

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 22 June 2015
at 17:30 at Covent Garden Community Centre (Shelton Room), 42 Earlham Street WC2H 9LA

www.CoventGarden.org.uk



TheCGCA



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1. Attendance

1.1 Present: Elizabeth Bax, Jo Weir, Robert Bent, Shirley Gray, Gary Hayes, Selwyn Hardy, Kester Robinson, Amanda Rigby, Christina Smith, Meredith Whitten

1.2 Apologies received: Rhu Weir (comments received); Richard Hills, David Bieda (comments received)

2. Presentations: Capco re: Opera Terrace (5:30 p.m.) and CBRE/TfL re: 40 Long Acre (6 p.m.)

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	Land in front of Phoenix Theatre on Phoenix Road 112 Charing Cross Road WC2H 0JP 2015/1569/P Phoenix Theatre/MJC Consulting Engineers (consultant)	Installation of string lights across Phoenix Street and in trees on Charing Cross Road in association with replacement theatre show signs.	<i>Application has been withdrawn by applicant</i> Photos: https://goo.gl/p7u0Lo & https://goo.gl/DOXr1M Documents: None posted
3.2	35-37 Monmouth Street WC2H 9DD 2015/3069/L Club Monaco/Ralph Lauren UK Limited; Angus Pond Architects Limited (agent)	Display of externally illuminated fascia sign, non-illuminated projecting sign and an awning, replacement of glazing and mullions, raising the window sill, installation of ventilation grill and internal alterations including the installation of partitions and replacement of stairs.	The CGCA had welcomed improvements to the shopfront at No. 37 (see 2014/4334/P). However, as noted in the Seven Dials Renaissance Study, which Camden has adopted, there are additional alterations that would more closely return this shopfront to its traditional appearance, namely (1) using a brass grille as a treatment for the ventilator; and (2) removing the obtrusive flood light fittings. These current proposals do not mention the material of the grille. The CGCA emphasises that the grille should be brass. The CGCA objects to the removal of the door in the shopfront of No. 37, as proposed in the current application. Removing the door causes harm to this listed building and does not comply with the Seven Dials Study. The CGCA does not object to the awning, provided the officer is satisfied it complies with the standards set in the Seven Dials Renaissance Study (see page 30). The study specifies that canvas awnings should be used. This is repeated in Camden's planning policy (see CPG1-7.19). The awning must be attached between the fascia and shopfront and be flush with the fascia level, as per Camden policy. Further, the Seven Dials Study says that the roller box should be fitted neatly into the top of the fascia cornice, so as to be relatively

			<p>unnoticeable when retracted.</p> <p>Although not mentioned in the proposal statement, the use of planters and a bench are shown on the pavement in front of the premises on the applicant's proposed plans (see drawing 404L 02 05 A1). It should be made clear that these items on the pavement are not permitted as part of this application.</p> <p>Photo: https://goo.gl/Wk5aeY</p> <p>Documents: http://goo.gl/QKMKK4</p> <p>Note: Listed building</p>
3.3	<p>Parker Tower 43 Parker Street London WC2B 5PS 2015/2988/P C3/Parker Tower Ltd.; Gerald Eve (agent)</p>	<p>Variation of condition 19 (development in accordance with approved plans) as granted under reference 2014/0176/P dated 18/12/14.</p>	<p>No objection</p> <p>Photo: https://goo.gl/OnGURR</p> <p>Documents: http://goo.gl/x3fKnT</p> <p>Note: On 10-02-14 agenda. CGCA's comments: While the CGCA supports the proposals for the refurbishment and redevelopment of Parker Tower, we do share the concerns of the residents of the Holland and Thurstan dwellings regarding loss of sunlight and overlooking. Provided these concerns are addressed, the CGCA has no objection.</p>
3.4	<p>29 Neal Street WC2H 9PR 2015/3155/P A1 & C3/Shaftesbury; Rolfe Judd (agent)</p>	<p>Replacement of existing shopfront with new timber shopfront.</p>	<p>The CGCA continues to object to these proposals. The proposed shopfront design is too modern and "sleek" (as the applicant describes it) and is not in keeping with the historic nature and character of the building, Neal Street or the conservation area. 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 study specifically references the shopfront of 29 Neal Street.</p> <p>Photo: https://goo.gl/MW6rTi</p> <p>Documents: http://goo.gl/3qmfcY</p> <p>Note: Listed building. On 09-03-15 agenda.</p>
3.5	<p>49 Neal Street London WC2H 9PZ 2014/6130/P B1/McCormack Morrison; Oakley Interiors Ltd. (agent)</p>	<p>Retention of a single condenser unit to the external wall at the rear of the office (Class B1) at first floor level.</p>	<p>No objection provided 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 background.</p> <p>A condition also should be included that restricts use of the condenser unit to normal business/office hours. The unit should be turned off outside of these hours, including overnight.</p> <p>The CGCA notes that the applicant's acoustic report refers to the Royal Borough of Kensington and Chelsea's acoustic requirements, not Camden's, which causes concern that the report does not accurately reflect Camden's specific requirements.</p> <p>Photo: https://goo.gl/8CIVlv</p> <p>Documents: http://goo.gl/SjEMAH</p>

			Note: Retrospective application
3.6	The Cottage 18 Monmouth Street WC2H 9HB 9DA 2015/2689/P C3/Mr. P. Nash; Mr. Jonathan McDermott (agent)	Installation of new roof to conservatory, new bay window, French doors and Juliette balcony at first floor level and 2 rooflights, sunpipe and chimney to roof.	No objection, provided the officer is confident the proposals will have no adverse effect on neighbours, given this site is concealed between properties fronting Monmouth Street and Shaftesbury Avenue. No photo Documents: http://goo.gl/1CEUum
3.7	17 Monmouth Street WC2H 9DD 2015/2702/P A1/Shaftesbury; Rolfe Judd (agent)	Installation of a louvered doorway to the rear at lower ground floor level.	No objection Photo: https://goo.gl/KUJmha Documents: http://goo.gl/xe8Fe3
3.8	9 Monmouth Street WC2H 9DA 2015/2692/P B1/Tsuruta Architects (agent)	Erection of a mansard roof; alteration to rear elevation and change of use from office (B1) to hotel (C1) to create additional 16 x bedrooms in connection with the adjoining hotel.	No objection provided the windows remain consistent with the character of this building in the heart of the Seven Dials Conservation Area. Photo: https://goo.gl/JjZQas Documents: http://goo.gl/6Awlo8
WESTMINSTER APPLICATIONS			
3.9	14 Garrick Street WC2E 9BJ 15/03891/FULL A3 & B1/Capco; Gerald Eve (agent)	Installation of four air-conditioning units within an enclosure at roof level.	No objection provided 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 background. A condition also 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, including overnight. Photo: https://goo.gl/3K9GA7 Documents: http://goo.gl/pBUZ4W Note: Listed building
3.10	39 William IV Street & 30 St Martin's Lane WC2N 4ER 15/03782/FULL Spaghetti House (A3)/Shaftesbury; Rolfe Judd (agent)	Change of use of part first floor and whole second floor to residential use, side- and third-floor extension to create additional residential accommodation (creation of 7 new residential units), new shopfront on William IV Street and installation of two new kitchen extract ducts to serve the divided restaurant unit on the ground floor.	While the CGCA has no objection to the conversion to C3 or to returning the two properties to their separate floor plans, we do object to the proposed shopfront for 39 William IV Street. The proposals would replace a traditional shopfront with a more modern shopfront that is out of keeping with the building and the surrounding area. In addition, the proposals would result in the loss of the stall risers, which is an important part of the shopfront and should be retained, according to Westminster's policy regarding shopfronts. Finally, the CGCA notes that the sustainability section of the applicant's Design & Access Statement is incomplete – it cuts off mid-sentence. Thus, the CGCA has not been able to evaluate this aspect of the proposals. Photos: https://goo.gl/EXSQqQ & https://goo.gl/K8NuDX Documents: http://goo.gl/76B0Li

3.11	3 Henrietta Street WC2E 8PS 15/04109/FULL B1/Capco; Gerald Eve (agent)	Change of use from (Class B1) office to (Class A1) retail, reinstatement of third floor window and associated external refurbishment works.	No objection Photo: https://goo.gl/rgl37q Documents: http://goo.gl/OdG7Ms Note: Listed building
3.12	395 Strand WC2R OLP 15/03108/FULL A1/Keeran Designs Ltd. (agent)	Installation of new shopfront.	Objection. The existing shopfront, with its curved windows and symmetry, is part of this unique building in a high-profile location on Strand (although we note that part of the shopfront is hidden behind visual clutter on the pavement). The proposed shopfront strips this individuality away from the building and would leave a bland, uninspired shopfront. We note that the rest of the building has recently been updated, making the proposed bland shopfront even more out of character with this heritage building. The CGCA also objects to the loss of the stall riser, which is an important part of the shopfront and should be retained, particularly in a conservation area, according to Westminster's policy regarding shopfronts. Finally, the CGCA objects to installation of double doors, which would be used as an openable shopfront, as the current door is consistently open (see photo). We note that Westminster planning policy opposes openable shopfronts, as stated in the Council's planning guidance, "Shopfronts, Blinds and Signs." 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. The CGCA notes that Westminster has consistently refused permission for similar requests. Photo: https://goo.gl/OByhf5 Documents: http://goo.gl/B5CXYC

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	105 Kingsway London WC2B 6QX 2015/3275/TC Eat/Eat Ltd. Mark Browning (agent)	4 tables and 16 chairs	No objection Photos: https://goo.gl/60hMTH Documents: http://goo.gl/CrRUlm Note: Renewal. No change in use or hours M-TH 08:00-23:00; F-SA 08:00-23:30; SU 08:00-22:30.
WESTMINSTER APPLICATIONS			
4.2	13 Slingsby Place/St Martin's Courtyard WC2E 9AB 15/04342/FULL Bill's/Bill's Restaurants Limited; Poppleston Allen Solicitors (agent)	Use of an area of the courtyard to the front of Unit 28 for the placing of nine tables, 22 chairs, two umbrellas and four planters.	The CGCA does not object to the use of tables and chairs, however, we do object to the hours. Hours must be limited to 21:30 to protect the amenity of residents, of which there are many in Slingsby Place, including directly adjacent to this location. The CGCA notes that T&CH can cause problems when located near residential accommodation. T&CH also can create problems for pedestrians because of noise from outside diners and drinkers. Noise from tables and chairs is particularly amplified at this location because of

			<p>the cavernous, echo effect.</p> <p>Photos: https://goo.gl/fYaLTH & https://goo.gl/OXergL</p> <p>Documents: http://goo.gl/Ocqtstb</p> <p>Note: Renewal. Change in use. Previous use was seven tables & 22 chairs, with no umbrellas or planters. Changes also include revised layout. Current hours: M-SU 09:00-23:00. No proposed hours listed.</p>
4.3	<p>43 Drury Lane WC2B 5RT 15/04293/TCH A3/Barrafina Ltd.; GL Hearn</p>	<p>Use of an area of the public highway measuring 2.5m x 7.5m for the placing of 8 tables, 16 chairs, 3 parasols and 4 planters.</p>	<p>Objection. The CGCA objects to the use of tables and chairs at this highly residential location, and we note that the Westminster has recently refused consent for tables and chairs at this site. T&CH can cause problems when located adjacent to residential accommodation. T&CH also can create problems for pedestrians because of noise from outside diners and drinkers and from obstruction, with tables and chairs acting like a wall.</p> <p>This location in particular is surrounded by residential units on all sides. The tables and chairs are proposed to be placed in Broad Court, which has a quiet nature that reflects the residential, and non-commercial, use of the area.</p> <p>Westminster has recently refused permission for tables and chairs at this location, noting that: "the tables and chairs outside the premises would cause harm to the residential amenity of the occupiers of the residential flats on Broad Court and 141-152 Drury Lane." (See 11/08291/FULL.)</p> <p>Photo: https://goo.gl/ecizx1</p> <p>Documents: http://goo.gl/cDk5hr</p> <p>Note: New application. Previous permission was in 2011 for 8T & 23CH. Application was refused because awnings would harm character and appearance of building and T&CH outside the premises would harm amenity of the residents on Broad Court and 141-152 Drury Lane. Proposed hours: M-SU 12:00-00:00.</p>
4.4	<p>4 Garrick Street WC2E 9BH 15/04440/TCH Steak & Co./Ian Belsham Associates (agent)</p>	<p>Use of the public highway for the placing of four tables, eight chairs and a freestanding menu board in two areas measuring 5.1 x 0.8m and 6.3 x 0.8m.</p>	<p>Objection. The CGCA objects to the use of tables and chairs at this location because the public highway is not wide enough to accommodate both the high volume of pedestrian flow and the use of tables and chairs. The "Pedestrian Comfort Guidance for London," published by the GLA, recommends total footway widths for different levels of pedestrian flow. For high-flow areas (greater than 1,200 people per hour), the recommended width is 5.3m; for active flow areas (600 to 1,200 people per hour), the recommended width is 4.2m.</p> <p>The CGCA strongly objects to the use of any A-boards at this site, as proposed in the application, particularly in addition to any tables and chairs use. We note that Westminster has repeatedly refused permission for A-boards, including as recently as last year. Because of the A-boards' size and location, they would contribute to visual clutter and harm the appearance (amenity) of the area. They would also fail to maintain or improve (preserve or enhance) the character and appearance of the CG conservation area (see 14/04172/ADV).</p> <p>Photo: https://goo.gl/bWmT9r</p> <p>Documents: http://goo.gl/1UjOM8</p> <p>Note: Renewal. Change in use: proposed freestanding A-board. No change in hours M-SU 08:00-23:00.</p>

5. Other business

6. Next meetings & future presentations

6.1 13 July 2015, including two presentations (Capco and Four Communications)

