

Minutes

Covent Garden Community Association

Planning Sub-Committee interim meeting

Comments to be emailed by Tuesday, 7 April 2015

www.CoventGarden.org.uk



1. Attendance

1.1 Apologies received:

1.2 Comments received from: Elizabeth Bax, Shirley Gray, Selwyn Hardy, Rhu Weir

2. Presentation: None

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
None			
WESTMINSTER APPLICATIONS			
3.1	12-14 Tavistock Street WC2E 7PH 15/00738/FULL Kafe Nero/Vivendi Architects LTD (agent)	Use of the ground floor to restaurant and cafe (A3). Installation of a full height extract flue within an internal service riser terminating at roof level.	<p>The CGCA objects to this retrospective application. The restaurant sits in a block comprising residential (Harlequin Court and Harlequin House) to one side and office to the other. Additionally, more residential units are in the process of being developed at 8 Tavistock Street, Burleigh House/Wellington Street and Southampton Street.</p> <p>The applicant has been acting as A3, despite only having permission for A1 use, and this A3 use has caused disturbance to adjacent neighbours, particularly residents, from noise and odours.</p> <p>The CGCA questions the applicant's acoustic report, which states that testing was done at 20 Tavistock Street, but does not indicate which window(s) were used. The closest residential window is to the right of the restaurant as one looks at it in a light well.</p> <p>The proposed full-height extract flue exits onto the roof next to a louvre that is regularly open due to overheating issues in the block, which will result in disturbance from noise as well as odours. Additionally, the use of the shaft could vibrate, which would have a negative impact on residential amenity.</p> <p>The CGCA also objects to the proposal to mix waste food with residential refuse. This would likely result in rats in the basement and would conflict with mandatory recycling and business waste collection for the restaurant.</p> <p>Given that adjacent residents have already been affected by this restaurant, the CGCA would expect the applicant to have consulted with nearby residents on these proposals. However, the applicant has given no notification or made no effort to consult with residents and leaseholders.</p> <p>Should Westminster be minded to grant</p>

			<p>permission, the CGCA requests conditions for the following:</p> <ul style="list-style-type: none"> • No alcohol should be served without food purchase and consumption; • Servicing times and methods must be spelled out before permission is granted and should comply with Westminster's hours; • Hours should be limited to 21:00 due to the proximity of residential units and the residential nature of the street – additionally, the building was designed as B1 and, thus, is unlikely to have adequate soundproofing; • Hours of use for the extractor unit must be limited – no hours are mentioned in the application and supporting documents, implying that it can run through the night; • Use as A5 takeaway should be expressly prohibited; • No music should be allowed; • A limit to the number of covers permitted; and • Bottle recycling must involve the use of a bottle crusher. <p>Photo: http://goo.gl/YDzqoS Documents: http://goo.gl/8erkX2</p>
3.2	13-14 Langley Street WC2H 9JG 15/02207/FULL B1/ <i>The Mercers' Company; DP9 Ltd. (agent)</i>	Replacement windows with double-glazed windows, and infilling of non-original openings on Langley Street elevation.	<p>No objection, provided the replacements are like-for-like and the applicant uses materials matching the existing bricks.</p> <p>Photo: See documents Documents: http://goo.gl/SofCPs</p>
3.3	Royal Opera House 15/01873/FULL ROH/ROH; <i>Gerald Eve (agent)</i>	Installation of cooling tower on roof and associated works.	<p>No objection, provided the planning officer is convinced that the applicant's noise report is realistic in stating that noise and disturbance will fall within Westminster's required limits assuming that all three cooling towers will run at no more than 50% duty each after 23:00 nightly during the summer months.</p> <p>Photo: See documents Documents: http://goo.gl/Kkw4i7 Note: Listed building</p>
3.4	127 Long Acre 15/02094/FULL C3 (Morgan House)/ <i>Longmartin Properties Ltd; Rolfe Judd (agent)</i>	Replacement of the existing rear ground floor window with a bay window ground floor extension.	<p>No objection.</p> <p>Photo: http://goo.gl/vXjtxl Documents: http://goo.gl/PHpzCN</p>

4. Next meetings & future presentations

6.1 13 April 2015

6.2 27 April 2015