

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 8th July 2013
at 17:00 at Covent Garden Community Centre (Mercer Room), 42 Earlham Street, WC2H 9LA

1. Attendance

1.1 Apologies received: Sam Kung

1.2 Present: Mike Leeson, Jo Weir, Elizabeth Bax, Robert Bent, Shirley Gray, David Kaner, Christina Smith, Rhu Weir, Meredith Whitten

2. Presentation – Jessica Stewart, Local Dialogue – High Holborn hotel proposal

3. Planning Applications & Appeals

	Address	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	34 Great Queen Street WC2B 5AA 2013/3486/P Salt/ <i>United Grand Lodge of England; Tuffin Ferraby Taylor (agent)</i>	Samples and details of roof tile relating condition 3a of Listed Building Consent (2012/4450/L) granted 03/12/2012 for the replacement of the tiled roof associated with approved scheme.	No objection Photo: http://tiny.cc/t35kzw Documents: http://tiny.cc/g2fizw
3.2	142 Shaftesbury Avenue WC2H 8HJ 2013/3495/P Marquis of Granby/ <i>Shaftesbury; Rolfe Judd (agent)</i>	Replacement of air conditioning plant at 1st floor level including associated acoustic housing and extract duct to rear elevation.	No objection Photo: http://tiny.cc/3ztpzw Documents: http://tiny.cc/5ugnzw
3.3	37a Neal Street & 22 Shorts Gardens WC2H 9PR 2013/3942/P Size?/ <i>Shaftesbury; Rolfe Judd (agent)</i>	Change of use of basement and ground floor premises from restaurant (Class A3) to alternative use for either retails (Class A1) restaurant (Class A3) use, and creation of a new entrance door on Shorts Gardens elevation.	No objection Photos: http://tiny.cc/63tpzw& http://tiny.cc/z4tpzw Documents: http://tiny.cc/f1gnzw Note: Listed building
3.4	18 Stukeley Street WC2B 5LR 2013/4021/P C3/ <i>Taracove Limited; Rolfe Judd (agent)</i>	Variation of condition 3 of permission granted 18/02/2013 (2012/6680/P) and as varied on (2013/0692) for the change of use to residential, namely to insert a new external entrance access door for Unit 1 and to amend the internal layout of Unit 1.	No objection Photo: http://tiny.cc/wc1nzw Documents: http://tiny.cc/o9gnzw Note: Granted permission to convert B1 to C3. On 28-01-13 & 13-05-13 agendas; CGCA had no objection.
WESTMINSTER APPLICATIONS			
3.5	Site At Mercers Covent Garden Estate - Block C Mercer Street 13/06028/FULL Various/ <i>The Mercers' Company; DP9 (agent)</i>	Retention and refurbishment of 13-14 Langley Street for retail (Class A1) use. Demolition of 6, 10-14 Mercer Street and single storey warehouses within Mercers Yard and the later rear addition of 116 Long Acre and redevelopment for 24 residential flats (C3), retail (A1) & restaurant (A3) purposes with associated plant and ancillary space. Creation of new pedestrian and servicing piazza works of hard landscaping, alterations to exiting vehicular and pedestrian access together with associated enabling works.	DK to write letter Photos: http://tiny.cc/paupzw & http://tiny.cc/ebupzw . Also see D&A statement Documents: http://tiny.cc/5lhnzw Note: Listed building.

3.6	<p>15 King Street WC2E 8HN 13/05600/FULL A1 at ground; B1 above/ <i>Capital & Counties;</i> <i>Gerald Eve (agent)</i></p>	<p>Use of first through fourth floors from office (B1) to four residential units (C3). Installation of four air conditioning units and a ventilation unit and satellite dish at roof level. Associated external works including installation of air bricks to rear facade.</p>	<p>While the CGCA does not object to the change of use, we do object to the small size of the units (including the small bedrooms) and to all of the new flats being 1-bedroom. WCC's policies and core strategies call for new housing development to meet a range of housing needs, including family-sized accommodation (see CS15 and CMP 4.3.1). Covent Garden has a shortage of residential units larger than 1-bedroom, yet in recent years a large number of applications for conversion to C3 proposes solely 1-bedroom units. Each application on its own may not reveal this pattern, but taken in total, these applications amount to a disproportionate number of 1-bedrooms. (For example, the applicant has a planning application to convert the property next to this one – 14 King Street – to four 1-bed units. This equals eight small 1-bed units, with no other sized accommodation. This falls well short of Westminster's policy for Homes of Different Sizes (see CMP 4.6)). Further, as CMP4.3.1 notes, "Successful neighbourhoods are balanced neighbourhoods, which provide equality of opportunity and a high quality of life for people of all ages and backgrounds. To achieve this, these policies seek to ensure new housing development can meet the range of housing needs in the city, including family-sized accommodation."</p> <p>The CGCA also objects to the installation of a satellite dish at the roof level. This adds to visual clutter, particularly from the courtyard of St. Paul's Church, and is unnecessary given the good provision of a cable system running under the street.</p> <p>Photo: http://tiny.cc/nsqpwz Documents: http://tiny.cc/dtfizw Note: Listed building. See also 13/05674/LBC.</p>
3.7	<p>East Piazza The Market WC2E 8RA 13/05763/FULL <i>Real Food Market/Capital & Counties;</i> <i>Gerald Eve (agent)</i></p>	<p>Operation of a food market on the east side of the Piazza for up to 116 days per calendar year.</p>	<p>The CGCA objects to the increase in the number of days of the Real Food Market, as this market no longer meets its original aim and principles to offer fresh, locally sourced and seasonal food; ethically sourced groceries; free-range meats and dairy; and ethnic foods representing the multicultural character of London (see applicant's Management Plan, pp. 5-6). Instead, the market has morphed into what is essentially an A5 use, offering predominantly hot-food take-away.</p> <p>To be true to these stated aim and principles and to comply with its current</p>

			<p>permission, no more than 10 percent of the Market's offerings should be hot food to take away.</p> <p>No photo</p> <p>Documents: http://tiny.cc/8w7kzw</p> <p>Note: Application is to renew permission granted in 2011 (11/05190/FULL). Increase from 104 days.</p>
3.8	<p>28 Bow Street WC2E 7AW 13/05771/FULL Bow Street Magistrate's Court/<i>Bow Street Hotel Ltd.; Montagu Evans (agent)</i></p>	<p>Demolition of a single storey part of existing buildings to the rear of the buildings within courtyard.</p>	<p>No objection</p> <p>Photo: http://tiny.cc/8k1nzw</p> <p>Documents: http://tiny.cc/uqhnzw</p>
3.9	<p>24 Litchfield Street WC2H 9NJ 13/05705/FULL Karine Jackson at ground; B1 above/ <i>Shaftesbury; Rolfe Judd (agent)</i></p>	<p>Dual/alternative use of the first, second and third floor for either continued office (Class B1) or as three residential units (Class C3). Installation of vents to rear elevation.</p>	<p>While the CGCA does not object to the change of use, we do object to the small size of the units (including the small bedrooms) and to all of the new flats being 1-bedroom. WCC's policies and core strategies call for new housing development to meet a range of housing needs, including family-sized accommodation (see CS15 and CMP 4.3.1). Covent Garden has a shortage of residential units larger than 1-bedroom, yet in recent years a large number of applications for conversion to C3 proposes solely 1-bedroom units. Each application on its own may not reveal this pattern, but taken in total, these applications amount to a disproportionate number of 1-bedrooms. (For example, currently two four-storey buildings in B1 use at 14-15 King Street are the subject of applications for conversion to 4 1-bedrooms each. This application, plus many like it around Covent Garden, amount to a proliferation of 1-bed units, with no other sized accommodation. This falls well short of Westminster's policy for Homes of Different Sizes (see CMP 4.6). Further, as CMP4.3.1 notes, "Successful neighbourhoods are balanced neighbourhoods, which provide equality of opportunity and a high quality of life for people of all ages and backgrounds. To achieve this, these policies seek to ensure new housing development can meet the range of housing needs in the city, including family-sized accommodation."</p> <p>Finally, the CGCA objects to allowing dual use. Such dual use makes it impossible to gauge the amount of residential or office space in Covent Garden, and allows the applicant a level of power that should rest with the Council.</p> <p>Photo: http://tiny.cc/2m1nzw</p>

		Documents: http://tiny.cc/buhnzw Note: Listed building. Property on 10-06-13 agenda for proposal to replace ground-floor door. CGCA objected because proposed door was not in keeping with rest of the building, including other ground-floor door.
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4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	34 Neal Street WC2H 9PS 2013/3911/TC Cafe Eterno/Ms Shirley Phillips	1 table and 2 chairs	No objection Photo: http://tiny.cc/6d3nzw None online Note: Renewal. No change in hours or use. Hours: M-TH 10:30- 17:30; F 10:30-18:30; SA 10:30-19:00.
4.2	43 Monmouth Street WC2H 9DD 2013/4015/TC The Crown/Spirit Pub Company Ltd.; TLT Solicitors (agent)	3 tables and 12 chairs	Objection. The CGCA objects to continued permission for tables and chairs, as the applicant has demonstrated a lack of control over outside drinkers at the premises. Vertical drinkers spill over past the tables and chairs and even the pavement and into the street at the narrow roundabout at Seven Dials, which also has consistently busy footfall. This results in pedestrians being forced into the road, which creates a serious safety hazard. See attached photo. Photos: http://tiny.cc/pf3nzw & http://tiny.cc/hg3nzw None online Note: Renewal. No change in hours or use. Hours: M-SU 10:00-22:00.
4.3	52 St Giles High Street WC2H 8LH 2013/4120/TC Assa Japan/Mr Hojin Shin	6 tables and 20 chairs	No objection Photos: http://tiny.cc/duupzw & http://tiny.cc/Ovupzw None online Note: Renewal. No change in use or hours. Current hours: M-SU 08:00 to 22:30. Camden lists as new application, but permission was granted last year. See 2012/1398/TC.
WESTMINSTER APPLICATIONS			
4.4	55 Aldwych WC2B 4BB 13/04950/FULL Delaunay Counter/Rex Restaurants Associates Ltd.; Radcliffes LeBrasseur	Variation of Condition 3 of planning permission dated 12-06-12 (13/02022/TCH) for the use of three areas of the public highway measuring 1.1m x 3m, 1.1m x 1.5m and 1.75 x 9.5m for placing of 13 tables, 17 chairs and five banquettes in connection with the restaurant namely, to allow placing of tables and chairs on the pavement between 07.00-23.00 Monday to Saturday, 11.00-23.00 on Sundays and Bank Holidays.	Objection. The CGCA supports Westminster's previous decision to refuse extended hours to protect neighbouring residents from noise and disturbance as set out in CS28 and CS31 and ENV6 and TACE11 of UDP. The CGCA also continues to object to the layout of the tables and chairs. The measurements used by the applicant are implausible. Adding depth of one banquette, one chair and one table gives a sum of 1.69m. The drawing shows a distance of 1.75m from frontage to the backs of the chairs. There is no allowance for customers actually sitting at tables or being served. Photos: http://tiny.cc/75upzw , http://tiny.cc/w6upzw , http://tiny.cc/n7upzw , http://tiny.cc/nv3nzw & http://tiny.cc/sx3nzw Documents: http://tiny.cc/qt3nzw Note: Current permission granted on 30-04-13 (says 12-06-12 on application). Proposal is for change in hours. Applicant wants T&CH hours to be same as the Counter's hours. Proposed hours: M-SA 07:00-23:00; SU/BH 11:00-23:00. Current hours: M-F 07:00-23:00; SA 11:00-23:00;

			no permission for SU/BH. Reason given by WCC for hours is to protect neighbouring residents from noise and disturbance as set out in CS28 and CS31 and ENV6 and TACE11 of UDP. Drawing (http://tiny.cc/ab4nzw) has chairs positioned with backs to the pavement. Original application on 08-04-13 agenda
4.5	38-40 Wellington Street WC2E 7BD 13/06002/TCH Boulevard Brassiere/ Maxwell's Restaurant Ltd.	Use of two areas of the public highway measuring 4.6m x 0.65m and 3.35m x 0.65m of the public highway for the placing of four tables and eight chairs.	The CGCA objects to four tables and eight chairs, as this is unrealistic given the narrow pavement and the location of a sign post on the pavement in front of the restaurant – this is visible in the attached photos, but the applicant has not shown it on the drawings. The width between the table and chairs and this signpost is significantly less than Camden's minimum 1.8m requirement and would obstruct the footway for people with disabilities, which violates CPG5.10. Given this, the CGCA objects to the one table and two chairs to the immediate left of the front entrance, which would leave the applicant with approval for three tables and six chairs, which is more than adequate on this high-footfall pavement near a major entrance to the Piazza. The CGCA also emphasises that the applicant must adhere to the layout as shown on the drawing. This means the applicant must ensure that customers do not position a chair so that it backs into the footfall, as this would seriously obstruct footfall at this narrow site. The CGCA also notes that the applicant is using an openable shopfront, which violates DP30.8. See photos. Photos: http://tiny.cc/rhvpzw , http://tiny.cc/kivpzw , http://tiny.cc/4ivpzw & http://tiny.cc/pivpzw Documents: http://tiny.cc/rlvpzw Note: New application. Last permission was for 3T & 6CH in 2007. T&CH in use. Note open shopfront.
4.6	10-11 St. Martin's Court WC2N 4AJ 13/05780/TCH Café Koha/Meeson Williams Phillips Ltd (agent)	Use of an area of public highway measuring 7.5m x 1.4m for the placing of eight tables and 16 chairs and the use of the central part of the public highway in two areas measuring 1.2m x 3.5m and 1.2m x 7m for the placing of 11 tables, 22 chairs and 12 screens.	No objection Photos: http://tiny.cc/hrvpzw , http://tiny.cc/2rvpzw , http://tiny.cc/isvpzw , http://tiny.cc/3svpzw & http://tiny.cc/jtvpzw Documents: http://tiny.cc/eyhnzw Note: Renewal. No change in use or hours. Application for 11T & 22CH in central court refused by WCC because T&CH/ servicing would obstruct access and doorways to Noel Coward and Wyndham theatres, and pedestrian flow. T&CH permitted on appeal. Hours: M-SU 09:00-23:00.

5. Camden Advertising and Listed Building Applications – Note that Camden does not have to consult on these applications. They are provided for your information; the Planning Committee will not be discussing them.

CAMDEN APPLICATIONS			
5.1	35 Earlham Street WC2H 9LD 2013/3579/L Cucumber Alley, Thomas Neal Centre/Shafesbury; Rolfe Judd (agent)	Internal alterations including removal of partition walls at ground floor level.	Photo: http://tiny.cc/5o6kzw Documents: http://tiny.cc/sl6kzw

6. Licensing matters
7. Miscellaneous consultations
8. Information or up-dates received
9. Next meetings & future presentations
 - 9.1 Monday, 22nd July 2013, 17:00
 - 9.2 Monday, 12th August 2013, 17:00
10. Other Business

Summary

Jessica Stewart briefed the committee on the application for a hotel at the corner of High Holborn and Newton Street, at the site of the former B1 BT offices and the A3 Model Zone. The address is 199-206 High Holborn WC1V 7BD. Application is 2013/2899/P.

The applicant received planning consent for a hotel in November 2012. The current application is for the basement and ground floors.

The applicant is Hoxton Hotels (owned by N&S Capital), which already runs a similar hotel in Shoreditch. (See <http://www.hoxtonhotels.com/>.) The builders are Bowmer and Kirkland.

The proposals are for rooms on the upper floors – there would be 174 rooms. One extra floor (on the Newton Street side) will be added.

The ground floor would include meeting rooms, a retail shop and a restaurant. The restaurant, the Chicken Shop, is a high-end rotisserie chicken restaurant. The applicant wants a late license, until about 2 a.m., but does not expect to receive this. The restaurant would close at 2 a.m., but hotel guests could continue to be served after this. Access to the restaurant is via stairs or lift. See Chicken Shop website: <http://www.chickenshop.com/>.

The applicant is not sure what kind of retail shop will be on the ground floor.

The construction management and servicing plans are still being developed, with Hoxton Hotels taking the lead. Servicing will be in a service yard accessed via Newton Street. The applicant has a meeting arranged with TfL and Sue Vincent regarding servicing.

Committee members expressed concern about large vehicles being able to turn around and get out of the service yard and suggested smaller vans be used.

The applicant has hired a local resident, from Newton Street, to head the hotel's security. They felt this will also show the local community that they are serious about being good neighbours and respecting local residents.

The consultation period has passed and the application should go to committee within the next month.

To view the documents and consultation responses for this application, go to <http://tiny.cc/uznyzw>.