

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Tuesday, 9 August 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), Jo Weir, David Bieda, Shirley Gray, Selwyn Hardy, Gary Hayes, Christina Smith, Brian Tiernan, Meredith Whitten

1.2 **Apologies received:** Jane French, Richard Hills, Amanda Rigby, Kester Robinson, Rhu Weir

1.3 **Comments received:** Amanda Rigby, Rhu Weir

2. **Presentation:** Grind (42 Maiden Lane) – 6:30 p.m.; Castlewood House – 7 p.m.

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	10 Denmark Street WC2H 8LS 2016/3847/L <i>Mixed/Consolidated Developments Ltd.; Icen Projects Ltd. (agent)</i>	Various works including the removal of paint to front elevation, roof repairs and alterations, and internal alterations.	No objection Comments by 10-08-16 Photo: https://goo.gl/oANGVs Documents: http://goo.gl/30K07s Note: Grade II listed building
3.2	61 & 63 Neal Street WC2H 9PJ 2016/3908/L <i>D1/Structadene Limited; Brooks/Murray Architects (agent)</i>	Raising of chimney stack in association with erection of additional storey and reversion of mansard roof at no.63 Neal Street.	Objection. The CGCA objected to the planning application that proposed adding an additional story and reversioning the mansard roof (2016/3286/P) because the proposed additional storey and associated works would result in a building that is out of character with the conservation area, Neal Street and adjacent buildings, including the Grade II listed building directly next to this. Given this, the CGCA objects to this current planning application as well. Camden's planning policy firmly states that development must respect, protect and enhance "a) character, setting, context and the form and scale of neighbouring buildings; b) the character and proportions of the existing building, where alterations and extensions are proposed" (see DP24; also see CS5, CS9 & CS14; and CPG1). Further, the proposals on which this application is based (in 2016/3286/P) do not integrate into the building's surroundings, as specified in DP24.11. Comments by 11-08-16 Photo: https://goo.gl/3BKjL1 Documents: http://goo.gl/QjfpKW Note: Grade II listed building
3.3	103 Kingsway WC2B 6QX 2016/3432/P <i>B1/GMS Estates; Montagu Evans LLP (agent)</i>	Internal reconfiguration to provide additional A1/A3 Retail and B1(a) basement and ground floor levels. Remodelling and extension	The CGCA has no objection to the proposals, however, we note that cyclists will have to navigate quite a number of stairs to get to the cycle storage in the basement. Thus, the CGCA suggests that the applicant install troughs along the side of the stairs

		of upper storeys to accommodate additional office (class B1a) floorspace.	to make it easier to get bicycles from the ground floor to the basement. Comments by 18-08-16 Photos: https://goo.gl/V5l1PY & https://goo.gl/fJtC0P Documents: http://goo.gl/buojEc
3.4	Flat 3 190 Drury Lane WC2B 5QD 2016/3687/P <i>C3/Studio Mills (agent)</i>	Erection of rear extension to an existing roof addition.	No objection Comments by 18-08-16 Photo: https://goo.gl/cg8RRb Documents: http://goo.gl/Qqrk9j
3.5	60 Great Queen Street WC2B 5AZ 2016/4046/L <i>Freemasons Hall/United Grand Lodge of England; Heritage Places (agent)</i>	Renewal of tower entrance steps in Portland stone to match existing.	No objection Comments by 18-08-16 Photo: https://goo.gl/nZG5hc Documents: http://goo.gl/clbHta Note: Grade II* listed building
3.6	22 Betterton Street WC2H 9BX 2016/3621/P <i>A3 & B1/Mills Power Limited (agent)</i>	Replacement windows to front and rear elevations and replacement of street doors and shop window.	Objection. The proposed replacement windows and street door are out of character with this building, the Grade II* listed building directly next door and the wider conservation area. As such, these proposals fail to preserve or enhance the historic nature and unique character of the Seven Dials (Covent Garden) Conservation Area (CS5, CS9, CS14). The windows on the upper flows should be sash-cord windows, which are used throughout the conservation area and are more reflective of the area's character. (See https://goo.gl/LcjrHe as well as attached photo from 36-38 Earham Street.) The design of the shopfront is overly cluttered, with too many unnecessary elements. In particular, the pieces of the lower half of the shopfront do not contribute to the character of the conservation area and, in fact, detract from it. The applicant compares the shopfront to a piece of A4 paper (D&A statement, p. 8), but the busyness that results is not appropriate in the conservation area and adjacent to a listed building. As such, the applicant has missed an opportunity to restore the building to a state that more accurately reflects the historic nature of the building and the context in which it sits. According to DP24, careful consideration must be given to the characteristics of a development site, features of local distinctiveness, and the wider context in order to achieve high-quality development which integrates into its surroundings. Camden's planning policy is clear that the Council expects development to retain the distinctive characters of the conservation area and new development must contribute positively to this. DP25 specifies that the Council "will only grant planning permission for development in Camden's conservation areas that preserves and enhances the special character or appearance of the area."

			Also see CPG1 2.6 and CPG1 2.9. Comments by 22-08-16 Photo: https://goo.gl/YJjW39 Documents: http://goo.gl/tbKsWq
3.7	193-197 High Holborn WC1V 7BD 2016/4165/L <i>A3/Design LSM (agent)</i>	Proposal to fix 3no signs relating to the business of 'Burger & Lobster' to the exterior of the building.	No objection Comments by 19-08-16 Photo: https://goo.gl/0nTJXs Documents: Note: Grade II listed building
3.8	136 High Holborn WC1V 6PX 2016/4034/P <i>B1/Rick Mather Architects (agent)</i>	Installation of glazing and new entrance door to shopfront of existing office (Class B1).	Objection. The proposed alterations are not in keeping with the character of the Bloomsbury conservation area or the adjacent Seven Dials (Covent Garden) Conservation Area. According to Camden Planning Guidance 1 ("Design), section 7.11, shopfront alterations should respect the detailed design, materials, colour and architectural features of the shopfront and building itself. This is particularly critical in conservation areas (see DP30.4 & DP25). The ground-floor materials (e.g., the dark metal cladding) do not fit with that of the upper floors. As a result, the building as a whole would have a disjointed, incongruent appearance. Whilst the applicant says that the proposed shopfront engages more with the streetscape (D&A statement, p. 18), the shopfront must just as importantly reflect the design and pattern of the building itself. The stone columns should be retained at the ground floor. Doing so would lessen the harshness of the proposed glazed, frameless window. Comments by 24-08-16 Photo: https://goo.gl/2FI59S Documents: http://goo.gl/KA3hML
WESTMINSTER APPLICATIONS			
3.9	64-66 Charing Cross Road WC2H 0BB 16/05427/FULL <i>A1/Jon Dingle Ltd. (agent)</i>	Alterations to ground floor shopfront.	No objection Comments by 22-08-16 Photo: https://goo.gl/OEy09y Documents: http://goo.gl/Txhvqd
3.10	Ground Floor Rear 7-9 Kingsway WC2B 6XF 16/05990/FULL <i>B1/Binom Architects (agent)</i>	External alterations to the entrance of the building at No. 9 Kingsway including the replacement of the side and ceiling external panels of the entrance area, new cladding to the external frieze either side of the door, new external floor finishes and new entrance signs with incorporated lighting.	Whilst the CGCA does not object to the proposed alterations, we strongly suggest that the entrance area, including the doors, is brought forward to be more flush with the building. Removing or greatly minimising the recessed area would be to both the applicant's and the area's benefit, as it would help to minimise antisocial behaviour in the recessed area. We note that Westminster's UDP Policy DES1, para 10.22, says that recessed areas should be avoided. Comments by 24-08-16 Photo: https://goo.gl/bkWLZX Documents: http://goo.gl/LoK6mk

3.11	Unit 7 Royal Opera House WC2E 9DD 16/06603/LBC The Watch Gallery/ <i>The Watch Gallery Ltd.</i> ; <i>Gerald Eve (agent)</i>	Internal alterations to the ground floor shop unit, new internal signage and associated works.	No objection Comments by 26 -08-16 Photo: See documents. Documents: http://goo.gl/phHA8A Note: Grade I listed building.
3.12	26 James Street WC2E 8PA 16/05938/FULL <i>C3/Lothbury Property Trust Company Limited; CBRE (agent)</i>	Installation of a satellite dish measuring 83cm x 88cm and replacement aerial on roof of property.	No objection Comments by 30-08-16 Photo: https://goo.gl/dpqvix Documents: http://goo.gl/j4LTKJ
3.13	Payphone Outside Number 34 Long Acre WC2E 9LA 16/06952/FULL <i>N/A/RBS; Styles and Wood Ltd. (agent)</i>	Installation of a replacement telephone box incorporating an ATM measuring 2.35m x 1.28m x 1.2m.	<p>Objection. The proposal removes an iconic red phone box, which is part of the character and historic interest of the conservation area. Like other areas in Westminster, Covent Garden has its own character and identity based largely on heritage (S25). Westminster's City Plan recognises the importance of this and focuses on making sure that growth is sustainable and properly takes into account the character of Westminster and the aspects of the borough that make it such an attractive and valued location for residents, businesses and visitors.</p> <p>The replacement is not a phone box, but rather an ATM that happens to have a phone incidental to it on the side. These proposals fail to maintain or improve (preserve or enhance) the character and appearance of the Covent Garden Conservation Area (S25, S28, DES9, para 10.108-10.128). According to S25, S28 and DES9, careful consideration must be given to the characteristics of a development site, features of local distinctiveness, and the wider context in order to achieve high-quality development which integrates into its surroundings. Westminster's planning policy is clear that the Council expects development to retain the distinctive character of the conservation area and new development must contribute positively to this. S25 specifies that "any change should not detract from the existing qualities of the environment."</p> <p>Illumination of the proposed ATM also would detract from the conservation area. Whilst ATMs typically have some amount of internal illumination, these machines typically are found inside shops or installed in shopfronts, not sitting in the middle of the public highway, as the proposed ATM is. Thus, the amount of internal illumination would stand out and have a negative impact. See "Shopfronts, Blinds & Signs" SPG; "Advertisement Design Guidelines" SPG; and DES8.</p> <p>Additionally, this phone box is located on one of the predominant thoroughfares in Covent Garden and, as such, it experiences exceptionally high vehicular traffic, including delivery vehicles, and exceptionally high footfall, with both local residents and tourists</p>

			<p>coming and going between Covent Garden station and the Piazza and Leicester Square and station. Installing a stand-alone ATM in this location on the public highway (e.g., not an ATM installed in a shopfront) would also cause additional congestion as a result of queues forming.</p> <p>The CGCA also is concerned about further crime activity in this area, where criminals such as pickpockets already operate frequently. There is the potential for crime and vandalism of the unit, particularly at night.</p> <p>In addition to objecting to this particular proposal, we are also opposed to the precedent that any approval would set.</p> <p>Comments by 31-08-16 Photo: https://goo.gl/xPgE1v Documents: http://goo.gl/Aijl91</p>
3.14	24 Bedfordbury WC2N 4BN 16/07081/FULL A1 & C3/ <i>Planning & Development Associates (agent)</i>	Use of ground floor for residential purposes as an extension to existing residential unit above, modification to rear mansard roof and replacement windows and associated internal alterations including lowering basement floor.	<p>No objection. Whilst Westminster policy calls for no loss of A1, in this case change of use to C3 should be permitted. Bedfordbury is predominantly a residential street, with very few shopfronts and little footfall. Additionally, the site's "twin" listed building, 23 Bedfordbury, is entirely residential.</p> <p>Comments by 31-08-16 Photo: https://goo.gl/S4ORC0 Documents: http://goo.gl/pjJV6m Note: Grade II listed building</p>

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	40 Monmouth Street WC2H 9EP 2016/4071/TC <i>Two Brewers/Spirit Pub Company (Services) Limited; TLT Solicitors (agent)</i>	2 tables, 4 chairs and 4 barriers	<p>Whilst the CGCA does not object to the use of two tables, four chairs and four barriers, we note that the applicant consistently does not comply with the existing or proposed layout. As shown in the attached photos, the applicant is placing at least one table and two chairs further into the public highway, e.g., not flush with the shopfront, as indicated on the drawings. Staff serves customers seated at this table and chairs by going outside the barriers.</p> <p>Further, the applicant continues to allow vertical drinkers to stand outside the barriers. Indeed, there is little to no room within the barriers for both seated customers and vertical drinkers, particularly with the tables and chairs placed in a configuration other than that which is approved. This then pushes vertical drinkers outside the barriers, where they block the whole width of the pavement, forcing pedestrians to walk in Monmouth Street, which has a consistently high volume of vehicular traffic from Seven Dials through to Upper St. Martin's Lane. This has been an ongoing problem for years and the council has refused permission in the recent past due to the applicant's excessive use of the public highway (see 2012/0030/TC).</p> <p>Given this, a condition should be included that specifies</p>

			<p>that no outside drinking should be permitted except for patrons seated at tables and chairs.</p> <p>Comments by 18-08-16</p> <p>Photos: https://goo.gl/97jzGK & https://goo.gl/O9Ci9g</p> <p>Documents: http://goo.gl/vnW5dO</p> <p>Note: Renewal. No change in use or hours: M-SU 11:00-21:00. On 27-04-15 agenda.</p>
4.2	<p>10 Drury Lane WC2B 5RE</p> <p>2016/3825/P</p> <p>Travelodge Hotel/<i>Travelodge Hotels Ltd.</i>; <i>Smith Jenkins Ltd.</i> (agent)</p>	<p>Variation of condition 6 (avoid flat roofs as amenity terraces or commercial drinking/eating) of planning permission; (2009/2628/P, 07/10/2009) to allow some limited outdoor seating associated with the hotel.</p>	<p>Objection. The reasons that condition 6 of permission for planning application 2009/2628/P have not changed and, thus, they should not be removed. In that permission, the planning officer stated that, "No areas for vertical drinking would be provided for the hotel. A condition would be attached to any permission granted ensuring that the flat roof area outside of the proposed entrance or the green roof area above the extension would not be used as sitting area or for vertical drinking. This would protect the residential amenity of surrounding occupiers." The Council concurred and added the condition to prevent "unreasonable overlooking of neighbouring premises."</p> <p>Varying or removing this condition would have a significant impact on residential amenity, not just from overlooking, but also from noise and disturbance as well. The applicant has confirmed that the public, as well as hotel customers, can use the restaurant/bar facility area. Local residents are already disturbed by vertical drinkers and have complained to the hotel management, despite the officer's report specifically mentioning that no vertical drinking is permitted (see 6.32 of officer's report). However, the noise and disturbance have not been curtailed. Permitting tables and chairs would not only negate the agreement made with local residents in 2009, but would also condone the noise and disturbance caused by hotel customers at present.</p> <p>As stated in CPG5 6.14, T&CH can cause problems by placing noise-generating customer areas directly adjacent to residential accommodation and can cause particular problems from noise and obstruction to pedestrians. Tables and chairs also add to the cumulative impact of night-time uses in an area. This hotel is located in a predominantly residential area and the proposed tables and chairs will have an adverse impact on residential amenity because of noise and disturbance resulting from customers seated outdoors and in such close proximity.</p> <p>Comments by 23-08-16</p> <p>Photo: https://goo.gl/LQPRxw</p> <p>Documents: http://goo.gl/xINGv1</p> <p>Note: New application. Proposed hours: M-SU 09:00-21:00.</p>
4.3	<p>19-21 Monmouth Street WC2H 9 DD</p> <p>2016/4293/TC</p> <p>Mon Plaisir Restaurant/<i>Mon Plaisir Restaurant</i></p>	<p>4 tables and 8 chairs</p>	<p>Whilst the CGCA does not object to the proposed use of tables and chairs, a condition should be included that specifies that the street furniture must be kept flush with the shopfront, as proposed, at all times.</p> <p>The CGCA objects to the proposed hours. The proposed</p>

	Ltd.		<p>hours do not comply with Camden's tables and chairs guidance or the Council's Statement of Licensing Policy (2011), which specify that hours will not be allowed past 9 p.m., unless the site is located in "predominantly commercial street in the Central London Area," which Monmouth Street is not. (See Appendix 2 of Camden's "Tables & Chairs Guidance.") Permission for hours beyond this not only violates Camden's policy, but also is highly inappropriate in a residential area. Thus, the hours should be limited to 9 p.m.</p> <p>Comments by 30-08-16</p> <p>Photos: https://goo.gl/tezonD, https://goo.gl/KCsLuO & https://goo.gl/8hrU76</p> <p>Documents: http://goo.gl/yHO3dc</p> <p>Note: New application. Proposed hours: M-SA 12:00-23:00.</p>
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WESTMINSTER APPLICATIONS

4.4	<p>23 Catherine Street WC2B 5JS 16/06523/TCH Opera Tavern/Salt Yard Group (agent)</p>	<p>Use of an area of the public highway measuring 2.8m x 0.9m for the placing of two tables and four chairs in connection with the existing Public House.</p>	<p>The CGCA objects to the proposed change in hours of use. The current ending hours of 23:00 are appropriate given that this is a residential area. The proposed hours of 00:30 M-F and 01:00 SAT 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. 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>Further, whilst the CGCA does not object to the proposed use of tables and chairs, we note that the applicant consistently does not comply with the existing or proposed layout.</p> <p>As shown in the attached photo, the applicant places the chairs against the shopfront with the tables extending further into the public highway than permitted. Should the Council be minded to renew permission, a condition or informative must be included that specifies that the applicant adheres to the conditions which apply to any permission granted, notably the permitted configuration of the permitted street furniture at all times. Any complaints received over the next year will be taken into consideration in determining future applications for tables and chairs at this site. The situation will be subject to review in one year's time. For precedent, see 15/05740/TCH, informative 5.</p> <p>Comments by 19-08-16</p> <p>Photos: https://goo.gl/0szfcC & https://goo.gl/UqxMX9</p> <p>Documents: http://goo.gl/aMrBDP</p> <p>Note: Renewal. No change in use. Change in hours. Proposed hours: M-F 12:00-00:30; SA 12:00-01:00; SU 12:00-22:30. Current hours: M-SU 10:00-23:00.</p> <p>On 27-10-14 agenda.</p>
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4.5	<p>55 Aldwych WC2B 4BB 16/06943/TCH Delaunay Counter/Corbin & King Ltd.; Berwin Leighton Paisner (agent)</p>	<p>Use of three areas of the public highway measuring 1.1m x 3m, 1.1m x 1.5m and 1.75 x 9.8m for the placing of 13 tables, 17 chairs, 5 banquettes, 4 canvas barriers and an external waiter station in connection with the restaurant.</p>	<p>Whilst the CGCA does not object to tables and chairs at this location, we do object to the number as well as the placement of some of the street furniture.</p> <p>This location has a consistently high level of footfall, particularly with Aldwych Theatre directly adjacent and a bus stop that is constantly in use by seven frequent bus routes. Additional bus stops, which generate heavy footfall, are located nearby in front of Aldwych Theatre. Thus, the only space for pedestrians to pass is between the bus shelter and the tables and chairs. Due to the excessive amount of street furniture, the distance between the bus shelter and where the street furniture is actually placed, the clear zone is not wide enough to adequately allow for pedestrian flow. The measurements appear to be overly generous on the proposed drawing. See attached photos.</p> <p>Further, the applicant continues to not comply with the existing or proposed layouts. For example, to the left of the premise's entrance, the applicant has placed one of the banquettes, which results in more seating than permitted.</p> <p>Additionally, the furniture in reality is pushed much further into the public highway than is indicated on the proposed layout. The applicant's drawing shows a configuration with the chairs pushed under the table. As such, the measurements are not realistic once customers are seated because customers will have to push the chair out further when seated, thus pushing the table and chairs further into the public highway than is shown on the drawing. The CGCA conservatively estimates that a person seated at the table takes up at least 45cm. Thus, the applicant would need to show at least 90cm between chairs.</p> <p>As stated in the "Westminster Way public realm strategy" SPG and "Guidelines for the placing of tables and chairs on the highway" SPG, tables and chairs create problems for pedestrians, particularly those with disabilities, because of obstruction of the public highway. This is particularly the case when chairs are placed in such a configuration that they back into the public highway, which reduces the clearance available for pedestrians, and particularly prams and wheelchairs, to safely pass.</p> <p>The tables and chairs that are in reality placed in line with the bus shelter should not be permitted.</p> <p>Additionally, a condition or informative must be included with any permission granted that specifies that the applicant adheres to the conditions which apply to any permission granted, notably the permitted configuration of the permitted street furniture at all times. Any complaints received over the next year will be taken into consideration in determining future applications for tables and chairs at this site. The situation will be subject to review in one year's time. For precedent, see 15/05740/TCH, informative 5.</p> <p>Comments by 25-08-16 Photos: https://goo.gl/OnP4Kt & https://goo.gl/DL4GLF</p>
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			Documents: http://goo.gl/sZIW45 Note: Renewal. No change in use. Change in hours to allow for Sunday hours (currently no Sunday hours): M-SA 07:00-23:00; SU 11:00-21:30. On 24-08-15 agenda.
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5. Other business

The comments below were submitted after receiving additional information on the proposals, which were on the previous agenda.

5.1	The Market WC2E 8RF 16/06416/FULL <i>Various/Capco; Gerald Eve (agent)</i>	Variation of Conditions 1 & 4 of planning permission dated 10-02-2015 (15/09825) for Variation of Conditions 7, 9 & 11 of planning permission dated 22-09-2015 (15/06870), namely stainless steel for the solid section of the new roof in place of a zinc finish, facade amendments, glazed panels are proposed, a loft space has been revealed in the north pavilion, removal of the north pavilion chimney stacks, fixing structure, fixings to the existing stone, replacement of the existing structure details in respect of the private dining terrace, removal of south wing lateral chimney flue and removal of the central avenue piers on first floor.	The CGCA has no objection, provided the officer is satisfied the first-floor columns in the restaurant, which are proposed to be removed, are not original to the building and serve no current or future purpose. Comments by 16-08-16 No photo Documents: http://goo.gl/kJMB2A Note: Grade II listed building. 95 documents.
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6. Next meetings & future presentations

- 6.1 22 August 2016 – This will be an e-meeting.
- 6.2 12 September 2016