

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 28th October 2013
 at 17:00 at Covent Garden Community Centre (Shelton Room), 42 Earlham Street WC2H 9LA
 www.CoventGarden.org.uk Facebook: TheCGCA Twitter: @TheCGCA

1. Attendance

1.1 Apologies received: Jo Weir, Rhu Weir, Elizabeth Bax, Christina Smith

1.2 Present: Mike Leeson, David Bieda, Shirley Gray, Sam Kung, Meredith Whitten

2. Presentation – Update re: Carriage Hall/King Street – See summary at end of minutes.

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	3-8 Parker Mews, rear of 1-30 Aldwych Buildings, Parker Street WC2 2013/6009/P C3/LBC; <i>Tibbalds (agent)</i>	Extensions to front and rear elevations and extension of balcony at rear first-floor level, with replacement of garage door and replacement of rear lower ground doors with sliding doors to existing residential unit (Class C3).	No objection Photos: http://tiny.cc/2kch5w & http://tiny.cc/zlch5w Documents: http://tiny.cc/4cvc5w Note: Relates to 2012/6132/P, on 26-11-12 agenda; CGCA had no objection.
3.2	3 Stukeley Street WC2B 5LB 2013/6327/P Cambridge School of English/ <i>Origin Housing Ltd.; Alliance Planning (agent)</i>	Change of use from school of English (Class D1) to office (Class B1).	The CGCA has no objection to the change of use from D1 to B1, provided permission is not also granted for 2013/6328/P, which proposes change of use to A1. The CGCA objects to permission for dual/alternative use, and we have legal advice to the effect that the granting of dual use would be unlawful. Photo: http://tiny.cc/yndh5w Documents: http://tiny.cc/4hvc5w
3.3	3 Stukeley Street WC2B 5LB 2013/6328/P Cambridge School of English/ <i>Origin Housing Ltd.; Alliance Planning (agent)</i>	Change of use from school of English (Class D1) to retail (Class A1).	The CGCA has no objection to the change of use from D1 to A1, provided permission is not also granted for 2013/6327/P, which proposes change of use to B1. The CGCA objects to permission for dual/alternative use, and we have legal advice to the effect that the granting of dual use would be unlawful. Photos: http://tiny.cc/i9ch5w & http://tiny.cc/yndh5w Documents: http://tiny.cc/wkvc5w
WESTMINSTER APPLICATIONS			
3.4	77-78 St Martin's Lane WC2N 4AA 13/09340/FULL B1/ <i>Shaftesbury; Rolfe Judd (agent)</i>	Dual/Alternative use of the second floor to provide five residential units (Class C3) or continued office (Class B1) use.	Objection. <ul style="list-style-type: none"> • The CGCA objects to permission for dual/alternative use, and we have legal advice to the effect that granting dual use would be unlawful. (We have provided this information to Kimberley Davies at WCC). • The applicant's covering letter refers to WCC's UDP policy H3 to support the proposals. The applicant says this

			<p>policy indicates that WCC “welcomes the conversion of buildings to permanent housing.” However, by asking for dual use, the applicant is indeed not asking for permanent housing that WCC deems “generally acceptable,” but rather permission to go back and forth between C3 and B1 office at the applicant’s whim. In no way does this imply permanent housing as WCC’s housing policy clearly states. (See UDP H3(c).)</p> <ul style="list-style-type: none"> • The applicant is not requesting permission for two uses at once, but rather permission to potentially change use at some point in the future without the need to apply for planning permission at that time. Allowing dual/alternative use effectively removes the premise from planning control. • Dual use not only makes it difficult for the Council to know which policies to enforce (C3 or B1) at any given time, but it also means that neighbouring residents, as well as the CGCA, would not be able to comment on changes of use back and forth. <p>Photos: http://tiny.cc/o3ch5w & http://tiny.cc/d4ch5w Documents: http://tiny.cc/u2tc5w</p>
3.5	<p>Site At Mercers Covent Garden Estate - Block C Mercer Street 13/06028/FULL Various/<i>The Mercers’ Company; DP9 (agent)</i></p>	<p>Retention and refurbishment of 13-14 Langley Street for retail (Class A1) use. Demolition of 6, 10-14 Mercer Street and single-storey warehouses within Mercers Yard and later rear addition of 116 Long Acre and redevelopment for 24 residential flats (Class C3), retail (A1) & restaurant (Class A3) purposes with associated plant and ancillary space. Creation of new pedestrian and servicing piazza works of hard landscaping, alterations to existing vehicular and pedestrian access together with associated enabling works.</p>	<p>DK to submit comments to amendments Photos: http://tiny.cc/paupzw & http://tiny.cc/ebupzw. Also see D&A Statement. Documents: http://tiny.cc/m8tc5w Note: Application was on 08-07-13 agenda. DK wrote our objection letter. For amendments to that application, see http://tiny.cc/rpuc5w. See also 13/06030/CAC & 13/06029/LBC.</p>
3.6	<p>36 Cranbourn Street WC2H 7AD 13/09135/FULL B1/<i>Well Health Ltd.; James A. Baker (agent)</i></p>	<p>Use of second and third floor from office (Class B1) to medical and beauty treatment rooms.</p>	<p>Objection. The applicant has not designated which class of use the proposals fall under. It clearly is not B1 office use, which is the current use for this premises. Without knowing specifically the proposed class of use, the CGCA (and other consultees) cannot comment accordingly. As a general policy, the CGCA objects to any new massage-treatment businesses, which is what is proposed in the application. A surplus of such facilities already exists in</p>

			<p>the area, including in Soho, which shares a border with Covent Garden just across the road from this premises. Thus, the area has reached saturation with the type of business proposed in this application.</p> <p>The proliferation of businesses offering massage treatment has an impact on residential amenity and the character of the conservation area. In our experience, massage-treatment businesses have aggressively touted their services to the general public, which in Covent Garden often includes families.</p> <p>Photo: http://tiny.cc/e6ch5w</p> <p>Documents: http://tiny.cc/jnuc5w</p>
3.7	<p>42 Tavistock Street WC2E 7PB</p> <p>13/08519/LBC</p> <p>A1 at ground; B1 above/ <i>Shaftesbury; Rolfe Judd (agent)</i></p>	<p>Installation of two non-illuminated hanging signs on the Tavistock Street and Catherine Street elevations.</p>	<p>While the CGCA does not object to the non-illuminated hanging signs, we feel the proposed location of the signage is too high. We support the planning officer's recommendation that signage be level with the fascia panel. As proposed, the signage would be attached to this listed building at first-floor level, well above the fascia panel.</p> <p>Photo: http://tiny.cc/i9ch5w</p> <p>Documents: http://tiny.cc/lyuc5w</p> <p>Note: Listed building</p>
3.8	<p>25 Litchfield Street WC2H 9NJ</p> <p>13/09273/FULL</p> <p><i>Le Beaujolais/Le Beaujolais; NGA Design (agent)</i></p>	<p>Installation of a retractable awning.</p>	<p>No objection</p> <p>Photos: http://tiny.cc/c7ch5w & http://tiny.cc/u7ch5w</p> <p>Documents: http://tiny.cc/1bch5w</p> <p>Note: Listed building</p>

4. Tables and Chairs

CAMDEN APPLICATIONS
None
WESTMINSTER APPLICATIONS
None

5. Camden Advertising and Listed Building Applications – Note that Camden does not have to consult on these applications. They are provided for your information; the Planning Committee will not be discussing them.

CAMDEN APPLICATIONS
None

6. Other Business

7. Next meetings & future presentations

- 9.1 Monday, 11th November 2013, 17:00
- 9.2 Monday, 25th November 2013, 17:00

Presentation summary:

Andy Hicks (Capco), Lucy Musgrave (Publica) and Alex and Lydia (KPF) presented an update on the King Street/Floral Street/Carriage Hall development. Many of their updates were in direct response to CGCA's comments on the applications, as well as comments from local residents.

Lucy discussed passageway history and design in Covent Garden. She showed details of the width, height, location and other dimensions of all passageways in Covent Garden. The variety demonstrates that there is not one type of "Covent Garden passageway." There also is no correlation between dimensions of the passageway and volume of use. For example, Lucy said that despite Lazenby Court being extremely narrow and somewhat cramped, people actually seek out use of this passageway because they like it.

She also discussed the use of trees in the proposed Kings Court passageway, which have been moved east to enable pedestrians on Floral Street to look into Kings Court and see it as more of an inviting public space. (CGCA had expressed concern that no public space was included in this part of the development.) The trees in Kings Court and at Carriage Hall will have public seating around them. She also mentioned the use of lighting and retail windows (which could be used with no actual retail shop behind them) in passageways. The number of tables and chairs in Kings Court has been reduced.

On Floral Street, the proposed A3 is now proposed to remain A1, which means no tables and chairs and less noise for residents. (Residents had expressed concern about this.) Servicing proposals have been updated. The servicing bay at Floral Street will remain and delivery vehicles will enter front-end first, as opposed to the proposed loss of the bay, which necessitated delivery vehicles backing in (with audible warning beeps). All servicing for food/restaurants will occur from King Street. Management plans specifying the servicing details will be included in leases. Capco will monitor servicing and delivery for 12 months to see how it is working.

Changes have been made to the proposed mansard roofs along King Street. The mansard roof at #28 has been moved back, making it less visible and intrusive. The shopfronts along King Street were also discussed, with CGCA members expressing concern about the modern shopfronts proposed, particularly #32.

The related applications will likely go to committee at WCC on 10 December 2013.