

## Minutes

### Covent Garden Community Association

Planning Sub-Committee meeting held via email on Monday, 11 April 2016

www.CoventGarden.org.uk



TheCGCA



@TheCGCA

**1. Attendance**

**1.1 Present:** N/A

**1.2 Apologies received:** Meredith Whitten

**1.3 Comments received:** Elizabeth Bax, Shirley Gray, Selwyn Hardy, Gary Hayes, Richard Hills, Rhu Weir

**2. Presentation:** None

**3. Planning Applications & Appeals**

|                            | Address & Application No.   | Proposal   | Comments  |
|----------------------------|---|--|---|
| <b>CAMDEN APPLICATIONS</b> |   |  |   |
| 3.1                        | 60 Great Queen Street<br>WC2B 5AZ<br>2016/1679/P & 2016/1872/L<br>Freemasons Hall/ <i>United Grand Lodge of England</i> ;<br><i>Tuffin Ferraby Taylor (agent)</i> | Installation of a commemorative plaque to the building facade.   | No objection<br>Comments by 21-04-16<br>Photo: <a href="https://goo.gl/nZG5hc">https://goo.gl/nZG5hc</a><br>Documents: <a href="http://goo.gl/BRFajH">http://goo.gl/BRFajH</a><br>Note: Grade II* listed building |
| 3.2                        | 25 Parker Street WC2B 5PA<br>2016/1754/P<br>Parker House( C3)/ <i>London &amp; Newcastle Capital Limited</i> ;<br><i>DP9 Ltd. (agent)</i>                         | Details of protection measures for all trees on or adjacent to the site required by condition 8 of planning permission reference 2012/6132/P dated 30/08/2013, For redevelopment of the site to provide 43 residential units (40 x private and 3 x affordable) within a six storey plus basement building and retention of the existing façade to Parker Street, following demolition of the existing hostel accommodation and former Aldwych Workshops on Parker Mews and associated storage, cycle parking, refuse and landscape works (Class C3).                           | No objection<br>Comments by 22-04-16<br>Photo: <a href="https://goo.gl/OnGURR">https://goo.gl/OnGURR</a><br>No documents  |
| 3.3                        | 25 Parker Street WC2B 5PA<br>2016/1678/P<br>Parker House( C3)/ <i>London &amp; Newcastle Capital Limited</i> ;<br><i>DP9 Ltd. (agent)</i>                         | Submission of Written Scheme of Investigation, to secure a programme of archaeological mitigation required by condition 5 of planning permission reference 2012/6132/P dated 30/08/2013, for Redevelopment of the site to provide 43 residential units (40 x private and 3 x affordable) within a six storey plus basement building and retention of the existing façade to Parker Street, following demolition of the existing hostel accommodation and former Aldwych Workshops on Parker Mews and associated storage, cycle parking, refuse and landscape works (Class C3). | No objection<br>Comments by 22-04-16<br>Photo: <a href="https://goo.gl/OnGURR">https://goo.gl/OnGURR</a><br>Documents: <a href="http://goo.gl/Jw3ISE">http://goo.gl/Jw3ISE</a>                                    |

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| 3.4 | 103 Centre Point New<br>Oxford Street WC1A 1DD<br>2016/1714/P<br><i>Various/Gerald Eve (agent)</i>   | Elevations of gates to new pedestrian link as required by condition 3e of 2013/1957/P granted on 01/04/2014.   | No objection<br>Comments by 27-04-16<br>No photo<br>Documents: <a href="http://goo.gl/cfwwbH">http://goo.gl/cfwwbH</a>  |
| 3.5 | 48 Neal Street WC2H 9PA<br>2016/0297/P<br><i>A1/Shaffesbury; Rolfe Judd (agent)</i>  | Replacement of existing stall riser to Neal Street shopfront elevation and creation of a new shopfront and removal of existing ground floor windows on Shorts Gardens elevation.   | No objection, provided the proposed replacement stall riser is wood.<br>Comments by 27-04-16<br>Photo: <a href="https://goo.gl/BC3ef6">https://goo.gl/BC3ef6</a><br>Documents: <a href="http://goo.gl/YMwyhf">http://goo.gl/YMwyhf</a>  |
| 3.6 | 22 Tower Street WC2H 9NS<br>2016/1825/P<br><i>C3/Gerald Eve (agent)</i>  | S106BA application to modify or discharge affordable housing requirements of the Section 106 planning agreement signed November 2014 associated with planning application 2014/3425/P dated 26/11/2014 (for change of use from offices (B1) to 22 residential units (C3)). The proposed modification is to vary the planning agreement signed in November 2014 to provide an off-site contribution of £250,000. The contribution would substitute the agreed contribution of 4 on-site affordable housing units. | The CGCA strongly objects to these proposals and supports Camden's requirement that affordable units be provided onsite, as the permission granted by the Council required.<br><br>The original application included a social housing provision, however the applicant modified these soon after permission was granted, which is disingenuous in the least, given the acute lack of social housing in Covent Garden and the area.<br><br>The scheme should not be permitted without the four affordable units that were part of the original permission granted by the Council. A payment of £250,000 is not equivalent to onsite provision by any measurement and, thus, should not be permitted.<br><br>Comments by 27-04-16<br>Photo: <a href="https://goo.gl/vLBjKB">https://goo.gl/vLBjKB</a><br>Documents: <a href="http://goo.gl/2mX5Fo">http://goo.gl/2mX5Fo</a> |
| 3.7 | 61-63 Great Queen Street<br>WC2B 5BZ<br>2016/1760/L<br><i>A3/Novus Leisure Ltd.; Iceri Projects Ltd. (agent)</i>   | Installation of doorway canopy with fascia sign within the front forecourt of the New Connaught Rooms.   | Objection. The proposed canopy is inappropriate on a listed building in a conservation area and will encourage customers to congregate, causing noise and disturbance to adjacent residents. The use of signage is also inappropriate on a listed building and does not comply with Camden's policies on advertising on historic buildings and areas.<br><br>Comments by 28-04-16<br>No photo<br>Documents: <a href="http://goo.gl/qzGp86">http://goo.gl/qzGp86</a><br>Note: Grade II* listed building  |
| 3.8 | Paved area at the junction of Earlham Street/Shelton Street and Neal Street<br>WC2H 9PS<br>2016/1838/P<br><i>N/A/Premier Public Relations Ltd. (agent)</i> | Temporary installation of a Dream Jar Statue measuring between, 1279mm and 1840mm in height by 800mm in width from 08/07/2016 to 31/08/2016.   | No objection<br>Comments by 28-04-16<br>Photo: See documents<br>Documents: <a href="http://goo.gl/lSz0z8">http://goo.gl/lSz0z8</a>  |

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| 3.9 | <p>St.Giles Circus site including: site of 138-148 (even) Charing Cross Road 4 6 7 9 10 20-28 (inc) Denmark Street 1-6 (inc) 16-23 (inc) Denmark Place 52-59 (inc) St.Giles High Street 4 Flitcroft Street and 1 Book Mews London WC2</p> <p>2016/1362/P</p> <p><i>Various/Iceni Projects Ltd. (agent)</i></p> | <p>Details of sound insulation to partially discharge (for zones 1 and 2 of the scheme) condition 20 of 2012/6858/P.</p> | <p>Complaints regarding noise and disturbance from entertainment uses (restaurants, pubs, bars, etc.) and from plant and other related mechanical infrastructure are amongst the most common complaints the CGCA receives from residents. Thus, the Council must ensure that the details of the sound insulation fully satisfy the condition on consent as well as fully comply with policies designed to ensure there is no impact to residential amenity.</p> <p>Given the severe impact poorly constructed sound insulation would have on residents' amenity and right to peaceful enjoyment, the Council should require proof that the sound proofing, once installed, has been done so to the Council's standard.</p> <p>Comments by 28-04-16</p> <p>No photo</p> <p>Documents: <a href="http://goo.gl/oo5lSc">http://goo.gl/oo5lSc</a></p> |
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**WESTMINSTER APPLICATIONS**

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| 3.10 | <p>22-23 James Street WC2E 8NS</p> <p>16/00387/FULL</p> <p><i>A1/KIKO UK LTD.; GAD Design (agent)</i></p> | <p>Installation of external condensing unit to the first floor roof at the rear.</p> | <p>The CGCA has no objection contingent on the any permission granted including the following conditions to protect residential amenity, as existing residential is in the immediate vicinity and additional residential units have been granted permission:</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, including ducting, 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 operating hours of the retail unit, which will reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend 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</p> |
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|      |   |  | retained and maintained and retained in accordance with the manufacturer's recommendations.<br>Comments by 20-04-16<br>Photo: <a href="https://goo.gl/nl2oxO">https://goo.gl/nl2oxO</a><br>Documents: <a href="http://goo.gl/27vx4P">http://goo.gl/27vx4P</a>  |
| 3.11 | 11 Upper St Martin's Lane<br>WC2H 9FB<br>16/02086/FULL<br>Jamie's Italian/ <i>Firstplan Ltd.</i><br>(agent)         | Variation of Condition 4 of planning permission dated 22 December 2009 (09/03335/FULL) for the redevelopment of the site to provide a new basement, ground and five storey building for mixed restaurant (Class A3), Cafe (Class A1), bar (Class A4), office (Class B1) and residential (Class C3) uses and ancillary facilities; <u>Namely to increase the customer capacity of the ground floor and basement unit from 200 to 230.</u> | No objection, provided conditions are included with any permission granted that protect adjacent residents from noise and disturbance from the additional capacity. This includes ensuring that customers do not congregate outside the restaurant, particularly at night, as noise echoes throughout St. Martin's Court/Slingsby Place and disturbs existing residents. The applicant must be required to accommodate the additional customers inside the restaurant.<br>Additionally, the CGCA notes that no updated information about fire escape and compliance with related regulations is included in the documents. No permission should be granted until the officer is satisfied that the additional customer capacity will not violate any fire codes or regulations.<br>Comments by 20-04-16<br>Photo: <a href="https://goo.gl/kaewV6">https://goo.gl/kaewV6</a><br>Documents: <a href="http://goo.gl/XalJqO">http://goo.gl/XalJqO</a><br>Note: Application relates solely to increasing the capacity, not to the redevelopment, which has already been approved. |
| 3.12 | 4 Henrietta Street WC2E<br>8PS<br>16/02197/FULL<br>A1/Capco; Gerald Eve<br>(agent)                                  | External alterations including replacement of rooflights to rear roof and associated works.  | The CGCA has no objection provided the railings at the Henrietta Street elevation are retained, as they contribute to the character of this listed building.<br>Comments by 20-04-16<br>Photo: <a href="https://goo.gl/lnywzt">https://goo.gl/lnywzt</a><br>Documents: <a href="http://goo.gl/H2lJCa">http://goo.gl/H2lJCa</a><br>Note: Grade II listed building   |
| 3.13 | 20 The Market WC2E 8RB<br>16/02079/LBC<br>A1 (Morelli's Gelato)<br><i>/Househam Henderson Architects</i><br>(agent) | Installation of 1no. Hanging Board Sign and bracket.   | No objection<br>Comments by 21-04-16<br>Photo: See documents<br>Documents: <a href="http://goo.gl/WzWnsl">http://goo.gl/WzWnsl</a><br>Note: Grade II* listed building  |
| 3.14 | 60 Chandos Place WC2N<br>4HG<br>16/02260/FULL<br>A3/ <i>Shaftesbury; Rolfe Judd</i><br>(agent)                      | Installation of a full height kitchen extract duct to the rear of the property.  | Whilst the information included indicates that the proposals meet Council standards, the CGCA is concerned about the lack of detail. We share the Council's environmental health officer's observation that aAny new extract fan would need to be enclosed and fitted with an induct   |

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|      |  |  | <p>attenuator. This is to protect residential amenity, as there are residents directly adjacent to the site.</p> <p>Complaints regarding noise, disturbance and odours from extract ducts are amongst the most common complaints the CGCA receives from residents and, thus, the Council must ensure that the proposals fully comply with policies designed to ensure there is no impact to residential amenity.</p> <p>In addition to this, the following conditions to protect residential amenity must be included with any permission granted:</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, including ducting, throughout the life of the development;</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 operating hours of extract duct, which will reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend hours (no later than 23:00); 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 21-04-16<br/> Photo: <a href="https://goo.gl/cMZgoA">https://goo.gl/cMZgoA</a><br/> Documents: <a href="http://goo.gl/7eTDil">http://goo.gl/7eTDil</a><br/> Note: Grade II listed building; residential on upper floors.</p> |
| 3.15 | Unit 8 Royal Opera House<br>WC2E 9DD<br>16/02314/LBC<br>/Mulberry Company (Design) Limited; Gerald Eve (agent) | Internal alterations to the ground floor shop unit, new internal signage and associated alterations. | The CGCA objects to the use of shutters. We note that Westminster's guidance, "DESIGN GUIDELINES FOR SHOPFRONT SECURITY," says that shutters are generally unacceptable in conservation areas and on listed buildings, such as the Grade I listed Royal Opera House. The applicant should be required to revise the proposals to include a security  |

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|  |  |  | <p>method that has less impact on the historic building and the historic setting in which the shop sits.</p> <p>Further, the CGCA objects to the use of internal illumination, which is inappropriate in a conservation area, as stated in Westminster's guidance, "Shopfronts, Blinds &amp; Signs" and "Advertisement Design."</p> <p>Comments by 28-04-16</p> <p>Photo: See D&amp;A statement.</p> <p>Documents: <a href="http://goo.gl/uvno7C">http://goo.gl/uvno7C</a></p> <p>Note: Grade I listed building</p> |
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#### 4. Tables and Chairs

| CAMDEN APPLICATIONS |  |                        |  |
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| 4.1                 | <p>2 Neal's Yard WC2H 9DP<br/>2016/1459/TC<br/><i>SaladPride/David Bez</i></p>                 | 4 tables and 8 chairs  | <p>The CGCA objects to the use of tables and chairs at this location. The proposed number of tables and chairs will obstruct pedestrian flow, as Neal's Yard is already over-saturated with tables and chairs. Additionally, permanent furniture, including benches and planters, further limit the available space for tables and chairs. It does not appear to meet the 1.8m minimum required by the Council (no plans were available online).</p> <p>The CGCA reminds the Council that Neal's Yard is a highly residential area, thus, Camden's policy requires that residents as well as visitors have adequate space to pass. This problem becomes particularly acute in warmer months and during peak times. This causes great disturbance to local residents, who must deal with excessive noise from customers as well as the extra rubbish they generate. The cumulative impact of the excessive number of tables and chairs in Neal's Yard, and the subsequent negative impact on residential amenity, must be considered.</p> <p>Further, the CGCA notes that the applicant already is using tables and chairs without permission, as well as an A-board, which further obstructs pedestrian movement.</p> <p>See attached photos, which demonstrate the excessive number of tables and chairs in Neal's Yard, the limited space for pedestrians and the use without permission at 2 Neal's Yard.</p> <p>Comments by 13-04-16</p> <p>Photo: <a href="https://goo.gl/OWJS4v">https://goo.gl/OWJS4v</a></p> <p>No documents</p> <p>Note: New application. Proposed hours: M-SU 09:00-20:00.</p> |
| 4.2                 | <p>176 Drury Lane WC2B<br/>5QF<br/>2016/1890/TC<br/><i>Jar Kitchen/ Miss Lucinda Brown</i></p> | 2 tables and 4 chairs. | <p>The CGCA objects to the increased number of tables and chairs. We note that the applicant previously proposed more tables and chairs last year, but these proposals were reduced to one table and two chairs due to objections from the CGCA and local residents and the Council's recognition</p>  |



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|  |  |  | <p>that the pavement is not wide enough to accommodate more than one table and two chairs.</p> <p>The proposed layout and measurements are also misleading, as the pavement is only wider for a small space to allow for a parking-related build-out into the road. Indeed, the build-out was constructed because of traffic issues on this section of Drury Lane. Additionally, this location is near the junction with Stukeley Street, which the Council has noted in its own consultation responses is highly pedestrianised, due to due to the International House Language School on Stukeley Street and St Joseph's Primary School, which is around the corner in Macklin Street from the proposals in this application. Given the limited width of the shopfront, the narrow pavement, and the high volume of pedestrians and vehicular traffic on Drury Lane, this location is not suitable for the proposed number of tables and chairs, which will impede pedestrian flow, make it difficult for those using wheelchairs or pushing prams to pass, and create a safety hazard by forcing pedestrians into the street. The CGCA also observes that no other establishment in this part of Drury Lane has received permission for table and chairs, or other street furniture. See attached photos.</p> <p>The CGCA also objects to extending the hours, as this location is directly adjacent residential units.</p> <p>Comments by 21-04-16</p> <p>Photo: <a href="https://goo.gl/hXyYkx">https://goo.gl/hXyYkx</a></p> <p>Documents: <a href="http://goo.gl/JTHtPr">http://goo.gl/JTHtPr</a></p> <p>Note: Renewal. Change in use. Previously one table and two chairs. Change in hours. Proposed hours: T-F 11:00-21:00; SA 10:00-21:00. Current hours: M-F 09:00-21:00; SA 11:00-17:00.</p> <p>On 27/04/15 agenda. Applicant originally proposed more T&amp;CH, but revised the application based on CGCA and other objections. CGCA's comments: The proposed layout and measurements are also misleading, as the pavement is only wider for a small space to allow for a parking-related build-out into the road. Indeed, the build-out was constructed because of traffic issues on this section of Drury Lane. Additionally, this location is near the junction with Stukeley Street, which is the Council has noted in its own consultation responses is highly pedestrianised, due to due to the International House Language School on Stukeley Street and St Joseph's Primary School, which is around the corner in Macklin Street from the proposals in this application. Given the limited width of the shopfront, the narrow pavement, and the high volume of pedestrians and vehicular traffic on Drury Lane, this location is not suitable for tables and chairs, which will impede pedestrian flow, make it difficult for those using wheelchairs or pushing prams to pass, and create a safety hazard by forcing pedestrians</p> |
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|                          |   |  | into the street. The CGCA also observes that no other establishment in this part of Drury Lane has received permission for table and chairs, or other street furniture. See attached photos.   |
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| WESTMINSTER APPLICATIONS |   |  |  |
| 4.3                      | 28-34 St Martin's Court<br>WC2N 4AL<br>16/01979/TCH<br>J. Sheekey/ <i>Caprice Holdings Ltd.; Bidwells (agent)</i> | Use of an area of public highway measuring 2.1m x 32.19m for the placing of 26 tables and 52 chairs, 12 barriers, 3 waiter stations, 15 moveable planters, 1 crustacean display and 2 bus trays and shelf racks. | <p>The CGCA is concerned about the excessive number of tables and chairs at this location. Although the applicant says that increasing the number of tables and chairs will deter antisocial behaviour, this would only be the case during business hours. We are also concerned about noise and disturbance, as sound echoes throughout the courtyard with a canyon-like effect. The CGCA is mindful that permission will set a precedent for such a large number of tables and chairs in the area.</p> <p>Before any permission is granted, the officer should be satisfied that adjacent residents were adequately notified about the proposals. Any permission granted should include strict conditions that ensure residential amenity is protected from noise and disturbance and that require the applicant to adequately manage the tables and chairs at all times or else risk revocation of permission. Permission should also specify that the permission is specific to the applicant and not to any subsequent applicants.</p> <p>Comments by 21-04-16<br/>Photo: <a href="https://goo.gl/P3iS7c">https://goo.gl/P3iS7c</a><br/>Documents: <a href="http://goo.gl/djSNU3">http://goo.gl/djSNU3</a></p> <p>Note: Renewal. Change of use. Current permission is for 13 tables, 26 chairs, 10 planters, eight barriers and two barrels. No change in hours (M-SU 10:00-23:00).</p> |
| 4.4                      | 45 Aldwych WC2B 4DA<br>16/01603/TCH<br><i>Lundenwich Café/Lunden Ltd. (agent)</i>                                 | Use of public highway for use of two tables, four chairs and two canvas barriers in connection with existing snack bar.  | <p>Whilst the CGCA does not object to the use of tables and chairs at this location, we do object to the proposed number. Two tables and four chairs is more appropriate for this high-traffic area and is consistent with previous permission (see 07/05736/TCH). There are several bus stops in front of this location, as well as stops for several tourist bus companies.</p> <p>Comments by 27-04-16<br/>Photo: None<br/>Documents: <a href="http://goo.gl/78llc6">http://goo.gl/78llc6</a></p> <p>Note: New application. No hours listed. Permission was granted in 2007 for two tables &amp; four chairs.</p>   |

## 5. Other business

## 6. Next meetings & future presentations

- 6.1 25 April 2016
- 6.2 9 May 2016