

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 9 January 2017
at 6:30 p.m. at the Hospital Club, 24 Endell Street WC2H 9HQ

www.CoventGarden.org.uk  TheCGCA  @TheCGCA

1. Attendance

1.1 Present: Elizabeth Bax (chair), Shirley Gray, Selwyn Hardy, Jo Weir, Meredith Whitten

1.2 Apologies received: David Bieda, Jane French, Gary Hayes, Richard Hills, Rhu Weir

1.3 Comments received: David Bieda, Gary Hayes, Rhu Weir

2. Presentations: None

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	26 Earlham Street WC2H 9LN 2016/6779/P <i>Sartaj Balti House/Gundry Ducker Architecture (agent)</i>	Installation of a new shopfront to restaurant (Class A3).	<p>These updated proposals are an improvement from the previous application (2015/1900/P & 2015/2423/L). In particular, the CGCA welcomes the use of appropriate stall risers and the single door in the shopfront in this Grade II listed building.</p> <p>However, the CGCA believes that additional modifications would further improve the proposals and put the new shopfront more in line with the recommendations of the Seven Dials Renaissance Study, which has been adopted by Camden. The Seven Dials Study states that No. 26, which along with No. 24 is part of a matching pair of three-storeyed houses rebuilt in the early 19th century, has a substandard shopfront that could be improved.</p> <p>In particular, the stucco cornice on top has been cut back, but should be restored to the original profile that survives next door.</p> <p>Additionally, the blind box and fascia are too high, and as a result they obscure part of the windows on the first floor at the front elevation.</p> <p>Comments by 19-01-17 Photo: https://goo.gl/Ri3J3J Documents: https://goo.gl/2ZGL7z</p> <p>Note: Grade II listed building. Previous application (2015/1900/P & 2015/2423/L) on 26-10-15 agenda. CGCA's comments:</p> <p>The CGCA objects to the proposed shopfront alterations because the proposals fail to preserve or enhance this listed building in the Seven Dials Conservation Area, and are not in keeping with the character of the building as a whole. The proposals also do not adhere to the recommendations in the Seven Dials Renaissance Study, adopted by Camden.</p>

3.2	26 Earlham Street WC2H 9LN 2016/6709/L Sartaj Balti House/ <i>Gundry Ducker Architecture (agent)</i>	Installation of a new shopfront and associated signage; internal alterations to include the strip out all modern partitions, joinery, modern metal staircases, wall and floor finishes throughout, reinstating the original timber staircase from basement to the first floor level, new stud walls to approximate original location to perimeter of staircase, modern light weight partitions to form WC enclosures and repair the fabric of the original and existing staircase.	See 3.1 comments Comments by 19-01-17 Photo: https://goo.gl/Ri3J3J Documents: https://goo.gl/2hRMR2 Note: Grade II listed building. See 3.1.
3.3	3 Shorts Gardens WC2H 9AT 2016/6916/P <i>A3/Shaftesbury; Rolfe Judd (agent)</i>	Infill development to comprise of one residential unit, a new residential entrance to Seven Dials Court and new shop frontage to Shorts Gardens.	Objection. The proposals are out of keeping with adjacent buildings as well as the conservation area as a whole. (See CS5, CS9, CS14, DP24, DP25, CPG1 2.6 and CPG1 2.9.) Any proposed infill development, particularly the façade and windows, should closely resemble the building before it burnt down in the early 1900s. See attached slide. As illustrated in the attached slide and the applicant's historic photos, the proposed shopfront is out of keeping with the past and existing period buildings. Additionally, the proposed residential door is not appropriate in the conservation area, as well. Note that the CGCA is in discussions with the applicant regarding these proposals and we believe they are modifying the proposed façade and residential door. Comments by 12-01-17 Photo: https://goo.gl/JeJlf7 Documents: https://goo.gl/AufmOR Note: On 27-08-13 agenda. CGCA objected.
3.4	30-36 Monmouth Street WC2H 9HA 2016/6908/P <i>A1/Shaftesbury; Rolfe Judd (agent)</i>	Replacement shopfront at 30-36 Monmouth Street.	Whilst the CGCA does not object to the replacement shopfront, we do lament the loss of the information/wayfinding sign currently attached to the building. Seven Dials is a destination for tourists and other visitors who are not familiar with the area. This sign should be relocated nearby to assist visitors to the area. Should awnings be added to the ground-level shopfront, these should be uniform across the various retail units. Comments by 12-01-17 Photo: See documents (CGI) Documents: https://goo.gl/wFCVbL
3.5	32 Parker Street WC2B 5PH 2016/6596/P <i>B1/Stephen Davy Peter Smith Architects (agent)</i>	Creation of 1 window to front elevation, 2 windows to the rear, and installation of rooflights to office building.	No objection Comments by 12-01-17 Photo: https://goo.gl/3xAmzT Documents: https://goo.gl/jFdAhF

3.6	43 Parker Street WC2B 5PS 2016/6606/P C3 (Parker Tower)/Parker Tower Ltd.; Gerald Eve (agent)	Variation of condition 19 (development in accordance with approved plans) as granted under reference 2014/0176/P (as amended), namely to alter the housing mix from 46 units to 51units.	No objection Comments by 12-01-17 Photo: https://goo.gl/NiqJG1 Documents: https://goo.gl/vsFDke
WESTMINSTER APPLICATIONS			
3.7	119 Long Acre WC2E 9PB 16/10745/FULL A1 (Levi's)/Levi Strauss Ltd.; Silver Birch Design Ltd. (agent)	Replacement of shopfront.	Whilst the CGCA welcomes the addition of the stallriser in the revised proposed shopfront, the changes are not sufficient to address our previous concerns. Thus, we continue to object to the loss of the timber-framed window and the replacement with a large, pane-less window and door, which are out of keeping with the existing character and design of the building and its shopfront, as this does not comply with the Council's planning policies. According to DES5(C), shopfront alterations should relate satisfactorily to the design of the rest of the building and should not displace locally distinctive or characteristic shopfronts ("Shopfronts, Blinds & Signs" SPG section 7). This is particularly critical in conservation areas (see DES5 10.116). For example, the proposed stucco finish of the shopfront does not match the upper floors and the neighbouring building as the existing glazed brick tile finish does. Comments by 13-01-17 Photo: https://goo.gl/24L87h (as Ben Sherman) Documents: https://goo.gl/ZIJ8Uk Note: On 22-08-16 agenda. <i>Application refused: Because of its detailed design the replacement shopfront would harm the appearance of this building, result in harm to listed buildings in the local area and fail to maintain or improve(preserve or enhance) the character and appearance (visual amenity) of the Covent Garden Conservation Area.</i>
3.8	Second Floor 11-13 Broad Court WC2B 5QN 16/10777/FULL C3/Parkgate Aspen; Hayhurst and Co. (agent)	Installation of an openable skylight and ladder at main roof level for maintenance access.	No objection Comments by 18-01-17 Photo: See documents Documents: https://goo.gl/khTCNv Note: Grade II listed building
3.9	11-14 Hanover Place WC2E 9JP 16/11737/FULL C3/Royal London Asset Management; GL Hearn (agent)	Variation of condition 1 and 4(ii) of planning permission dated 29-09-2015 (15/07113/FULL), namely to vary the approved drawing numbers to enlarge the plant area, install 3no. buffer tanks within the plant area, and relocate the existing roof hatch.	No objection, provided the proposals complies with the comments submitted by Westminster's Premises Management, Environmental Sciences, namely that the plant installed is Mitsubishi Ecodan PUAH-W85VHA and is fitted with the specified enclosure. Additionally, the following conditions should be included to protect the amenity of nearby residents (CS5) and to ensure that the units do not cause undue noise and disturbance: (1) restrict the amount of noise (measured in

			<p>decibels) emitted from the units to within Camden's thresholds (DP28; CPG5 6.9);</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 throughout the life of the development (DP28.3);</p> <p>(3) require the applicant to submit the results of annual maintenance checks to the Council; and</p> <p>(4) specify that failure to conduct annual maintenance checks and failure to maintain all equipment to levels specified in planning permission is a breach of planning regulations and voids planning permission granted.</p> <p>Comments by 18-01-17 Photo: https://goo.gl/ni1Ez5 Documents: https://goo.gl/Lzbf1y Note: On 15-09-15 agenda.</p>
3.10	<p>The Market London WC2E 8RA 16/10556/FULL The Market/Capco; Gerald Eve (agent)</p>	<p>Replacement of timber, mesh and glass infills to shopfront stall riser panels with Fleur-de-lys metal grilles, replacement of low-level timber panels to shopfronts; associated works.</p>	<p>No objection Comments by 20-11-17 Photo: See documents Documents: https://goo.gl/Lhh2oQ Note: Grade II* listed building</p>

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	<p>38 Kingsway WC2B 6EX 2016/7021/TC Paul/Paul UK Ltd.</p>	<p>6 tables, 12 chairs and 5 barriers</p>	<p>No objection Comments by 18-01-17 Photo: https://goo.gl/EamjE1 Documents: https://goo.gl/y171ot Note: Renewal. Change in use (reduction of one barrier). Change in hours. Current hours: M-SU 09:00-20:00. Proposed hours: M-SU 09:00-22:00.</p>
WESTMINSTER APPLICATIONS			
4.2	<p>28 Maiden Lane WC2E 7JS 16/11650/TCH Cinnamon Bazaar/Cinnamon Bazaar; Design LSM (agent)</p>	<p>Use of an area of the public highway measuring 5.34m x 2.93m for the placing of 3 tables, 2 chairs and 1 bench.</p>	<p>Objection. The proposed tables and chairs do not leave a minimum clear width of 2 metres between the edge of the chairs and the kerb or other obstructions as required by Westminster (see "Westminster Way public realm strategy" SPG, para 46, p. 25; also see "Guidelines for the placing of tables and chairs on the highway" SPG).</p> <p>The applicant's drawing shows only a 1.3m and 1.6m clearance. (See EXTERIOR_SEATING_AREA_WITH_DIMENSIONS-4602039.)</p> <p>Clearances must require sufficient space on the pavement to allow pedestrians, wheelchair users, disabled people, the elderly and those with prams and buggies to pass along safely and easily, as well as take into account highway concerns and the space needed to use seating and tables, as well as not result in an impediment to street cleaning and rubbish collection. All equipment, displays, barriers and plants, menus etc., must be contained within</p>

			<p>the defined area that is effectively highway for the time being given up from pedestrian circulation (para. 253, p. 91).</p> <p>Additionally, the applicant's drawing is misleading. As the attached photo shows, there is not sufficient space to place a bench and two tables against the wall of the neighbouring building without blocking the entrance to the applicant's restaurant. This would violate Health & Safety codes. The applicant's drawing indicates that the column to the left of the entrance is larger than it actually is. Given the actual narrow width of this column, it is not possible to place street furniture in front of it without blocking the doorway.</p> <p>Further, this site is inappropriate for tables and chairs, given the narrow width of the pavement as well as the vehicular traffic (including delivery vehicles) and the pedestrian traffic.</p> <p>The CGCA notes that no businesses on this end of Maiden Lane have permission for street furniture in the public highway because of the limited space.</p> <p>Finally, the CGCA objects to the proposed hours, which do not comply with Westminster's tables and chairs supplementary planning guidance or the Council's licensing guidelines. These policies specify that hours will not normally be allowed past 23:00. Permission for hours beyond this not only violates Westminster's policy, but also is highly inappropriate in a residential area. We note that residents live in the upper floors of neighbouring buildings. See "Licensing Guidelines for the placing of Tables and Chairs on the Highway" 2(d); "Westminster Way public realm strategy" SPG; and "Guidelines for the placing of tables and chairs on the highway" SPG, p. 18.</p> <p>Comments by 16-01-17</p> <p>Photo: https://goo.gl/3RUVSQ (from La Perla)</p> <p>Documents: https://goo.gl/JmOFs0</p> <p>Note: New application. Proposed hours: M-SU 10:00-00:00. The previous restaurant (La Perla) did not have tables and chairs on the pavement.</p>
4.3	<p>90 St Martin's Lane WC2N 4AP 16/11510/TCH The Salisbury Public House/ <i>Greene King</i>; <i>TLT LLP</i> (agent)</p>	<p>Use of an area of public highway measuring 7.7m x 1.8m for the placement of 4 tables and 16 chairs.</p>	<p>No objection, provided the street furniture is placed only in St. Martin's Court and not in St. Martin's Lane.</p> <p>Comments by 19-01-17</p> <p>Photo: https://goo.gl/X91Ak1</p> <p>Documents: https://goo.gl/WhQq7F</p> <p>Note: Renewal. No change in use or hours: M-SU 11:00-23:00. Application for placing 4 tables, 16 chairs, and 6 plant pots on St Martin's Court and 2 barrels on the public highway at St Martin's Lane on 24-10-16 agenda. CGCA objected. <i>Westminster refused the application.</i></p>
4.4	<p>24 Charing Cross Road WC2H 0HX 16/12146/TCH <i>Byron/Byron Restaurants Ltd.</i>; <i>Bidwells</i> (agent)</p>	<p>Use of an area of the public highway measuring 9.12m x 1.85m for the placing 8 tables and 16 chairs and branded canvas banners to enclose the area.</p>	<p>The CGCA does not object to the proposed use of tables and chairs, nor do we object to the use of canvas banners. However, we do object to the proposed branding on the canvas banners, as they detract from the setting of heritage assets and of the conservation area in general.</p> <p>According to DES8 (A)2, "Consent will not normally be granted for any of the following: (a) signs and</p>

			<p>advertisements on street furniture or ground surfaces, especially in conservation areas,</p> <p>Comments by 31-01-17</p> <p>Photo: https://goo.gl/gFQkRN</p> <p>Documents: https://goo.gl/VKDFfS</p> <p>Note: Renewal. Proposed branded banners are new. No proposed hours listed. Current hours: M-SU 11:00-23:00. On 09-11-15 agenda. CGCA had no objection.</p>
4.5	<p>Basement And Ground Floor 44 Wellington Street WC2E 7BD 16/11762/TCH Peyton & Byrne / <i>Peyton & Byrne Bakeries Ltd. (agent)</i></p>	<p>Use of an area of public highway measuring 4.2mx 1.7m for the placing of 3 tables and 8 chairs outside the Russell Street frontage.</p>	<p>Whilst the CGCA has no objection to the proposed use of tables and chairs, we note that the applicant has not consistently complied with the permitted layout and instead allows the street furniture to be spread out across a larger area of the public highway. This causes the tables and chairs to impede pedestrian flow at this high-traffic location near the Piazza, particularly given other structures on the pavement, such as a constantly full cycle rack.</p> <p>If the Council is minded to permit these proposals, Informative 3 from the previous permission should be repeated. See 14/10025/TCH.</p> <p>Comments by 01-02-17</p> <p>Photo: https://goo.gl/fyNL1S</p> <p>Documents: https://goo.gl/SpljOH</p> <p>Note: Renewal. No change in use or hours: M-SU 08:00-20:00. On 24-11-14 agenda.</p>

5. Other business

6. Next meetings & future presentations

- 6.1 23 January 2017
- 6.2 13 February 2017