limited (agent)	Conversion of first, second and third floors to form 3x1 bedroom flats (C3). Replacement and widening of valley gutter within the existing butterfly roof.	No objection Photo: http://tiny.cc/uok7nx Documents: http://tiny.cc/kohznx Note: Listed building
3.9	396 Strand London WC2R OLT 14/08836/FULL A3/Pavot Property Investment Ltd.; Spud Architects (agent)	Use of first and second floors to provide three residential units (1 x 1 bed and 2 x 2 bed) (Class C3). Removal of existing part glazed walkway and creation of brick two-storey structure with slate roof, replacement of existing roof with slate and replacement of existing butterfly roof to the front part of the building to form a pitched roof. Installation of rooflights to third floor roof and main roof.	While the CGCA does not object to the principle of converting the existing vacant office space to C3 residential units, we object to these specific proposals because of a lack of information about the specific external mechanical plant proposed for the development. As stated in the applicant's noise report, no detail design information has been provided to the noise consultant and therefore noise emissions from external mechanical plant cannot be accurately predicted at the positions of nearby residential properties at this stage. The CGCA is also concerned about the noise consultant's finding that external noise levels would cause noise levels on the second-floor external balcony of Flat 3 at the rear of the development to exceed recommended levels. Further, the CGCA shares the planning officer's concern about use of lightwells and light shafts. The CGCA would like to see this attractive building restored, as it is currently in an advanced state of disrepair. Also, the CGCA welcomes changes to the existing shopfront, which has a design that is greatly out of character for the conservation area,

			<p>particularly at such a high-profile location. The CGCA recommends that the applicant address the concerns raised here and by the planning officer and resubmit the application.</p> <p>Photo: http://tiny.cc/nlk7nx</p> <p>Documents: http://tiny.cc/6rhznx</p> <p>Note: Currently vacant</p>
3.10	<p>43 King Street WC2E 8JY 14/09944/LBC Galeria Melissa /Galeria Melissa; Savills (agent)</p>	<p>Display of one illuminated fascia signs measuring 818mm x 229 mm, and one illuminated fascia sign measuring 957mm x 268mm.</p>	<p>Objection. The proposed fascia signs are unsuitable on this grand, highly visible listed building adjacent to the piazza in the heart of the conservation area. Previous retail tenants did not have permission for signs similar to those proposed because of the negative impact on the character of this building and its setting. While the applicant is no longer seeking permission for projecting signs, the CGCA maintains that fascia signs that are illuminated and of the size proposed are inappropriate.</p> <p>Photo: http://tiny.cc/ssj7nx</p> <p>Documents: http://tiny.cc/Ove3nx</p> <p>Note: Listed building</p>
3.11	<p>23-24 Henrietta Street WC2E 8NA 14/09938/LBC A1/A2/D1 at ground & basement; C3 on upper floors/Capco; Gerald Eve (agent)</p>	<p>Additional internal and external alterations following the grant of listed building consent (12/09693/LBC).</p>	<p>No objection</p> <p>Photo: http://tiny.cc/f0m7nx</p> <p>Documents: http://tiny.cc/2ye3nx</p> <p>Note: Listed building. Original application on 22-10-12 agenda. CGCA had no objection.</p>
3.12	<p>6 Bedford Street WC2E 9HZ 14/09934/LBC Fitness First/Fitness First Clubs Ltd.; Meeson Williams Phillips Ltd. (agent)</p>	<p>Erection of awning.</p>	<p>Objection. The CGCA objects to this retrospective application for the installation of an awning on this attractive listed building in the conservation area. As the applicant's drawings show, the awning covers up intricate and interesting details that contribute greatly to the character of the listed building. The awning further harms the building and its context by the graphics used. Additionally, the full-door graphic contributes to the overall negative impact. The applicant refers to awnings on other shopfronts in the area. However, those awnings either are not installed on listed buildings with similar character or they are more sympathetic to their surroundings.</p> <p>Photo: http://tiny.cc/lwm7nx</p> <p>Documents: http://tiny.cc/ite3nx</p> <p>Note: Listed building. Retrospective application.</p>

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	<p>18 Great Queen Street WC2B 5DG 2014/6563/TC Hercules Pillars/Amy King</p>	<p>5 tables and 12 chairs</p>	<p>The CGCA does not object to the continued use of five tables and 12 chairs. However, we do object to extending the hours on Sunday until midnight. Other pubs and similar uses in the immediate vicinity do not have permission for tables and chairs later than 23:00 on a Sunday (although most have an earlier end time, such as 20:00 and 22:30, on Sundays).</p>

			<p>A late closing time of midnight falls outside of Camden's core hours and is particularly inappropriate in a residential area. There are residents in Great Queen Street, as well as nearby on Parker Street, Drury Lane and Wild Street.</p> <p>Photos: http://tiny.cc/gqk7nx & http://tiny.cc/1qk7nx</p> <p>No documents</p> <p>Note: Renewal. No change in usage. Change in hours. Current hours: M-TH 09:00-23:00; F-SA 09:00-00:00; SU 10:00-18:00.</p> <p>Proposed hours: M-TH 09:00-23:00; F-SU 09:00-00:00 (extension of Sunday hours)</p>
WESTMINSTER APPLICATIONS			
4.2	<p>70 St Martin's Lane WC2N 4JS 14/09746/TCH Bella Italia/<i>Tragus Limited</i>; <i>Berwin Leighton Paisner</i> (agent)</p>	<p>Use of the public highway measuring 6.m x 0.75m (Garrick Street frontage) and 3.7m x 0.75 (St Martin's frontage) for the placing of five tables and 10 chairs.</p>	<p>The CGCA objects to the number of tables and chairs at this location, which experiences exceptionally heavy footfall and vehicular traffic. As recently witnessed, the chairs are moved by customers, who place the chairs outside of the approved area and creating an obstacle and hazard for pedestrians.</p> <p>Additionally, the applicant's drawing indicates that the pavement is not wide enough for two tables and four chairs located closest to Garrick Street. As shown, after accounting for the width of the tables and chairs themselves, less than the minimum of 2 metres is left between the edge of the chairs and the kerb as required by Westminster (see Westminster's "Guidelines for the placing of tables and chairs on the highway," as well as "The Westminster Way."</p> <p>Photos: http://tiny.cc/7w5wkx, http://tiny.cc/7x5wkx & http://tiny.cc/oy5wkx</p> <p>Documents: http://tiny.cc/ayhznx</p> <p>Note: Renewal. Change in use: no longer asking permission for planters, although these show on drawings. No proposed hours. Current hours: M-SU 09:00-23:00.</p> <p>On 26-08-14 agenda – proposal included planters. CGCA objected to the planters, but WCC granted permission on 22-09-14 (see 14/06464/FULL).</p>
4.3	<p>28 Wellington Street WC2E 7BD 14/09682/TCH Bella Italia/<i>Tragus Limited</i>; <i>Berwin Leighton Paisner</i> (agent)</p>	<p>Use of one area of the public highway on Wellington Street frontage measuring 0.96m x 6.85m and two areas of the public highway on the Tavistock Street frontage each measuring 0.96m x 1.81m for the placing a total of 5 tables, 10 chairs and 3 planters.</p>	<p>The CGCA maintains its objections to the proposed planters because they contribute to street clutter at this busy corner with heavy footfall. The CGCA suggests the applicant consider using hanging baskets if the use of planting and greening is desired.</p> <p>Photos: http://tiny.cc/p4pcox & http://tiny.cc/2in7nx</p> <p>Documents: http://tiny.cc/80hznx</p> <p>Note: Renewal. Change in use: no longer asking permission for menu board. No proposed hours. Current hours: M-SU 09:00-23:00.</p> <p>On 26-08-14 agenda – proposal included planters and menu board. CGCA objected to the planters and menu board, but WCC granted permission on 01-10-14 (see 14/06462/FULL).</p>
4.4	<p>30 Wellington Street 14/09333/FULL San Carlo Cicchetti <i>/Harnbury Holdings Ltd.</i>; <i>Carroll Design</i> (agent)</p>	<p>Installation of 2 external wall-mounted heaters to the Catherine Street elevation and 2 external wall-mounted heaters to the Wellington Street elevation. Use of the public highway for the placing of two tables and four chairs in an area measuring 0.9m x</p>	<p>The CGCA objects to the use of tables and chairs on both the Catherine Street and Wellington Street elevations because the pavement is too narrow and the footfall is too heavy. This is illustrated on the applicant's proposed layout.</p> <p>On the Wellington Street elevation, the applicant's layout shows that the use of tables and chairs would not leave the minimum 2 metres on the pavement. Leaving at least two metres between the edge of the chairs and the kerb is required by Westminster (see Westminster's "Guidelines for the placing of</p>

		<p>2.8m on the Catherine Street elevation and two tables and four chairs in an area measuring 0.9m x 3.5m on the Wellington Street elevation.</p>	<p>tables and chairs on the highway,” as well as “The Westminster Way.” However, Westminster tables-and-chairs policy says that the council may require more space in areas, such as this, with heavy footfall. Thus, the 1.8 metres shown on the layout is not wide enough. Further, given this minimal clearance, plus other obstacles such as light poles and stored bicycles limit disability access. The applicant’s proposed layout for the Catherine Street elevation leaves even less clearance – only 1.3 metres, well below the 2-metre minimum standard.</p> <p>The CGCA also notes that previous tenants have not had permission for tables and chairs, so there is no precedent at this location.</p> <p>The CGCA also objects to the fixing of external heaters to the shopfront, particularly as no tables and chairs will be on the public highway.</p> <p>While the CGCA does not object to the menu board bolted to the railings, we do object to internal illumination, which is inappropriate in a conservation area, as stated in Westminster’s guidance, “Shopfronts, Blinds & Signs” and “Advertisement Design.”</p> <p>Photos: http://tiny.cc/ojn7nx, http://tiny.cc/8jn7nx & http://tiny.cc/skn7nx (Catherine Street elevation)</p> <p>Documents: http://tiny.cc/svhznx</p> <p>Note: New application. Proposed hours: M-SU 08:00-00:00.</p>
4.5	<p>23 Catherine Street WC2B 5JS 14/09344/TCH Opera Tavern/Salt Yard Group</p>	<p>Use of an area of the public highway measuring 2.8m x 0.9m for the placing of two tables and four chairs.</p>	<p>The CGCA does not object to the use of two tables and four chairs at this location, but only in the specific layout proposed (which is also the currently approved layout). As the attached photo shows, the applicant is not complying with this permission, however, and has positioned the tables and chairs in a way that takes up more space on what is already a narrow pavement with heavy footfall near the piazza.</p> <p>The applicant also does list any proposed hours. Any permission granted should not extend beyond the existing hours, which are M-SU 10:00 to 23:00.</p> <p>Photos: http://tiny.cc/r6l7nx & http://tiny.cc/66l7nx</p> <p>Documents: http://tiny.cc/xjq3nx</p> <p>Note: Renewal. No change in use. No hours proposed. Current hours: M-SU 10:00-23:00.</p>

5. Other Business

6. Next meetings & future presentations

- 6.1 10 November 2014
- 6.2 24 November 2014