

## Minutes

### Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 9 May 2016  
at 18:30 at the Hospital Club, 24 Endell Street WC2H 9HQ

www.CoventGarden.org.uk



TheCGCA



@TheCGCA

#### 1. Attendance

1.1 **Present:** Elizabeth Bax (chair), David Bieda, Shirley Gray, Selwyn Hardy, Amanda Rigby, Kester Robinson, Christina Smith, Brian Tiernan

1.2 **Apologies received:** Gary Hayes, Richard Hills, Jo Weir, Rhu Weir, Meredith Whitten

1.3 **Comments received:** Gary Hayes, Rhu Weir

2. **Presentation:** Capco (6:30 p.m.)

#### 3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
<b>CAMDEN APPLICATIONS</b>			
3.1	24 Earham Street WC2H 9LN 2016/2035/P & 2016/2037/L <i>A1/Udderlicious Ltd.; The Architects (agent)</i>	Installation of two awnings to the Earham Street and Tower Court elevations, alterations to front steps, partial re-opening of existing rear window, and installation of two air-conditioning units at lower-ground floor level within lightwell to commercial unit (Class A1).	<p>The CGCA objects to the proposed awnings, which are unsympathetic to the listed building and detract from the character of this prominent building.</p> <p>The CGCA also objects to the proposed air-conditioning units unless the officer is satisfied that the residents directly above will not be affected by noise and disturbance. Given the presence of adjacent residents, hours of use of the air-conditioning units should be limited to 23:00.</p> <p>Only after the officer is satisfied that the proposals comply with Camden's noise policies, any permission granted must include the following conditions:</p> <ul style="list-style-type: none"><li>(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 throughout the life of the development;</li><li>(2) require the applicant to submit the results of annual maintenance checks to the Council for approval;</li><li>(3) restrict the amount of noise (measured in decibels) emitted from the units to within the Council's thresholds;</li><li>(4) limit the hours of use to 11:00-23:00, to reduce the impact of noise and vibration on residential amenity during early morning and</li></ul>

			<p>nighttime hours; and</p> <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>Finally, we note that the applicant's drawings show a bench on the pavement. No street furniture is proposed in this application and a review of Camden's planning database shows no permission granted for street furniture. The applicant should be advised that the bench does not have permission and should be removed immediately.</p> <p>Comments by 20-05-16</p> <p>Photo: No photo</p> <p>Documents: <a href="http://goo.gl/7FP5wy">http://goo.gl/7FP5wy</a></p> <p>Note: Grade II listed building</p>
3.2	<p>9-13 Grape Street WC2H 8ED 2016/2036/P</p> <p><i>Sui generis/VBL Real Estate Ltd.; Bilfinger GVA (agent)</i></p>	<p>Erection of a roof extension and change of use from office and photographic studios, gymnasium and gallery (together comprising a sui generis use), to office (Class B1) and associated works</p>	<p>No objection</p> <p>Comments by 20-05-16</p> <p>Photo:</p> <p>Documents: <a href="http://goo.gl/RNXgtF">http://goo.gl/RNXgtF</a></p> <p>Note: Applicant presented to CGCA at 14-03-16 meeting.</p>
<b>WESTMINSTER APPLICATIONS</b>			
3.3	<p>40-44 Floral Street WC2E 9DG 16/03529/FULL</p> <p><i>B1/Paul Smith Ltd.; KMB Ltd. (agent)</i></p>	<p>Installation of two air conditioning units at roof level.</p>	<p>Objection. The applicant must be required to propose air-conditioning units that comply with Westminster's noise policies on their own. This is particularly important given that the applicant states that the proposed mitigation measures "would likely meet the insertion losses" (emphasis added; see p. 5 of Plant Noise Assessment). Given that the units are proposed near residential units (with more residential units currently under construction), the officer must ensure that the air-conditioning units meet noise regulations without a doubt. Only after the applicant has complied with noise policies, any permission granted must include the following</p>

			<p>conditions:</p> <p>(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 throughout the life of the development (CMP S32);</p> <p>(2) require the applicant to submit the results of annual maintenance checks to the Council for approval;</p> <p>(3) restrict the amount of noise (measured in decibels) emitted from the units to within Westminster's thresholds;</p> <p>(4) limit the hours of use to 07:00-22:00, as stated in the Plant Noise Assessment, to reduce the impact of noise and vibration on residential amenity; and</p> <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>Comments by 19-05-16</p> <p>Photo:</p> <p>Documents: <a href="http://goo.gl/dkVbfp">http://goo.gl/dkVbfp</a></p>
3.4	<p>41-43 Wellington Street WC2E 7BN</p> <p>16/03548/FULL</p> <p><i>A1/Capco; GRA Architecture &amp; Interiors (agent)</i></p>	<p>Replacement of rooflights to rear lightwell of property with associated roof repairs and replacement of roof finishes.</p>	<p>No objection</p> <p>Comments by 23-05-16</p> <p>Photo:</p> <p>Documents: <a href="http://goo.gl/uYrq4n">http://goo.gl/uYrq4n</a></p> <p>Note: Grade II listed building</p>
3.5	<p>37 St Martin's Lane WC2N 4ER</p> <p>16/03356/FULL</p> <p><i>A3/Hambury Holdings; Carroll Design (agent)</i></p>	<p>Alterations to the existing shopfront.</p>	<p>No objection</p> <p>Comments by 27-05-16</p> <p>Photo:</p> <p>Documents: <a href="http://goo.gl/4TKhcQ">http://goo.gl/4TKhcQ</a></p>
3.6	<p>25-31 Wellington Street WC2E 7DD</p> <p>16/03534/FULL</p> <p><i>Wellington Hotel/Capco; Gerald Eve (agent)</i></p>	<p>Redevelopment behind the partially retained facades of the non-listed buildings excluding 12 Burleigh St which is being retained and refurbished. Repair and refurbishment of the listed buildings to provide a ground plus part 8 storey, part 7 storey, part 4 storey, part 3 storey, part 2 storey building plus two basement levels</p>	<p>The CGCA is pleased to see proposals to improve the area around Wellington/Tavistock/Burleigh streets, as parts of this area can be quite dark and unwelcoming. Additionally, the CGCA welcomes the employment opportunities that these proposals</p>

		<p>for the purpose of a luxury boutique Hotel (Class C1) with ancillary spa, Restaurants (Class A3), Retail (Class A1), Private Members Club (Sui Generis), and Office (Class B1) with works of repair and refurbishment of the listed buildings and a replacement roof at Burleigh House, and associated works.</p>	<p>would bring; we encourage the applicant to hire local people.</p> <p>Whilst the CGCA does not object to the development of a high-end hotel at this location, we do have the following concerns relating to the proposals.</p> <ul style="list-style-type: none"> <li>• More details must be included regarding the use and operation of the private members club proposed at 14 Burleigh Street as well as the use and proposals for the listed building at 15 Exeter Street. For instance, more information is needed about the retention of listed features during development and construction, as well as during use and operation.</li> <li>• The proposed height is too tall and is out of character with the area. As proposed, the new development would be visible from the Grade II-listed piazza, whereas the existing buildings are not. This change to a historic view is not appropriate for a conservation area.</li> <li>• Additionally, the proposed roof to the listed Burleigh House is not in keeping with the surrounding buildings and is out of proportion with the conservation area. The proposed roof extension on Wellington Street would block views and light of adjacent residential properties. Although the original plans for the 1930s building may have included this, the higher build was not implemented and, thus, cannot be considered a precedent or returning the building to its original condition.</li> <li>• The CGCA is concerned about servicing and delivery. Whilst the applicant says creation of a delivery parking bay with restrictions to core hours would eliminate any impacts resulting from deliveries, the CGCA remains sceptical. The servicing and delivery requirements for hotel use (for example, linen deliveries) are significant – and more so</li> </ul>
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			<p>based on the size of the proposed hotel. Thus, more details and a more refined servicing plan must be provided before any decision can be made.</p> <ul style="list-style-type: none"> <li>• A condition must be included that specifies that the applicant must maintain a permanent doorman for the entrance of the hotel. The use of the doorman must include, by condition, preventing customers who are entering or leaving the building from causing nuisance for people in the area, including people who live in nearby buildings.</li> </ul> <p>Comments by 27-05-16  Photo: See documents  Documents: <a href="http://goo.gl/32v5iG">http://goo.gl/32v5iG</a>  Note: Includes listed buildings. Applicant presented proposals at 22-02-16 meeting. There are 204 documents in the application.</p>
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#### 4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	<p>Basement and Ground Floor 63 Endell Street WC2H 9AJ  2016/2358/TC  Da Mario Restaurant</p>	<p>5 tables, 14 chairs, 1 umbrellas and 2 barriers</p>	<p>Whilst the CGCA does not object to tables and chairs at this location, we do continue to strongly object to the use of tables and chairs against the frontage. The applicant does not show the table and chairs against the frontage on the proposed layout, but they are consistently positioned there. Positioning tables and chairs against the frontage, regardless of whether these are on the applicant's forecourt or not, greatly reduces the clearance on the public highway, making it considerably less than the 2.4m indicated on the layout. By not including these tables and chairs on the drawing, the applicant is not providing complete information needed for the officer to make a decision.</p> <p>The CGCA also objects to the proposed hours, which are in violation of Camden's tables and chairs policy. This location is not designated as a predominantly commercial street in the Central London area, a major town centre or a district centre, and thus hours should be limited to 21:00 unless the Council specifies that exceptional circumstances exist. If the Council permits hours later than 21:00, the CGCA requests notification of what these exceptional circumstances are. The CGCA has complained about these hours in the past, thus the fact that the applicant has had these hours in the past is not adequate as a reason.</p> <p>Finally, the CGCA recommends that barriers also be used parallel with the shop frontage to prevent customers moving the tables and chairs into the public right of way and pedestrian traffic.</p>

			<p>Comments by 09-06-16</p> <p>Photo: No photo</p> <p>Documents: <a href="http://goo.gl/uJqnvo">http://goo.gl/uJqnvo</a></p> <p>Note: Change in use (previously 4 tables, 14 chairs, 2 umbrellas &amp; 2 barriers). No change in hours (M-SA 10:00-22:30). On 08-06-15 agenda.</p>
4.2	<p>71 Lincolns Inn Field WC2A 3JF 2016/2347/TC Fleet River Bakery</p>	<p>3 tables and 12 chairs on Twyford Place, 1 table and 2 chairs on Gate Street</p>	<p>Whilst the CGCA does not object to the use of tables and chairs at this location, we do object to the proposed hours. The starting time should be no earlier than 08:00, which is in line with other permissions in the area. We stress that 08:00 is the earliest time in which the furniture can be set out – putting out the tables and chairs before this to be ready for customers at 08:00 is not appropriate or in keeping with the intent of the permission. The tables and chairs will be placed in a pedestrian area that is quiet in the early morning and, notably, is home to a number of residents. Permitting a time before 08:00 would have a negative impact on their amenity due to noise and disturbance.</p> <p>Comments by 24-05-16</p> <p>Photo: No photo</p> <p>Documents: <a href="http://goo.gl/30KKwv">http://goo.gl/30KKwv</a></p> <p>Note: New application. Proposed hours: M-SU 07:00-18:30.</p>
<b>WESTMINSTER APPLICATIONS</b>			
4.3	<p>14 Garrick Street WC2E 9BJ 16/03624/TCH <i>Lima/Mulato 8Ltd.; Monmouth Planning Ltd. (agent)</i></p>	<p>Use of the public highway for the placing of 6 tables, 12 chairs and 5 planters in an area measuring 9.3m x 2m on the Rose Street elevation.</p>	<p>Objection. The number of proposed tables and chairs is too many for this location in a narrow pedestrianised street. The CGCA notes that when the large mixed-use development is complete in Floral Street, the number of local residents and other pedestrians using Rose Street will greatly increase. Further, the three planters in the top right of the drawing appear to be beyond the applicant's property. Finally, no hours have been provided in the application.</p> <p>Comments by 25-05-16</p> <p>Photo: None</p> <p>Documents: <a href="http://goo.gl/XJscHa">http://goo.gl/XJscHa</a></p> <p>Note: New application. No hours listed.</p>
4.4	<p>24-25 Cranbourn Street WC2H 7AA 16/02377/TCH Spaghetti House/ <i>Spaghetti House Ltd.; Berwin Leighton Paisner (agent)</i></p>	<p>The use of the public highway measuring 1.0m x 16.0m for the placing of 7 tables, 14 chairs and 4 plain banners.</p>	<p>Whilst the CGCA has no objection to the use of tables and chairs at this location, we do object to the positioning of any furniture near the loading bay, as the pavement is too narrow in this location, which is a particular concern given the use of the loading bay and the consistently high volume of pedestrian traffic going to/coming from Leicester Square station.</p> <p>Comments by 31-05-16</p> <p>Photo: None</p> <p>Documents: <a href="http://goo.gl/BQyrZ2">http://goo.gl/BQyrZ2</a></p> <p>Note: Renewal. No change in use. Change in hours. Proposed hours M-SU 11:00-23:00. Current hours begin at 10:00. On 27-04-15 agenda. CGCA had no objection.</p>

## 5. Other business

## 6. Next meetings & future presentations

6.1 23 May 2016

