

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 9th December 2013
 at 17:00 at Covent Garden Community Centre (Shelton Room), 42 Earlham Street WC2H 9LA
 www.CoventGarden.org.uk Facebook: TheCGCA Twitter: @TheCGCA

1. Attendance

1.1 Apologies received: Mike Leeson

1.2 Present: Rhu Weir, Robert Bent, Shirley Gray, Sam Kung, Christina Smith, Meredith Whitten

2. Presentation – Parker Tower redevelopment; 9-13 Grape Street (Project Met) – See below for summaries.

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	9A Denmark Street WC2H 8LS 2013/7126/L The Giaconda/ <i>Paul Merrony;</i> <i>Vanessa Brady (agent)</i>	Installation of a blue plaque to front elevation.	No objection Photo: http://tiny.cc/ahbn7w Documents: http://tiny.cc/oz8e7w Note: Listed building
3.2	17 Shorts Gardens WC2H 9AT 2013/7185/P Neal's Yard Dairy; B1 at upper floors/ <i>Acemark Properties Limited; Brooks/Murray Architects (agent)</i>	Erection of a mansard roof extension with front and rear dormer windows.	No objection Photo: http://tiny.cc/5hbn7w Documents: http://tiny.cc/f3ti7w Note: Seven Dials Conservation Area
WESTMINSTER APPLICATIONS			
3.3	25 Long Acre WC2E 9LZ 13/10627/FULL <i>Cadenzza/the standard ltd.</i>	Existing shopfront glazed single sided access is to be changed to a double sided access, new louvre panel to rear.	No objection Photo: http://tiny.cc/jscn7w . Also see D&A. Documents: http://tiny.cc/6jbn7w
3.4	77 Long Acre WC2E 9LB 13/10884/FULL <i>B1/Tailwind Advisory and Management Ltd.; Sacks Maguire Architects (agent)</i>	Formation of a roof terrace and erection of a stair access enclosure at roof level and increase in height of the mansard roof.	The CGCA does not object on the condition that the hours of use for the roof terrace are limited to normal office hours (08:00-21:00) in order to protect residential amenity, as outlined in policies under CMP 3.6 (see policies 3.15-3.17). Photo: See D&A statement Documents: http://tiny.cc/s58e7w
3.5	44 Bedford Street WC2E 9HA 13/10551/FULL <i>Formerly Brompton Hardware/ Lifestyle-Lets & Lease Ltd.; Drawing & Planning Ltd. (agent)</i>	Use of the basement and ground floor from (Class A1) retail to estate agents (Class A2). Installation of non-illuminated projecting sign and non-illuminated fascia sign and associated internal alterations.	No objection Photo: http://tiny.cc/cnbn7w Documents: http://tiny.cc/767e7w
3.6	440 Strand WC2R 0QS 13/11503/FULL <i>Coutts/Sheppard Robson Architects (agent)</i>	Installation of roof top plant screen to house 10 condenser units.	The CGCA does not object on the condition that the condenser units are limited to use between (07:00-22:00), and do not run 24 hours, in order to protect residential amenity as outlined in Policy CMP 3.17. Photo: http://tiny.cc/n9bn7w Documents: http://tiny.cc/hcui7w Note: Listed building

3.7	9 Henrietta Street WC2E 8PX 13/11114/FULL Rohan/Capco; Gerald Eve (agent)	Installation of shopfront (site includes 9 and 10 Henrietta Street)	No objection. The CGCA commends the development for reverting to the historic use of two separate shopfronts. Photo: http://tiny.cc/ipbn7w Documents: http://tiny.cc/1nug7w Note: Listed buildings.
3.8	Craven Street 13/10622/FULL Phone Box Café/Thinking Outside the Box;	Use of two disconnected red K6 phone boxes on the Corner of Craven Street and Strand, to (Class A1) use serving hot and cold beverages and cold food.	The CGCA strongly objects to this application. While recognising the applicant's intent to help the local homeless community, the proposals are wholly inappropriate. Red phone boxes are listed structures and turning them into essentially a fast-food stand is not in keeping with their special architectural and historic interest or with the character and appearance of the conservation area. See CMP 2.13 and 2.14. Photos: http://tiny.cc/facn7w & http://tiny.cc/wacn7w Documents: http://tiny.cc/heui7w Note: Phone boxes are listed structures

4. Tables and Chairs

CAMDEN APPLICATIONS			
None			
WESTMINSTER APPLICATIONS			
4.1	7 Aldwych WC2B 4DA 13/10613/TCH Caffe Fratelli/Caffe Fratelli Ltd.	Use of two areas of the public highway measuring 1m x 3.5m and 1m x 2m for the placing of three tables and six chairs.	No objection Photos: http://tiny.cc/sqbn7w & http://tiny.cc/drbn7w Documents: None online Note: No change in use. No hours listed. Current hours: M-SU 07:00-23:00.
4.2	26-27 St Martin's Court WC2N 4AL 13/11335/TCH Round Table/Spirit Pub Company (Services) Ltd; TLT LLP (agent)	Use of an area of public highway measuring 1.95 metres by 6.15 metres for the placing of four tables, 16 chairs, two A-boards and two barriers.	The CGCA continues to object to the use of A-boards at this location, as this would block the flow of pedestrians along the footpath, would make it difficult to clean the footpath and would contribute to visual clutter along this high-volume court. The applicant also has not demonstrated a propensity to limit the street furniture's impact on pedestrian traffic, as A-boards, barriers and chairs are regularly found to be extending well-beyond the permitted area. Granting permission for these proposals would act as a precedent for other premises on St. Martin's Court to follow suit. Photo: http://tiny.cc/ojmy2w & http://tiny.cc/5jmy2w Documents: None online Note: Renewal. Applicant has permission for T&CH – this application adds the barriers & A-boards. No change in hours. M-SU 11:00-23:00. Application to increase T&CH (13/01468/TCH) was on 11-03-13 agenda. CGCA objected. Application was refused. Application for no change in usage (13/07667/FULL) on 09-09-13 agenda. Application permitted – did not include A-boards or barriers.
4.3	35-36 Bow Street 13/10894/TCH Wildwood/Tasty PLC;	Use of the public highway for the placing of four tables and eight chairs in an area measuring 1.05m x 8.2m.	The CGCA objects to the renewed use of four tables and eight chairs. Given that the footpath is quite narrow and that this part of Bow Street near the Piazza has consistently high footfall, we believe two tables and four chairs are more

Design Command (agent)		appropriate. Photo: http://tiny.cc/sobn7w Documents: http://tiny.cc/ljug7w Note: No change in use or hours. M-SU 11:00-23:00
---------------------------	--	---

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
None

6. Other Business

7. Next meetings & future presentations

7.1 TBA

Summary from Parker Tower Development: Representatives included: Mark Goldbart, Parker Tower Ltd.; Brian Marchal, Jones Lang LaSalle; Henry Squire, Squire & Partners; James Denner, Squire & Partners; Will Kumar, Turley Associates; Daniel Francis, Your Shout

The redevelopment of Parker Tower (at the corner of Parker Street and Newton Street) would convert the block into C3 residential. In total, there will be 51 units, 11 of which will be affordable housing units. Overall, one unit is a four-bedroom unit and nine are three-bedroom units, so the development complies with Camden’s requirements regarding family units. The development includes a tower and a smaller building also on site; most of the affordable housing will be in the smaller building. The developer is hoping to include green amenity roofs.

The development would remove the podium at the base of the building and add two storeys to the top. This amounts to an increase in height, although the developers and architects say the additional height is minimal due to the demolition of the podium. The developers have made efforts to reduce any overlooking. This includes using frosted/opaque windows that let light in, but eliminate any overlooking concerns. However, because the only new windows of the building will be in the two new storeys, there shouldn’t be much overlooking, as the tower will be taller than surrounding buildings. The shell of the building will likely use reconstituted stone, which will look like Portland stone and, thus, fit in with existing buildings. Plans call for a pub/bar on site, but it will be limited to core hours. The servicing details have not been finalised, but servicing most likely will be done via Parker Street.

Committee members raised concern about the impacts of ongoing and long-term construction on local residents. The developers said they are aware of other developments in the immediate vicinity (Parker Street hostel, Hoxton Hotel, etc.). They expect the noisy part of their project – demolishing the podium and removing the cladding – should last 4-6 months. This will likely not start until 2015. The other projects will be finished or close to being finished at that point. While some members raised concern about the added height starting a trend in the area, the general consensus was positive. The application will be submitted before the end of the year.

Summary from 9-13 Grape Street: Representatives included: Oliver Wolfryd, Project Met; Christian Clapp, Bell Pottinger

This project will convert a vacant building to C3 residential, single-aspect, sui-generis development. There will be nine units in total, including eight two-bedrooms and one three-bedroom, so the development complies with LBC’s requirements regarding family-size units. The applicant has met with LBC four times, and has had extensive consultation with the public, including residents at King Edward Mansions.

The proposals call for adding a new storey. However, given that the property currently has a pitched roof, the new storey will amount to only an 80cm height increase. As a result of feedback from the meetings with LBC, the applicant has pushed the roof back and made the dormers flat (instead of curved). Committee members were surprised that LBC suggested these changes. No demolition is needed. The application was submitted on 09/12/13, with an expected committee date of late February. The project should be completed in 2015.