

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 13 April 2015
at 17:00 at Covent Garden Community Centre (Shelton Room), 42 Earlham Street WC2H 9LA

www.CoventGarden.org.uk



TheCGCA



@TheCGCA

1. Attendance

1.1 Apologies received: David Bieda, Richard Hills, Rhu Weir, Meredith Whitten

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

2. Presentation: Templar House, 81-87 High Holborn

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	70 Neal Street WC2H 9PA 2015/1059/P The Natural Shoe Store (A1)/ <i>The Boot Tree</i>	Alterations to shopfront including repositioning of the front entrance.	No objection provided the front entrance is not recessed, as this invites antisocial behaviour, rough sleeping and other problems that have a negative impact on residential amenity. Photo: http://goo.gl/Crp7BU Documents: http://goo.gl/qTeUir
3.2	112 Charing Cross Road WC2H 0JP 2015/1359/L Phoenix Theatre/MJ <i>Consulting Engineers Ltd.</i> (agent)	Works associated with the display of new and replacement theatre show signage to Phoenix Street and Charing Cross Road elevations.	The CGCA does not object provided these works are restricted solely to the time frame for the new show production and are not permanent changes, given the impact these proposals would have to a listed building. The CGCA notes that residents live adjacent to the theatre, so all temporary changes must not have a negative impact on their amenity. Photo: See documents Documents: http://goo.gl/lyu0yQ
3.3	112 Charing Cross Road WC2H 0JP 2015/1296/A Phoenix Theatre/Newman <i>Displays; MJC Consulting Engineers</i> (agent)	Display of new and replacement theatre show signage to the Phoenix Street and Charing Cross Road elevations.	The CGCA does not object provided these works are restricted solely to the time frame for the new show production and are not permanent changes, given the impact these proposals would have to a listed building. The CGCA notes that residents live adjacent to the theatre, so all temporary changes must not have a negative impact on their amenity. Photo: See documents Documents: http://goo.gl/g3GzJq
3.4	Parker Street WC2B 5PF 2015/1274/P New London Theatre/ <i>Really Useful Theatres Group;</i> <i>Mitchell Price</i> (agent)	Installation of 3 x air conditioning units and erection of an acoustic enclosure at seventh floor level to north-east section of roof.	The CGCA notes that residents live directly adjacent to this site and they have consistently objected to the existing air-conditioning units regarding noise and disturbance, and the applicant's response regarding management and maintenance has been very unsympathetic. The supporting documents do not mention whether the proposed units will replace

			<p>existing units.</p> <p>Regardless, any permission granted should require the applicant to have at least annual maintenance performed on all equipment, including ducting, to ensure it is running effectively and is not causing disturbance to nearby residents or exceeding 5 decibels below the lowest measured background noise.</p> <p>Also, a condition should be included that restricts use of the air-conditioning units to normal business/office hours. The units should be turned off outside of these hours and should not run 24 hours 7 days a week as proposed.</p> <p>Photo: http://goo.gl/lq1US9 Documents: http://goo.gl/7OOD2U</p>
3.5	<p>31 Neal Street WC2H 9PR 2015/1388/P & 2015/1741/L Food for Thought (A3)/Shaftesbury; Rolfe Judd (agent)</p>	<p>Installation of new shopfront with associated internal and alterations.</p>	<p>The CGCA objects to the use of plate-glass windows, as glazing bars would bring this late-18th century Georgian house in line with original features of this listed building. Further, the applicant should be required to propose a more traditional shopfront, as required in the Seven Dials Renaissance Study, which Camden adopted for planning purposes. The CGCA notes that fragments survive of an elegant late-18th century shop front including the pilasters flanking the house door, and the dentil cornice above the fascia. The house door and fanlight are good Georgian features. The original design of the whole shop front could easily be restored on the evidence of these surviving parts. Such an historically accurate restoration would enhance the Conservation Area.</p> <p>Photo: http://goo.gl/w4OzuZ Documents: http://goo.gl/PjUfTo Note: Listed building</p>
3.6	<p>31 Neal Street WC2H 9PR 2015/1512/P Food for Thought (A3)/Shaftesbury; Rolfe Judd (agent)</p>	<p>The premises, Food for Thought, 31 Neal Street, comprises of an existing sit down restaurant at basement and ground floors.</p>	<p>Any new tenant at this location must adhere to existing hours. Any change in hours could only be granted through a new application. Additionally, there is to be no license.</p> <p>Photo: http://goo.gl/w4OzuZ Documents: http://goo.gl/TyGA4y Note: Listed building. Certificate of Lawfulness (Existing)</p>
3.7	<p>1 Fielding Court 28 Earlham Street London WC2H 9LN 2015/1534/P B1/Shaftesbury; Rolfe Judd (agent)</p>	<p>Full planning permission for a change of use of the ground floor from residential (Class C3) to office (Class B1(a)) in association with a land use swap at 23 Monmouth Street.</p>	<p>No objection Photo: See documents Documents: http://goo.gl/Oqo9m1 Note: See 3.8</p>
3.8	<p>23 Monmouth Street WC2H 9DD 2015/1533/P</p>	<p>Change of use of the second and third floor from office (Class B1(a)) to residential (Class C3) to form a two-</p>	<p>No objection Photo: http://goo.gl/eXawvG</p>

	B1/ <i>Shaftesbury; Rolfe Judd (agent)</i>	bedroom duplex unit.	Documents: http://goo.gl/Jti6ri Note: See 3.7
3.9	41-45 Neal Street WC2H 9PJ 2015/1615/P B1/ <i>KW Retail SPV 1 Ltd.; DP9 (agent)</i>	Removal of façade to Neal Street along with partial demolition works, change of use of the second and third floors from office (B1) to residential (C3), construction of new façade to Neal Street, single storey rooftop extension for residential use, and associated works.	The CGCA objects to the proposed new roof, as it is out of keeping with the character and architectural style of the conservation area and, more specifically, to the surrounding buildings (many of which are listed) on Neal Street. The CGCA has no objection to the addition of an extra floor, the installation of a new façade or to the change of use to C3. Photo: http://goo.gl/cFWHx9 Documents: http://goo.gl/nFBjHx Note: Presentation from architect at 23-03-15 meeting.
WESTMINSTER APPLICATIONS			
3.10	22-23 James Street WC2E 8NS 15/02056/FULL <i>A1/Capco; Gerald Eve (agent)</i>	Installation of air conditioning units at roof level and associated external alterations.	At a minimum, the applicant should be required to meet the Council's requirement that the cumulative plant noise shall not exceed 10dB below the quietest background level. Mitigation measures should be required by condition, but only after the proposed new equipment meets minimum requirements on its own merits. Granting permission for equipment already deemed to exceed noise thresholds would mean that local residents would be reliant on the applicant to consistently maintain the equipment and its mitigation measures. Additionally, any permission granted should require the applicant to have at least annual maintenance performed on all equipment, including ducting, to ensure it is running effectively and is not causing disturbance to nearby residents or exceeding 10 decibels below the lowest measured background noise. Also, a condition should be included that restricts use of the air-conditioning units to normal business/office hours. The units should be turned off outside of these hours. Photo: http://goo.gl/4dJfTB Documents: http://goo.gl/vze2Sx
3.11	16 Henrietta Street WC2E 8QH 15/02038/FULL <i>Formerly Covent Garden Grill/ Capco; Gerald Eve (agent)</i>	Variation of planning permission dated 18 March 1997 (96/05904/FULL) namely, removal of Condition 2 to allow the use of the basement and ground floors of 16 Henrietta Street as a separate restaurant (Class A3 use).	No objection provided the applicant operates this site as a separate restaurant and not as one large restaurant associated with 18 Henrietta Street. However, Westminster should include, in addition its standard conditions related to restaurant use, a condition that ensures that the applicant must only operate a sit-down restaurant with table service; there should be no ancillary bar use. Photo: http://goo.gl/8hNqrO Documents: http://goo.gl/4DI7xi

3.12	61-62 Long Acre WC2E 9JL 15/02308/FULL C3/MJP Properties; Child Graddon Lewis (agent)	Erection of a mansard roof extension at third floor level to create a self-contained one-bedroom residential unit (Class C3).	No objection provided the rooftop plant and extract are not visible. The supporting documents do not sufficiently address this concern. Photo: See documents Documents: http://goo.gl/2gOxGt Note: Listed building
3.13	20 Southampton Street WC2E 7QG 15/02632/FULL C3/Six Jubilee Plaza Ltd.; Simmons Taylor Hall (agent)	Amalgamation of Flats 5 and 6 at third floor level to provide one residential unit.	The CGCA objects to the loss of a residential unit. Photo: http://goo.gl/5t3xll Documents: http://goo.gl/jWjcbn

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	36 Monmouth Street WC2H 9EP 2015/1612/TC La Bottega/LBID (UK) Trading LTD; Thomas & Thomas Partners LLP (agent)	6 tables and 12 chairs (Tower Court- x4 tables, x8 chairs, x1 umbrellas and Monmouth Street x2 tables, x4 chairs)	While the CGCA does not object to the four tables and eight chairs proposed in Tower Court, we do object to the two tables and four chairs proposed in the Monmouth Street elevation. We note that the four tables and eight chairs in Tower Court and one table and two chairs in Monmouth Street is the permission that the previous tenant had for many years and which was acceptable at this location that has a high volume of both vehicular traffic (coming from Seven Dials) and pedestrian footfall. Also, as illustrated in the attached photos, the applicant is, without permission, using a large A-board and has attached a two folding shelves to the outside of the building in Tower Court and are using four tall stools for vertical drinking in addition to the tables and chairs in this passageway. We note that adjacent residents have consistently objected to the noise and disturbance from customers using such a large number of tables and chairs in a narrow location. Photos: http://goo.gl/OD8ob2 & http://goo.gl/kPEsNQ Documents: http://goo.gl/WZMUAX Notes: Renewal. Reduction of one umbrella. No change in hours: M-SA 08:00-21:00.
4.2	64-78 Kingsway WC2B 6BD 2015/1696/TC Shakespeares Head/JD Wetherspoon PLC	2 tables, 8 chairs and 8 barriers	Whilst the CGCA does not object, we note that the pavement is extremely crowded at this location next to Holborn station. This, plus the traffic lights, pedestrian crossing and bus stop, make this a very tight space. The applicant should be mindful of this and Camden should emphasise that only the approved layout may be used. Any deviation from this will result in enforcement action. Photo: http://goo.gl/Xa34AZ Documents: http://goo.gl/oT5JgP Note: Renewal. No change in use or hours: M-SU 09:00-20:00. CGCA had no objection on last application.
4.3	43 Monmouth Street WC2H 9DD 2015/1725/TC The Crown	3 tables, 12 chairs and 7 barriers	The CGCA notes that the barriers used by the public house have helped with the issue of pavement blocking, but we are concerned that the positions of the barriers on the Monmouth Street frontage may be further across the footpath than permission grants, as the barriers currently fall outside the studs in the pavement. We ask Camden to

			<p>be clear on the approved position, namely whether the barriers should follow the studs. As long as the barriers are correctly placed and all customers stay within the approved barriers, the CGCA does not object to a mix of seated and vertical drinkers.</p> <p>Photos: http://goo.gl/PO16QC & http://goo.gl/hcAiOh</p> <p>Documents: http://goo.gl/VGqz4a</p> <p>Note: Renewal. No change in use or hours: M-SU: 10:00 to 22:00.</p>
WESTMINSTER APPLICATIONS			
4.4	<p>69 Long Acre London WC2E 9JS 15/02479/TCH Li veli winery & bistro/<i>Li Veli Winerybar Limited; Monmouth Planning Limited (agent)</i></p>	<p>Use of the public highway for the placing of six benches and four tables in an area measuring 1m x 5.7m.</p>	<p>The CGCA objects to the use of tables and chairs at this incredibly narrow pavement. As illustrated by the attached photos, the pavement at this site is very narrow and we question the measurements shown in the drawings. As the photos show, pedestrians routinely are forced to walk in the street because of the heavy footfall – and this is without street furniture to further impede pedestrian flow. We note that there is very heavy footfall at this site between Covent Garden station and the piazza, and Holborn station. See WCC’s Tables and Chairs policy regarding footfall.</p> <p>Photos: http://goo.gl/WRK5Vz & http://goo.gl/gqjHF6</p> <p>Documents: http://goo.gl/rqhy3z</p> <p>Note: New application. Proposed hours: M-SU 08:00-23:00. (Previously Machiavelli).</p>
4.5	<p>Unit 2 2-4 Upper St Martin's Lane WC2H 9DL 15/01672/TCH Subway/<i>Eat Fresh Enterprises Ltd.</i></p>	<p>Use of the public highway for the placing of two tables, six chairs and canvas barriers in an area measuring 3.2m x 1.2m in connection with associated sandwich bar.</p>	<p>Objection. The use of tables and chairs at this location has increased in recent years and this impedes pedestrian flow along this busy pavement near Leicester Square station. As stated in “Guidelines for the placing of tables and chairs on the highway,” many streets are already busy with pedestrians and vehicles, so accommodating the demand for tables and chairs is not always possible. In particular, T&CH create problems for pedestrians because of obstruction of the public highway. This is particularly the case when a third chair is placed at the table and backs into the pavement, such as these proposals call for. Additionally, the applicant is using a large A-board without permission and this further contributes to impeding pedestrian flow and adds to the street clutter, which is not appropriate in the conservation area.</p> <p>Photos: http://goo.gl/PKZGr1 & http://goo.gl/ntluk7</p> <p>Documents: http://goo.gl/l6Dj3Z</p> <p>Note: Renewal application. Current hours: M-SU 08:00-23:00. CGCA had no objection to previous applications at this site.</p>

5. Other business

6. Next meetings & future presentations

6.1 27 April 2015

6.2 11 May 2015