

Minutes

Covent Garden Community Association

Planning Sub-Committee e-meeting – comments due by Thursday, 10 April 2014 at 18:00

www.CoventGarden.org.uk

Facebook: TheCGCA

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1. Attendance

1.1 Apologies received: Meredith Whitten

1.2 Present: Mike Leeson, Shirley Gray, David Bieda, Rh Weir

2. Presentation: None scheduled

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
	None		
WESTMINSTER APPLICATIONS			
3.1	5-9 Great Newport Street WC2H 7JB 12/03930/FULL Mixed-use, including A3,A4, B1, D1 & sui generis/ <i>Consolidated Development Ltd.; Turley Associates (agent)</i>	Partial demolition of Nos. 6-9 Great Newport Street behind retained front facades and demolition of rear addition to Great Newport Street. Excavation and redevelopment to provide a building comprised of lower basement, basement, lower ground, ground and six upper floors, terraces, roof plant and alterations to front facade, providing a new auditorium and ancillary services in the form of a new 319-seat theatre space along with rehearsal studio and ancillary facilities including bars at basement level 1 and ground floor level (sui generis), restaurant (A3) on the ground floor and part lower ground and 66-bedroom hotel at ground floor (part) and first to sixth floors, associated hotel bar and sculpture gallery at first floor and outdoor swimming pool, terrace and bar at fifth floor. Internal alterations to listed building at No. 5.	<p>The CGCA recognises that the applicant has addressed many of the concerns raised by WCC regarding the 2012 application, which was subsequently withdrawn. The CGCA feels that the majority of the updated proposals are an improvement from the 2012 application. However, the CGCA does have some concerns regarding the current proposals.</p> <ul style="list-style-type: none"> • First the CGCA is concerned about the lack of consultation with neighbouring residents, particularly residents of Sandringham flats, who will be directly affected by these proposals. The applicant has not attempted to contact local residents. Given the size and complexity of this proposed development, the applicant should have consulted with affected residents and, more importantly, WCC should ensure that the Council has adequately consulted with residents as well. We note that the Sandringham Flats Residents Association has a history of working with developers on nearby projects. • The noise impact assessment included in the supporting documents contains recommendations based on the specific details of the plant to be used being unknown at the time of assessment. The applicant should be required to adhere to all of these recommendations for mitigation or should be required to submit an updated acoustic report once the specific model of plant to be used has been determined. • Servicing and deliveries must be restricted to times that will not affect residential amenity and that minimise adverse impacts, as noted in CS41. In particular, servicing and deliveries must be prohibited at late-night or early-morning hours. Hours for servicing, including collection, should be limited to no earlier than 08:00 and no later than 20:00 (8 a.m. to 10 p.m. only). Servicing and deliveries at inappropriate hours

			<p>are a major cause of disturbance to residential amenity and complaints from Covent Garden residents.</p> <ul style="list-style-type: none"> • Further, noise impact from late-night entertainment uses negatively impacts residential amenity, particularly at unsociable hours. Conditions limiting the hours of use for the terrace and swimming pool should be included in any permission granted to ensure that the proposals do not violate Westminster's noise pollution policies. These hours should be limited to 10 p.m. The noise impact from the swimming pool and roof terrace would harm residential amenity, as the terrace is isolated at the top of the building where noise emanating from it is not buffered by the distance that a ground-level unit would be. This noise will be particularly amplified when the hotel guests include children using the swimming pool. • There is no mention of the potential impact on neighbouring properties, particularly the Sandringham flats adjacent to the site, from further excavation of the basement. • The revised plans do not indicate where the theatre's dock doors will be located. The location of these doors could negatively impact residential amenity due to excessive noise at inappropriate hours. • Finally, the CGCA notes that residents are concerned about a loss of daylight. While the revised proposals do scale back the proposed extension, the proposals still add massing and height. The applicant's sunlight and daylight report indicates that some of the flats at Sandringham Flats will see a reduction in daylight, which is a concern. The applicant should work with residents to reduce the loss of daylight. <p>Photo: N/A Documents: http://tiny.cc/h1ztdx Note: No. 5 is a listed building. Previous application (08/00327/FULL) was withdrawn.</p>
3.2	70 Long Acre WC2E 9JS 13/04256/FULL Sugar Sin/Sugar Sin Ltd.	Installation of two air-conditioning units to rear lightwell.	<p>The CGCA is concerned about the noise impact, particularly on residential amenity, and we have two concerns with the submitted acoustic report. 1 -- The CGCA questions the address of the "nearest noise sensitive window." The noise report does not give the address of the nearest noise sensitive window, making it difficult for the CGCA to assess the impact of the proposed air-conditioning units on residential amenity. 2 -- Also the measurement period was very narrow -- just one hour between 9.30 and 10.30. There also is reference to the background noise, including nearby building work and other plant. The CGCA questions whether a one-hour window is wide enough to accurately assess noise impact (a 24-hour measurement period is the</p>

			standard minimum), particularly given the noise of building work lifting the baseline figure Photo: See documents. Documents: http://tiny.cc/re2tdx
3.3	8 Adelaide Street WC2N 4HZ 14/01315/LBC Costa Coffee/ <i>Costa Coffee Ltd.</i> ; <i>Sea Design Group (agent)</i>	Repaint existing shopfront internally and externally.	No objection No photo Documents: http://tiny.cc/pb2tdx Note: Listed building

4. Tables and Chairs

CAMDEN APPLICATIONS			
None			
WESTMINSTER APPLICATIONS			
4.1	32 Cranbourn Street WC2H 7AD 14/01808/TCH <i>Caffe Nero/Nero Holdings Ltd.</i>	Use of an area of the public highway measuring 3m x 1.4m for the placing of three tables and six chairs.	The CGCA believes that 7 a.m. is too early a start time for tables and chairs because of the impact of noise and disturbance on residential amenity from setting up the tables and chairs and from customer use at that early hour, and we would prefer a start time of 8 a.m. However, we recognise that this application is for renewed permission and, therefore, is unlikely to be changed in the absence of any specific complaints. No photo Documents: http://tiny.cc/c30tdx Note: Renewal. No change in use or hours (M-SA 07:00-23:00; SU 08:00-22:00).
4.2	1 Upper St Martin's Lane WC2H 9EA 14/02006/TCH <i>Verve/Novus Leisure Ltd. (agent)</i>	Use of the highway on the Upper St Martin's Lane frontage for the placing of three tables and six chairs with plain canvas barriers in an area measuring 1.19m x 5.1m.	No objection, provided the applicant continues to comply with Westminster's tables-and-chairs policies and the approved drawings for this renewed permission. No photos Documents: http://tiny.cc/210tdx Note: Renewal. No change in use or hours (M-SU 11:00-23:00).
4.3	13 Slingsby Place WC2E 9AB 14/02378/TCH <i>Bill's Café/Bill's Restaurants Ltd.</i> ; <i>Lisa Intani (agent)</i>	Use of an area of the courtyard to the front of Unit 28 (13 Slingsby Place/St. Martin's Courtyard) for the placing of 7 tables and 22 chairs.	No objection No photo Documents: http://tiny.cc/cc1tdx Note: Renewal. No change in use or hours (M-SU 09:00-23:00).
4.4	92-93 St Martin's Lane WC2N 4AP 14/02390/TCH <i>Chipotle/Chipotle Mexican Grill Ltd.</i> ; <i>Woods Wuhr LLP (agent)</i>	Use of an area of the public highway on the Cecil Court frontage measuring 10.1m x 1.5m for the placing of five tables and 20 chairs.	No objection No photos Documents: http://tiny.cc/ms1tdx Note: Renewal. No change in use or hours (M-SU 11:00-23:00).

5. Camden Advertising and Listed Building Applications – Camden does not 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

7.1 14th April 2014

7.2 28th April 2014