

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 12 October 2015
at 17:30 at Covent Garden Community Centre (Shelton Room), 42 Earlham Street WC2H 9LA

www.CoventGarden.org.uk



1. Attendance

1.1 Present: Elizabeth Bax, Jo Weir, Robert Bent, Shirley Gray, Selwyn Hardy, Gary Hayes, David Kaner, Kester Robinson, Christina Smith, Meredith Whitten

1.2 Apologies received: Richard Hills, Rhu Weir

1.3 Comments received: Rhu Weir

2. Presentations: Four re: Ambassadors Theatre (5:30 p.m.); Comm Comm UK Ltd. re: Hoxton Hotel (6:15 p.m.)

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	27 Mercer Street WC2H 9QR 2015/4525/P & 2015/5451/L <i>C3/Drawing and Planning Ltd. (agent)</i>	Installation of glazing over rear courtyard and internal alterations.	No objection. The CGCA does not object to the proposals for No. 27 Mercer Street, as the proposed glazing is located in a deep lightwell and would not be visible from the courtyard. However, other lightwells that back onto the courtyard are not as deep, so similar proposals could result in an impact on visual amenity. Thus, the CGCA's no objection should not be interpreted as establishing a precedent, as any similar proposals would need to take into account the character and design of the property and its surroundings, as specified in DP27, Basements & lightwells. This policy states that, "In determining applications for lightwells, the Council will consider whether: i) the architectural character of the building is protected; and j) the character and appearance of the surrounding area is harmed." Photo: https://goo.gl/5KYwYN Documents: http://goo.gl/2JOjdg Note: Listed building. DK declared an interest.
3.2	4-10 Tower Street WC2H 9NP 2015/5316/P <i>A1/D2/The Third Space Group; Rolfe Judd (agent)</i>	Replacement of seven existing air conditioning units and the addition of two new air-conditioning units to the rear.	The CGCA questions the applicant's noise impact assessment. The assessment states that the closest noise receptor is flat 2. However, this flat is on the opposite end of the building from where the existing and proposed air-conditioning units are. Flats 6 and 7, on the ground floor, are very close to the proposed units and, thus, the noise impact assessment should have conducted its measurements from these windows. The CGCA also notes that the location of the air-conditioning units is adjacent to flats at Cambridge Court and, thus, these residents would be affected by noise and disturbance from the units, as well. Without an accurate noise report, the CGCA cannot comment on the proposals. To protect residential amenity, any permission granted should restrict use to business hours only

			<p>(06:30-22:00, as specified in the applicant's acoustic report – see page 9) and in condition 4 of planning permission granted 07-11-2013 for 2013/3023/P, which specifies that “the use hereby permitted shall not be carried out outside the following times 0630 - 2230 Mondays to Fridays, 0900 - 2230 on Saturdays, 1000 - 2230 on Sundays and not at all on Bank Holidays.”</p> <p>Additionally, any permission granted must include conditions that require the applicant to have at least annual maintenance performed on all equipment, including ducting, to ensure it is running effectively and is not causing disturbance to nearby residents or exceeding 10 decibels below background.</p> <p>Photo: https://goo.gl/dJX0xp Documents: http://goo.gl/XkfLQV</p>
3.3	<p>4-10 Tower Street WC2H 9NP 2015/5148/P A1/D2/ <i>The Third Space Group; Rolfe Judd (agent)</i></p>	<p>Installation of replacement shopfront.</p>	<p>The CGCA objects to the proposed shopfront recess, which goes against CPG1, Design, 7.12 “Key shopfront components.” Specifically, this policy says that, “New recesses in shopfronts will be strongly discouraged due to their potential for attracting antisocial behaviour” (see page 58). The recessed shopfront could encourage antisocial behaviour in an area with known drug use.</p> <p>Further, whilst the CGCA welcomes proposals to increase urban greening in Covent Garden, we are concerned the proposed design, height and location of the two steel planters would result in additional antisocial behaviour by creating a place to encourage illegal and antisocial behaviour, such as by providing a place to hide drug paraphernalia. Also, the positioning of the smaller planter by the door entrance could provide space alongside it for rough sleepers, with cover from the rain.</p> <p>Finally, the CGCA notes that the upper floors are residential (C3) and, thus, lighting, including uplighters, should be required to be turned off outside of business hours to protect residential amenity. CPG6, Amenity, 5 “Artificial lighting,” specifies that “Lighting should be directed to minimise and preferably avoid light spillage onto neighbouring properties” (see page 28).</p> <p>The CGCA does not object to the other proposals for the replacement shopfront.</p> <p>Photo: https://goo.gl/dJX0xp Documents: http://goo.gl/djHXxT</p>
3.4	<p>61 Neal Street WC2H 9PJ 2015/0060/L A1 & C3/ <i>Ashley Associates; MD Design Associates (agent)</i></p>	<p>Internal and external works in association with erection of single-storey extension at rear ground floor level including removal of rear ground floor wall.</p>	<p>No objection, provided a condition is included to limit access to the flat roof for maintenance purposes only.</p> <p>Photo: https://goo.gl/fB7PSJ Documents: http://goo.gl/GQ5Z8b Note: Listed building</p>
3.5	<p>61 Neal Street WC2H 9PJ 2015/7775/P</p>	<p>Erection of single-storey extension at rear ground floor level as</p>	<p>No objection, provided a condition is included to limit access to the flat roof for maintenance</p>

	A1 & C3/ <i>Ashley Associates; MD Design Associates (agent)</i>	enlarged retail floorspace.	purposes only. Photo: https://goo.gl/fB7PSJ Documents: http://goo.gl/M2pWAW Note: Listed building
3.6	Bus Shelter outside Africa House Kingsway WC2B 6AG 2015/5365/A N/A/ <i>JCDecaux UK LTD</i>	Display of digital screen and poster panel on bus shelter.	No objection Photo: https://goo.gl/rjSNqZ Documents: http://goo.gl/NYwR9b
3.7	Bus Shelter outside Beacon House, Kingsway WC2B 6PP 2015/5203/A N/A/ <i>JCDecaux UK LTD</i>	Display of digital screen and poster panel on bus shelter.	No objection Photo: https://goo.gl/rE9HdJ Documents: None
3.8	Bus Shelter outside Aviation House, 125 Kingsway WC2B 6PP 2015/5202/A N/A/ <i>JCDecaux UK LTD</i>	Display of digital screen and poster panel on bus shelter.	No objection Photo: https://goo.gl/P807en Documents: None
3.9	10 Drury Lane WC2B 5RE 2015/5430/P <i>Travelodge Hotel/Falkerstone Ltd. and Travelodge Hotels Ltd.; Smith Jenkins Ltd. (agent)</i>	Infilling of colonnade at ground and first floor level to provide 6 additional hotel rooms and separate ground floor retail unit (Use Class A1).	No objection provided conditions are included to specify that the new Class A1 retail unit shall be used only for non-food retail purposes, and that hours should be no later than 21:00. This is to ensure that the retail unit does not harm the amenities of nearby residents. Photo: See documents. Documents: http://goo.gl/TtZvsA
WESTMINSTER APPLICATIONS			
3.10	Unit 11 Royal Opera House WC2E 9DD 15/07749/FULL A1/ <i>Capco; Gerald Eve (agent)</i>	Installation of a replacement shopfront.	No objection Photo: https://goo.gl/3d1TFp Documents: http://goo.gl/BUgpn5 Note: Listed building
3.11	30 Wellington Street 15/07610/LBC A3 & C3/ <i>Shaftesbury; Rolfe Judd (agent)</i>	Installation of rooflights and installation of pipework and flues on front and rear elevations. Internal alterations including the removal and addition of partitions at first to third floor levels.	No objection Photo: https://goo.gl/NX2sr4 Documents: http://goo.gl/5f9a0E Note: Listed building. Renewal of 12/00040/LBC.
3.12	25 Rose Street WC2A 9EA 15/08813/FULL Vacant (A1)/ <i>Shaftesbury; Rolfe Judd (agent)</i>	Installation of an awning to the shopfront.	The CGCA objects to the loss of the capital detail to the small pilaster between the door and windows, which the applicant proposes be carefully removed to make room for the new awning box. Westminster's Signs and Advertisements and Supplementary Planning Guidance specifies that pilasters are classical elements of traditional shopfronts and notes that "Attractive ornamentation and detailing on shopfronts, such as ornate pilasters, frieze and other features of fine craftsmanship and design, should be retained intact and restored wherever possible" (p. 9, "Design of Details" section). As shown in the attached photo, the design of the existing pilaster in this shopfront exemplifies the traditional shopfront design that is characteristic of the Covent Garden Conservation Area and, thus,

			its loss would fail to preserve or enhance the conservation area. Photo: https://goo.gl/bAIFww Documents: http://goo.gl/4nfb87
3.13	24 Rose Street WC2E 9EA 15/08809/FULL Bageriet (A1)/Shaftesbury; Rolfe Judd (agent)	Installation of an awning to the shopfront.	No objection Photo: https://goo.gl/NNvz6K Documents: http://goo.gl/sy7u8b
3.14	Orion House 5 Upper St Martin's Lane WC2H 9EA 15/05804/FULL Starbucks/Starbucks Coffee Co (UK) Ltd; Pegasus Group	Variation of Conditions 7 and 9 of planning permission dated 17-04-13 (13/01238), namely, to extend hours of servicing from 08:00 to 18:00 Monday to Saturday and 11:00 to 17:00 on Sunday; and hours of operation from 07:00 to 23:00 Monday to Saturday and 08:00 to 23:00 on Sunday.	The CGCA objects to the hours of operation extending to 23:00. The hours should be limited to no later than 21:00 Monday through Sunday. As the CGCA has previously noted, the original conditions were imposed because of the significant noise nuisance and disturbance to residents in the adjoining residential block that would result from people arriving and leaving in the later part of the evening in what is currently a quiet part of the West End Stress Area. The CGCA stresses that the area is highly residential, with residents' windows at Sandringham Flats overlooking this site. This premise does not have any substantive kitchen facilities and will not be providing full table meals, as is typically required of a Class A3 premise. Thus, customers after 21:00 will primarily frequent the premise because of the premise's license to serve alcohol. With such establishments, noise and disturbance to residential amenity substantially increases after 21:00. Whilst the CGCA has no objection to the amended servicing hours of 08:00 to 18:00 Monday to Saturday and 11:00 to 17:00 on Sunday, we note that St. Martin's Court, located across Upper St. Martin's Lane from Orion House, has servicing hours limited to 08:00-10:00 because of the impact on local amenity. Residents already are bombarded with noise from servicing and deliveries for other restaurants in the area and the cumulative effect is harmful to their amenity. Photo: https://goo.gl/2T5VJn Documents: http://goo.gl/PGqKqP Note: Condition 7 limits servicing to 0800 -2100. Condition 9 limits opening hours to 0800 -2100. Application on 10-08-15 agenda. CGCA objected. Applicant has submitted revised hours.

4. Tables and Chairs

CAMDEN APPLICATIONS			
None			
WESTMINSTER APPLICATIONS			
4.1	376-379 Strand 15/07225/FULL Eat/Eat Ltd.; BA Law (agent)	Use of two areas of the public highway measuring 8.3m x 1.8m for the placing of five tables, 14 chairs and two barriers on Southampton	No objection. Given that customers consistently push the chairs on the Southampton Street frontage further into the pavement than permitted, which impedes pedestrian flow at this high-traffic

		Street frontage & an area measuring 6.5m x 0.9m for the placing of five tables, 10 chairs and two barriers on Strand frontage.	location, the CGCA welcomes the use of barriers. We suggest barriers are added parallel with the shopfront to keep customers from moving the tables and chairs into an area larger than that permitted. Photos: https://goo.gl/teGsZi , https://goo.gl/eUreGx & https://goo.gl/ID08TO Documents: http://goo.gl/MgdgxJ Note: Renewal. No change in use. Change in hours. Current hours: M-SU 07:00-21:00. Proposed hours: M-SA 07:00-22:00; SU/BH 07:00-21:00.
4.2	20 Bow Street WC2E 7AW 15/08253/FULL Zizzi/Azzurri Group; Bidwells (agent)	Use of an area of public highway measuring 1.86m x 22.9m for the placing of 18 tables, 36 chairs and barriers on the Broad Court frontage.	The CGCA objects to the proposed number of tables and chairs, which are too numerous given Broad Court (on which the tables and chairs are placed) is a quiet, heavily residential area, as is nearby Martlett Court, Crown Court and Drury Lane. Residents and guests of the nearby Fielding Hotel have complained about noise nuisance and the obstruction to access on the public highway resulting from these tables and chairs. The width of the space taken up by the tables and chairs renders half of Broad Court unusable for pedestrians. This site across from the Royal Opera House is meant to be a public space for local residents, workers and visitors to enjoy. Additionally, the CGCA notes that the proposed furniture, particularly the chairs, are black and aluminium (see applicant's "furniture details" document). However, the applicant currently is using bright orange and yellow chairs (see photo), which is inappropriate in the conservation area and so close to a row of listed red phone boxes, the listed Royal Opera House and the iconic ballerina statue. Photos: https://goo.gl/bR4Wqt & https://goo.gl/4PgX0a Documents: http://goo.gl/oeSCYq Note: Renewal. No change in use. No hours proposed. Current hours: M-SU 11:00-23:00. On 22-09-14 agenda. CGCA objected to the number of T&CH as well as to the "bold colour used on the barriers."
4.3	38-40 Wellington Street WC2E 7BD 15/08670/TCH Boulevard Brasserie/ Maxwell's Restaurant Ltd.	Use of two areas of the public highway measuring 1.7m x 0.65m and 3.35m x 0.65m of the public highway for the placing of three tables and six chairs.	Objection. The supporting documents do not include any measurements of the pavement. As evident from the attached photo, however, the tables and chairs do not leave a minimum clear width of 2m between the edge of the chairs and the kerb, leaving little clearance for pedestrians. See attached photo. This site has consistently high footfall, as it is located near the Piazza and on the primary route from Covent Garden past Strand to Waterloo. Because of the impediment the tables and chairs cause, pedestrians are regularly seen being forced to walk in the street, which is a health and safety concern, given the constant stream of vehicular traffic and bicycles (Wellington Street is a primary

			<p>cycle route to and from Waterloo Bridge). This also violates Westminster’s policy (see Westminster’s “Guidelines for the placing of tables and chairs on the highway,” as well as “The Westminster Way” regarding leaving a minimum clearance based on the width of the street and the volume of pedestrian traffic.</p> <p>Additionally, the applicant exacerbates this situation by placing the tables and chairs against the frontage, which is not the proposed layout and does not comply with the existing permitted layout, both of which show the tables and chairs parallel to the shopfront.</p> <p>Photo: https://goo.gl/3QsteR</p> <p>Documents: http://goo.gl/KpcDWT</p> <p>Note: Renewal. No change in use or hours: M-SU 09:00-23:00.</p>
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5. Other business

6. Next meetings & future presentations

6.1 26 October 2015

6.2 9 November 2015