

Minutes
Covent Garden Community Association

04 January 2016

Planning Sub-Committee meeting (interim meeting)

Covent Garden Community Centre, 42 Earlham Street WC2H 9LA

www.CoventGarden.org.uk



TheCGCA



@TheCGCA

1. Attendance

1.1 Comments received: Elizabeth Bax, David Bieda, Shirley Gray, Selwyn Hardy, Rhu Weir

2. Presentation: N/A

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	21 Stacey Street WC2H 8DG 2015/6872/P Phoenix Community Garden/ Office Sian Architecture (agent)	Details of external lighting as required by condition 5 of planning permission 2014/7285/P dated 06/01/2015.	No objection, provided the officer is satisfied that the floodlights will not shine on the windows of adjacent residents, and a condition must be included that specifies that the lights are required to be turned off by 23:00. Comments by 08-01-16 No photo Documents: http://goo.gl/jsNFqO
3.2	8 & 10 Stukeley Street WC2 5LQ 2015/7028/P B1 & C3/Benprop Drury Limited; DP9 Ltd. (agent)	Demolition of mansard roof (no.8), refurbishment and extension of facades, excavation to create new basement, erection of single storey mansard (no.10 & no 8), rear extension at 1st floor level. New Office and residential floorspace at basement & ground floor level.	The CGCA objects to the proposed location of the air-conditioning plant. This plant is located directly outside a residential, noise-sensitive bedroom window. The applicant has caused great disturbance to residential amenity by using the plant without consent, thus indicating a lack of concern for nearby residents. Should the Council be minded to grant approval, conditions must be included to ensure that the air-conditioning units do not cause noise and disturbance to residential amenity. These conditions must: (1) require the applicant to ensure that equipment is kept working efficiently and is not causing disturbance to nearby residents, as verified through annual maintenance checks performed on all equipment, including ducting, throughout the life of the development (CMP S32); (2) require the applicant to submit the results of annual maintenance checks to the Council for approval; (3) restrict the amount of noise (measured in decibels) emitted from the units to within Camden's thresholds (CMP S32); (4) limit the hours of use to normal office hours (no later than 19:30), which will reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend hours; and

			<p>(5) require automatic time clocks to be fitted to the equipment/ machinery hereby approved, prior to commencement of the use of the units, to ensure that the plant/equipment does not operate at any time other than that permitted. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer's recommendations.</p> <p>Further, the CGCA objects to the proposed massed metal and glazing façade as shown on the Proposed SW Elevation (Drg. A1716) as well as the raised skylight shown in Section B. These proposals contradict CPG1 – 5, which states that the effect on neighbouring properties shall be a main consideration in such proposals. The large elevation of glazing is directly opposite residential properties and, thus, has a negative impact on their view. Similarly, the raised skylight will obstruct residents' views.</p> <p>Comments by 12-01-16 No photo Documents: http://goo.gl/308nvs</p>
3.3	Flat 3 190 Drury Lane WC2B 5QD 2015/6868/P C3/Private resident; 4D Planning (agent)	Erection of conservatory with retractable roof on rear terrace.	<p>No objection Comments by 12-01-16 No photo Documents: http://goo.gl/7fBBDE</p>
3.4	22-23 Denmark Place and 26 Denmark Street WC2H 2015/6937/L Various/Consolidated Developments; Iceni Projects (agent)	Repairs and restoration to 22 Denmark Place and 26 Denmark Street; rebuilding of 23 Denmark Place as a single storey structure; creation of basement space in association with planning application 2012/6858/P and temporary moving of 22 Denmark Place to facilitate development approved under 2012/6858/P.	<p>Given the historic nature of these buildings and their location in the Denmark Street Conservation Area, the CGCA is concerned about the impact of these works on these listed buildings. Provided the Council is assured by the relevant organisations and experts that no harm will come to the buildings as a result of these works, then the CGCA has no objection.</p> <p>Comments by 12-01-16 No photo Documents: http://goo.gl/3QbsRU Note: Grade II listed building. The application primarily seeks to facilitate construction of the approved basement venue space which undersails 22 Denmark Place without causing damage to the listed buildings above. The applicant proposes supporting and lifting no. 22 to a nearby location while the works are ongoing, before it is reinstated and restored.</p>
3.5	St.Giles Circus site including: site of 138-148 (even) Charing Cross Road 4 6 7 9 10 20-28 (inc) Denmark	Variation of Condition 2 (approved plans) of planning permission 2012/6858/P dated 31/03/15 (for redevelopment involving the erection of three buildings (5	<p>No objection Comments by 12-01-16 No photo</p>

	<p>Street 1-6 (inc) 16-23 (inc) Denmark Place 52-59 (inc) St.Giles High Street 4 Flitcroft Street and 1 Book Mews London WC2 2015/6939/P Various/<i>Consolidated Developments Ltd; Icenl Projects (agent)</i></p>	<p>and 7 storey buildings facing Centre Point Tower and a 4 storey building on Denmark Place) following the demolition of 1-6, 17-21 Denmark Place and York and Clifton Mansions with retained facades at 1-3 Denmark Place and York and Clifton Mansions to provide 2895sqm of basement Event Gallery space (Sui Generis); a 678sqm urban gallery with 1912sqm of internal LED screens to be used for various uses, exhibitions and events (including recorded music) (Sui Generis); 884sqm of flexible retail and restaurant floorspace (Class A1/A3); 2404sqm of restaurant floorspace (Class A3); 385sqm of drinking establishment (Class A4) and a 14 bedroom hotel (Class C1) between Denmark Place and Andrew Borde Street. Change of use of 4, 6, 7, 9, 10, 20-28 Denmark Street, 4 Flitcroft Street and 1 Book Mews to provide 4,308sqm of office floor space (Class B1a); 2,959sqm of private residential floor space (Class C3); 239sqm of affordable housing (Class C3) and 2540sqm of retail floor space (Class A1). Provision of a new pedestrian route from Andrew Borde Street to Denmark Street at ground floor level and associated partial demolition at 21 Denmark Street); changes are to repair and restore 22 Denmark Place and 26 Denmark Street; demolish and rebuild 23 Denmark Place as a single storey structure; temporary moving of 22 Denmark Place to facilitate development approved under 2012/6858/P; provision of venue space at ground and basement level within 22 Denmark Place and 26 Denmark Street to replace the 12 Bar Club and minor amendments to the elevations of the approved passageway through 21 Denmark Street.</p>	<p>Documents: http://goo.gl/nKZWI2 Note: 90 documents</p>
--	---	--	--

WESTMINSTER APPLICATIONS

3.6	<p>98 Long Acre WC2E 9NR 15/07135/FULL <i>A1/EE Limited; Wood & Wood Signs Ltd. (agent)</i></p>	<p>Replacement of shopfront, installation of new signage zones and amendments to existing shopfront louvers.</p>	<p>Whilst the CGCA has no objection, we lament the missed opportunity to improve the visual amenity of this high-profile location by providing a more traditional shopfront that reflects the character of the area. Comments by 11-01-16 No photo Documents: http://goo.gl/XcdBK3</p>
3.7	<p>25 Henrietta Street WC2E 8NA 15/10331/LBC <i>A1/SeeBee Design and Conservation</i></p>	<p>Installation of Westminster Green Plaque to brick pier of shopfront.</p>	<p>No objection Comments by 11-01-16 Photo: http://goo.gl/luXjLI Documents: Note: Listed building. Plaque is for William</p>

			Shipley, founder the Royal Society of Arts.
3.8	12 Maiden Lane WC2E 7NA 15/10460/FULL Big Easy/Maiden London Limited; Walsingham Planning (agent)	Retention of external plant and equipment at first floor level with additional attenuators, new visual/ acoustic barrier screen and removal of existing condensers.	<p>Whilst the CGCA appreciates that some of the unauthorised noise-generating units have been removed from this proposed, revised scheme, these current proposals continue to have an impact on neighbouring properties, particularly adjacent residents and their noise-sensitive windows.</p> <p>In particular, we are concerned about the impact of the toilet extract fan on the residential window directly above it. Residents have experienced incredible disturbance to their amenity because of unauthorised works and the CGCA is not convinced that the proposed mitigation measures (noise-absorbent barrier) will sufficiently diminish this noise, as stated in the applicant's cover letter.</p> <p>The CGCA is concerned about the methodology of the noise report, notably that it included noise from currently unauthorised equipment at this premise. Equipment that is not permitted (and that has been subject to enforcement action) should not form part of ambient noise measurement.</p> <p>Further, local residents have had their amenity severely diminished by the actions of the applicant, who has not worked with residents and others, such as the adjacent theatre, in good faith. Thus, the CGCA remains highly suspicious of the applicant's proposals to reduce the noise.</p> <p>The CGCA continues to refute the applicant's insistence on maintaining that residents who live nearby must have "reasonable expectations" for "choosing to live there." This is indicative of the applicant's lack of sensitivity to the local neighbourhood. The residents have the reasonable expectation that development will comply with the planning policies and guidance set forth by Westminster, regardless of if they move in before or after the restaurant. The applicant has a history of disregarding these standards. The applicant chose to try to operate a restaurant of this type and size in an area that has been residential for hundreds of years and at a site that is surrounded by residential, knowing it would be difficult to comply with noise regulations.</p> <p>The CGCA also refutes the applicant's statement that the proposals should be permitted because the need for the restaurant adheres to the National Planning Policy Framework's call for sustainability. In particular, the NPPF specifies that for</p>

			<p>development to be considered sustainable, it must take into account economic, social and environmental dimensions; these must be considered together, not in isolation.</p> <p>Should the Council be minded to grant approval, strongly worded conditions must be included to ensure that plant and equipment do not cause noise and disturbance to residential amenity. These conditions must:</p> <p>(1) require all silencers, sound-proofing and other noise-reduction mitigation efforts specified in the related acoustic report;</p> <p>(2) require the applicant to ensure that equipment is kept working efficiently and is not causing disturbance to nearby residents, as verified through annual maintenance checks performed on all equipment, including ducting, throughout the life of the development (CMP S32);</p> <p>(3) require the applicant to submit the results of annual maintenance checks to the Council for approval;</p> <p>(4) restrict the amount of noise (measured in decibels) emitted from the units to within Westminster's thresholds (CMP S32);</p> <p>(5) limit the hours of use to 09:30-23:00, which will reduce the impact of noise and vibration on residential amenity during late-night and overnight hours; and</p> <p>(6) require automatic time clocks to be fitted to the equipment/ machinery hereby approved, prior to commencement of the use of the units, to ensure that the plant/equipment does not operate at any time other than that permitted. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer's recommendations.</p> <p>Comments by 11-01-16</p> <p>No photo</p> <p>Documents: http://goo.gl/wFKVCC</p> <p>Note: The only noise-generating items now left in the scheme are the two supply air handling units serving the Big Easy restaurant and its kitchens, and the toilet extract system.</p>
--	--	--	--

4. Tables and Chairs – None

5. Other business – Comments on the application below were submitted since the last meeting.

5.1	134 Charing Cross Road WC2H 0LA 2015/6745/A A1/Cardtronics UK	Display of 1x internally illuminated ATM surround	The CGCA objects to this retrospective application, as use of internal illumination conflicts with Camden planning guidance and national planning guidance. This guidance specifies that internal illumination is inappropriate in a conservation area. This site falls within the Denmark Street
-----	---	---	---

<p><i>Ltd.; New Wave Installations (agent)</i></p>	<p>(retrospective).</p>	<p>Conservation Area and is adjacent to the Seven Dials (Covent Garden) Conservation Area.</p> <p>Additionally, national guidance, as set forth in the Department of Communities & Local Government's "Outdoor advertisements and signs: a guide for advertisers," clearly states that Class 4 (illuminated advertisements) "does not extend to any premises in a Conservation" (p. 17).</p> <p>Finally, Camden's Denmark Street Conservation Area Appraisal and Management Strategy states that "Proposals for advertising within the conservation area would be expected to conform to guidance set out in section 2 of Camden Planning Document (2006)" (see section 6.8.3, p. 21). This 2006 guidance was replaced by CPG1 Design and states that "Advertisements above fascia level can appear visually obtrusive and unattractive and, where illuminated, they can cause light pollution to neighbouring residential properties" and "Advertisements in conservation areas and on or near listed buildings require detailed consideration given the sensitivity and historic nature of these areas or buildings" (see p. 78). Also relevant here, CPG1 Design/Shopfronts, 7.37 (p. 74), states that "Illuminated advertising for cash machines should be discreet and is subject to advertisement consent."</p>
--	-------------------------	---

6. Next meetings & future presentations

- 6.1 11 January 2016
- 6.2 25 January 2016