

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 13 February 2017
at 6:30 p.m. at the Hospital Club, 24 Endell Street WC2H 9HQ

www.CoventGarden.org.uk  TheCGCA  @TheCGCA

1. Attendance

1.1 **Present:** Elizabeth Bax (chair), Shirley Gray, Selwyn Hardy, Gary Hayes, Meredith Whitten

1.2 **Apologies received:** David Bieda, Jane French, Richard Hills, Brian Tienan, Jo Weir, Rhu Weir

1.3 **Comments received:** Rhu Weir

2. Presentations: None scheduled

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	199-203 High Holborn WC1V 7BD 2017/0200/P & 2017/0201/L C1 - The Hoxton Hotel/ <i>The Hoxton (Holborn) Limited</i> ; <i>Indigo Planning (agent)</i>	Erection of 6-storey rear infill extension above existing service yard, incorporating a green facade and mansard roof extension above existing 5-storey wing fronting Newton Street to accommodate 46 additional hotel rooms.	The CGCA is concerned about the impact of the proposed extension on neighbouring residents. An additional 46 guest rooms could mean an additional 100 customers creating noise from coming and going, and dragging suitcase, at all hours. The additional guests also would likely mean more cabs congregating at the hotel. Whilst the configuration for servicing and delivery vehicles will not change, adding 100 guests would likely result in additional deliveries, and this could have a negative impact on residential amenity. A condition should be included with any permission granted that specifies that electric vehicles should be used for servicing and deliveries. The CGCA welcomes the addition of a green wall and green roof, as urban greening has a positive impact on a dense, urban area such as Covent Garden. We encourage other uses to promote biodiversity, such as bat boxes on the green roof. Comments by 17-02-17 Photo: https://goo.gl/ldU3Cv Documents: https://goo.gl/Lhze65
3.2	8 Flitcroft Street WC2H 8DL 2017/0106/P B1/ <i>The Trustees; Trident BC (agent)</i>	Replacement of existing timber windows to rear elevation with double-glazed white powder coated aluminium windows and replacement of door at rear 3rd floor level.	Whilst the CGCA does not object to these proposals, we prefer for the new windows to be painted a more muted shade, and not white. This would be more in character with the building and with the conservation area. Comments by 17-02-17 Photo: https://goo.gl/uRybVI Documents: https://goo.gl/9crx2o
3.3	28 Denmark Street WC2H 8NJ 2017/0419/P A1/ <i>Iceni Projects (agent)</i>	Installation of a new shopfront to retail unit (Class A1).	No objection Comments by 22-02-17 Photo: https://goo.gl/x2yIND &

			https://goo.gl/QFWlcf Documents: https://goo.gl/s8a3ZU
3.4	16 Neal's Yard WC2H 9DP 2017/0561/P A3 (The Barbary)/ <i>Rolfe Judd (agent)</i>	Variation of condition 3 (opening hours) of planning permission ref 2014/6696/P (dated 24/04/2015) for the change of use of basement and ground floor from retail (class A1) to restaurant/cafe (class A3) with installation of new extract duct to rear elevation.	The CGCA strongly objects to the proposed extended hours and supports residents' objections to these proposals as well. Extending the hours means customers will leave the restaurant at 23:30, which will have a negative impact on residential amenity from noise and disturbance. This noise will add to the existing noise that Neal's Yard and nearby residents must endure from other restaurants, bars and pubs closing. Additionally, the extract duct will run an hour later, further contributing to late-night noise. Comments by 27-02-17 Photo: https://goo.gl/fhsXSK Documents: https://goo.gl/5zoqB3
WESTMINSTER APPLICATIONS			
3.5	27-28 & 31-32 King Street WC2E 8JD 17/00203/LBC A1/ <i>Petersham (UK) Ltd.; Walsingham Planning (agent)</i>	Painting of shopfront, three planters, four fascia signs and two hanging signs at 27-28 (Unit 9).	No objection Comments by 19-02-17 No photo (behind scaffolding) Documents: https://goo.gl/b5GS1w Note: Grade II listed building
3.6	10 New Row WC2N 4LH 17/00485/FULL A3 & C3/ <i>Property Consultancy Ltd. (agent)</i>	Retention of works to widen roof valley gutter.	No objection, provided the planning and the conservation officers are satisfied that the widened roof gutter does not harm this Grade II* listed building. Comments by 27-02-17 Photo: https://goo.gl/uTwCG8 Documents: https://goo.gl/hSnTTh Note: Grade II* listed building
3.7	10 New Row WC2N 4LH 17/00484/FULL A3 & C3/ <i>Property Consultancy Ltd. (agent)</i>	Variation of Conditions 1 and 6 of planning permission dated 10-02-15 (14/09781/FULL), namely approval of details relating to how the flats will be insulated to reduce noise passing between them (retrospective application).	No objection, provided the planning and the conservation officers are satisfied that the insulation has been installed in such a way that it does not harm this Grade II* listed building. Comments by 28-02-17 Photo: https://goo.gl/uTwCG8 Documents: https://goo.gl/Py0o6W Note: Grade II* listed building Note: On 27-10-14 agenda. CGCA had no objection.
3.8	Unit B 20 Tavistock Street WC2E 7NZ 16/12292/FULL A1/ <i>Bravissimo Ltd.; Four-By-Two Consultants Ltd. (agent)</i>	Replacement door onto Tavistock Street.	The proposed replacement door is on Burleigh Street, not Tavistock Street as the applicant indicates. Additionally, this is a Grade II listed building. The listing number is 1220346 (see Westminster's listed building database: http://www.imagesofengland.org.uk/details/default.aspx?pid=1&id=208936). The application should reflect this listed status

			<p>and a conservation officer should review the application.</p> <p>The proposed door with clear glazing is inappropriate for a Grade II-status listed building and would result in harm to the special interest of the building (S25; DES10). In addition to Council policies (see S25, DES10 & “Repairs & Alterations to Listed Buildings” SPG), the Council has a statutory obligation to preserve or enhance the borough’s listed buildings. The CGCA notes that Historic England specifically mentions the doors in its listing in the historic building inventory. See https://www.historicengland.org.uk/listing/the-list/list-entry/1220346.</p> <p>Given the listed status of this building, the pink pantone 191c letters are inappropriate. The drawings indicate that part of the lettering will extend to the cornice, as well. Additionally, the proposed halo lighting would result in visual clutter (DES8). The Council’s planning guidance, “Advertisement Design Guidelines” SPG, states that within conservation areas and residential areas or on listed buildings, illuminated signs will only be permitted where their design is well related to the buildings on which they are to be fixed. The proposed halo lighting is not in keeping with the character of this listed building. Further, the CGCA notes that residents live on the upper floors directly above.</p> <p>Comments by 01-03-17 Photo: https://goo.gl/TxGz68 Documents: https://goo.gl/mrJEJo</p>
3.9	39 William Iv Street And 30 St Martin's Lane WC2N 4ER 17/00804/FULL Spaghetti House Restaurant/Rolfe Judd (<i>agent</i>)	Variation of Condition 1 of planning permission dated 16 December 2015 (RN: 15/03782/FULL), namely to vary the approved drawing numbers by re-routing the approved ducts.	No objection, provided the officer is satisfied that the re-routing of the ducts improves the impact on the residential units. <p>Additionally, Westminster’s City Plan: Strategic Policies observes that noise can lead to annoyance and have a negative impact on sleep, learning and communication, and health and well-being (5.33). Further, the City Plan states that “reducing average noise levels in the city continues to be an important objective” (5.34).</p> <p>To protect the amenity of nearby residents from noise and vibration (S29 & S32) and to ensure that the ducts do not cause undue noise and disturbance, any permission granted must include conditions that:</p> <p>(1) restrict the amount of noise (measured</p>

			<p>in decibels) emitted from the ducts to within Westminster's thresholds (S32; ENV6; ENV7);</p> <p>(2) 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 (S32; ENV6);</p> <p>(3) require the applicant to submit the results of annual maintenance checks to the Council;</p> <p>(4) specify that failure to conduct annual maintenance checks and failure to maintain all equipment to levels specified in planning permission is a breach of planning regulations and voids planning permission granted (ENV6);</p> <p>(5) limit the hours of use to business hours of the premises, to reduce the impact of noise and vibration on residential amenity during late-night hours (ENV6; ENV6-9.78) – the applicant's noise report states that the equipment will only operate during daytime hours (see section 8.4, p. 5); and</p> <p>(6) require automatic time clocks to be fitted to the equipment approved, prior to commencement of the use of the ducts, to ensure that the plant/equipment does not operate at any time other than that permitted and to safeguard the amenity of the adjoining premises and the area generally. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer's recommendations. (S32; ENV6; ENV7).</p> <p>Prior to first use of the equipment, the equipment shall be fitted with the noise attenuation measures and acoustic louvres recommended in the approved acoustic report (see section 8.3, pp. 4-5). All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations. This is necessary to safeguard the amenities of the adjoining premises and the area generally in accordance with S32; ENV6; and ENV7.</p> <p>Comments by 03-03-17 Photo: https://goo.gl/EXSQqQ Documents: https://goo.gl/9YbnE1 Note: On 22-06-15 agenda.</p>
3.10	4 Henrietta Street WC2E 8PS 17/00620/FULL	Installation of a new shopfront. Widening of staircase from ground	The CGCA objects to the use of a digital screen in the shopfront, particularly given the shopfront's sensitive location within the

	A1 (K-Way)/GLD Brands Limited; Gerald Eve (agent)	to lower ground floor including other internal alterations.	<p>conservation area, right on the Piazza.</p> <p>A digital screen would 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.</p> <p>Westminster'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. S25 specifies that "the built environment must be respected and refurbished sensitively in a manner appropriate to its significance. Any change should not detract from the existing qualities of the environment."</p> <p>Comments by 03-03-17</p> <p>Photo: https://goo.gl/XVGFwV</p> <p>Documents: https://goo.gl/Zfqrso</p> <p>Note: Grade II listed building</p>
--	---	---	---

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	64-68 Kingsway WC2B 6BG 2017/0572/TC Shakespeare's Head	2 Tables, 8 Chairs and 8 Barriers	<p>Whilst the CGCA has no objection to these proposals, we note that the applicant does not use the permitted or proposed layout. Instead of two tables with eight chairs, the applicant uses three tall tables, as shown in the attached photo.</p> <p>Comments by 27-02-17</p> <p>Photos: https://goo.gl/B5yQS1 & https://goo.gl/TXE7IV</p> <p>Documents: https://goo.gl/ZeV3hU</p> <p>Note: Renewal. No change in use or hours (M-SU 09:00-20:00). On 14-03-16 agenda. CGCA had no objection.</p>
WESTMINSTER APPLICATIONS			
4.2	19 Henrietta Street WC2E 8QH 17/00480/FULL All Bar One/Mitchells & Butlers Leisure Retail Limited; Poppleston Allen Solicitors (agent)	Use of two areas of the public highway measuring 7.8m x 0.8m and 10m x 0.8m for the placing of three tables and six chairs to the Henrietta Street frontage and four tables and eight chairs to the Bedford Street frontage.	<p>The CGCA continues to be concerned about the obstacle the tables and chairs cause on the public highway. A clearance of less than the required minimum of 2m is available on the public highway on both Henrietta and Bedford streets after placement of the tables and chairs. The lack of space is further indicated by the crowd of vertical drinkers that gather at this site, making the public highway impassable for pedestrians, including those using pushchairs and prams. Whilst the CGCA recognises that permission was originally granted before the Council had its 2m policy, the CGCA notes that the footfall and number of vertical drinkers has increased, exacerbating the lack of space on the public highway for pedestrians to safely</p>

			<p>pass.</p> <p>Comments by 21-02-17</p> <p>Photos: https://goo.gl/E1GrpR (Henrietta frontage) & https://goo.gl/zCUI9g (Bedford Street frontage)</p> <p>Documents: https://goo.gl/iZiqpH</p> <p>Note: Renewal. No change in use or hours (M-SU 11:00-23:00). On 14-03-16 agenda.</p>
4.3	<p>36A St Martin's Lane WC2N 4ER 17/00531/TCH Caffe Nero/Nero Holdings Ltd.</p>	<p>Use of the public highway for the placing of two tables and six chairs in an area measuring 3.8m x 1.4m.</p>	<p>The CGCA has no objection to the continued use of tables and chairs at this location. However, we note that the applicant has placed the one table and two chairs flush with the shopfront (see photo). This is a preferable configuration than that on the proposed layout, which would have one chair backing into the flow of pedestrian traffic. Pedestrians regularly walk in the road along St. Martin's Lane because the pavement is so narrow.</p> <p>Also, the CGCA believes that 7 a.m. is too early a start time for tables and chairs because of the impact of noise and disturbance on residential amenity from setting up the tables and chairs and from customer use at that early hour. A start time of 8 a.m. is more appropriate.</p> <p>Comments by 23-02-17</p> <p>Photo: https://goo.gl/xIOZOw</p> <p>Documents: https://goo.gl/6sqiji</p> <p>Note: Renewal. No change in use or hours (M-SA 07:00-21:00; SU 09:00-21:00).</p>
4.4	<p>32 Cranbourn Street WC2H 7AD 17/00532/TCH Caffe Nero/Nero Holdings Ltd.</p>	<p>Use of an area of the public highway measuring 3m x 1.4m for the placing of three tables and six chairs.</p>	<p>The CGCA believes that 7 a.m. is too early a start time for tables and chairs because of the impact of noise and disturbance on residential amenity from setting up the tables and chairs and from customer use at that early hour. A start time of 8 a.m. is more appropriate.</p> <p>Comments by 27-02-17</p> <p>Photo: https://goo.gl/QR4wiR</p> <p>Documents: https://goo.gl/aVYDzJ</p> <p>Note: Renewal. No change in use or hours (M-F 07:00-23:00; SA 08:00-22:00; SU 08:00-22:00). On 07-04-14 agenda.</p>
4.5	<p>1-5 Catherine Street WC2B 5JS 17/00656/TCH Four to Eight/Rossita Ltd.; RPS CgMs (agent)</p>	<p>Use of an area of the public highway measuring 1.5m x 7.7m for the placing of four tables and eight chairs.</p>	<p>The CGCA objects to the use of four tables and eight chairs and continues to maintain that three tables and six chairs are more appropriate given the size of the area of the public highway. As the attached photo shows, the applicant has positioned the chairs at an angle. This is because there is not enough room once customers are seated, as the measurements on the proposed layout are misleading.</p> <p>The CGCA also objects to the use of fake grass under the street furniture. This adds street clutter and has a harmful impact on the conservation area (S25, S28, DES9, para 10.108-10.128).</p> <p>Comments by 01-03-17</p> <p>Photo: https://goo.gl/bwF37o</p> <p>Documents: https://goo.gl/fxXMOu</p> <p>Note: Renewal. No change in use or hours (M-SU 07:00-23:00). On 28-12-15 agenda.</p>

5. Other business

5.1	Bus Stop, Outside 210 High Holborn WC1V 7DL 2017/0284/A N/A/Camden; SM Planning (agent)	Display of 2x internally illuminated digital screens to bus shelter no. CAM00129AB	The internally illuminated digital screen by reason of its location, size and design, would be dominant and visually obtrusive in the street scene, which fails to preserve and enhance the character and appearance of the conservation area (see CS5, CS9, CS14 & DP25) and harms the setting of the adjacent Grade II and Grade II* listed buildings. In addition to Council policies (see CS5, CS9, CS14, DP25, CPG1), the Council has a statutory obligation to preserve or enhance the borough's listed buildings. Additionally, the use of internal illumination is inappropriate and unsympathetic in a conservation area, and conflicts with Camden planning policy (see CGP1, 8.11-8.15; & DP25 Comments by 09-02-17 No photo Documents: https://goo.gl/P1XP0g
-----	---	--	--

- 5.2 Selwyn Hardy discussed ongoing negotiations between the applicant and local residents at 100-101 St. Martin's Lane. However, the committee looked up the application and found that it is due to go to committee at Westminster on 14 February 2017, and the officer's report was already online.

6. Next meetings & future presentations

- 6.1 27 February 2017
6.2 13 March 2017