

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 13 July 2015
at 17:30 at Covent Garden Community Centre (Shelton Room), 42 Earlham Street WC2H 9LA

www.CoventGarden.org.uk



TheCGCA



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1. Attendance

1.1 Present: Elizabeth Bax, Shirley Gray, Selwyn Hardy, Jane Palm-Gold, David Kaner, Kester Robinson, Christina Smith, Meredith Whitten

1.2 Apologies received: Rhu Weir, Richard Hills

1.3 Guests: Sian Francis

2. Presentations: Four Communications re: 26-35 Drury Lane (6 p.m.)

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	35 Earlham Street WC2H 9LD 2015/3255/P & 2015/3510/L Entrance to Thomas Neal Centre /Shaftesbury; Rolfe Judd (agent)	Replacement of metal gates and installation of secondary glazing doors to Earlham Street and Shorts Gardens entrances	No objection, however the CGCA notes that the supporting documents do not mention what colour the gates will be painted. The colour must be a neutral, non-obtrusive colour that is in keeping with this prominent listed building as well as the conservation area. Photos: https://goo.gl/HDLFr5 & https://goo.gl/KbysHh (Earlham Street) & https://goo.gl/1k65vW (Shorts Gardens) Documents: http://goo.gl/ffgwdL Note: Listed building
3.2	167-177 Shaftesbury Avenue WC2H 8JB 2015/3022/P C3/Pennyvale Ltd.; DP9 (agent)	Discharge of condition 5 (Construction Management Statement) granted under reference 2012/2774/P dated 16/02/15; change of from offices to self-contained residential flats.	No objection provided the applicant is required by condition to display on-site a phone number that local residents can call should they have any concerns or need to report problems, such as deliveries being made outside of the consented hours or excessive noise and disturbance from the site. Photo: https://goo.gl/BnKnhQ Documents: http://goo.gl/Oiq28H Note: On 11-06-12 agenda. CGCA had no objection.
3.3	49 Neal Street WC2H 9PZ 2014/6130/P B1/Oakley Interiors Ltd. (agent)	Retrospective application for the retention of a single condenser unit to the external wall at the rear of the office (Class B1) at first-floor level.	No objection provided any permission granted requires 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. A condition also should be included that restricts use of the condenser unit to normal business/office hours (08:00-21:00). The unit should be turned off outside of these hours, including overnight. Photo: https://goo.gl/8CIVlv Documents: http://goo.gl/SjEMAH Note: Revised acoustic report for retrospective application. On 22-06-15 agenda.

3.4	72 Kingsway WC2B 6AH 2015/3127/L B1/Mishcon De Reya; TP Bennett (agent)	Installation of satellite dish at roof level	No objection No photo Documents: http://goo.gl/Es6cEN Note: Listed building
3.5	35-37 Monmouth Street WC2H 9DD 2015/3848/P Club Monaco/Ralph Lauren UK Limited; Angus Pond Architects Limited (agent)	Replacement of glazing and mullions, replacement of door with fixed glazing and stall riser, raising the window sill and installation of ventilation grille to shopfront.	The CGCA had welcomed improvements to the shopfront at No. 37 (see 2014/4334/P). However, as noted in the Seven Dials Renaissance Study, which Camden has adopted and to which the applicant refers, there are additional alterations that would more closely return this shopfront to its traditional appearance, namely (1) using a brass grille as a treatment for the ventilator; and (2) removing the obtrusive flood light fittings. These current proposals do not mention the material of the grille. The CGCA emphasises that the grille should be brass. The CGCA also objects to the removal of the door in the shopfront of No. 37. Removing the door causes harm to this listed building and does not comply with the Seven Dials Study. Photo: https://goo.gl/Wk5aeY Documents: http://goo.gl/2mzSmr Note: Listed building application on 22-06-15 agenda.
3.6	Endeavour House 179-199 Shaftesbury Avenue WC2H 8JG 2015/3681/P B1/Standard Life Investments; Jones Lang Lasalle (agent)	Provision of external terraces at 7th and 8th floor levels.	In the Design & Access statement, the applicant erroneously says that there are no residential neighbours in the immediate vicinity that would be affected by the proposal to provide external terraces. However, the photo the applicant uses on the first page of the D&A statement to show a similar roof terrace is of the adjacent residential building. (The terrace in the photo is a residents' terrace.) Additionally, residential units are directly across from the proposed terraces on New Compton Street. The CGCA estimates that approximately 85 residential units in the area could be affected by noise and disturbance. Given this, should the Council be minded to grant permission, strict conditions must be included to protect the amenity of the many neighbouring residents. These conditions should: <ul style="list-style-type: none"> • Limit the hours of use to normal business hours (08:00-21:00), thus ensuring the terraces are only used for informal relaxation and lunch/break space by employees, as specified in the applicant's supporting documents; • Specify that no live or recorded music is permitted on the terraces at any time; and • Obscure glass must be installed, particularly at the western end of the terraces, to prevent overlooking of the adjacent residential flats. Photo: https://goo.gl/wVvqvm Documents: http://goo.gl/NOrCaK
WESTMINSTER APPLICATIONS			
3.7	Apex House 47 William IV Street WC2N 4DH 15/04748/FULL Police station/Mayor's Office of Policing and Crime;	Installation of replacement chiller unit in existing roof void.	No objection provided the officer is satisfied that the chiller unit will not have an impact on neighbouring properties, particularly residential units located near this site. The CGCA notes that residents are located on the upper floors at the corner of Bedfordbury and Chandos

	Lambert Smith Hampton (agent)		<p>Place, opposite the police station; these units are not identified in the acoustic report.</p> <p>Additionally, any permission granted should 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/xVk2Fu</p> <p>Documents: http://goo.gl/S56mts</p> <p>Note: Listed building</p>
3.8	42 Maiden Lane WC2E 7LJ 15/03576/FULL B1/Capco; Gerald Eve (agent)	Use of the basement and ground floor for restaurant purposes (Class A3). Installation of a full height extract duct to the rear elevation. Associated internal alterations.	<p>Objection. Maiden Lane, a narrow lane within the Covent Garden Conservation Area, is saturated with bars and restaurants.</p> <p>The introduction of yet another A3 use, particularly one that serves alcohol and is open late, will compound the already existing noise nuisance for nearby residents. (The CGCA notes that this end of Maiden Lane is becoming increasingly residential, including approval for C3 on the upper floors of this building. This is in addition to existing residents, including Sussex Mansion.) City Plan policies S29, S31, S32, and UDP policies ENV6, ENV7 and ENV13 discuss harm to residential amenity due to noise and disturbance from customers and mechanical plant, smells, anti-social behaviour, crime, servicing and delivery, and late-night activity.</p> <p>Further, the CGCA notes that the proposals do not indicate that a kitchen is provided on-site, making the designation of A3 restaurant use unlikely.</p> <p>Regarding noise from the proposed full-height extract duct to the rear elevation, the applicant has not provided an acoustic report and, thus, the CGCA cannot assess the impact of the proposed extract duct on residential amenity. The applicant should be required to submit an acoustic report before any decision is made regarding this application.</p> <p>While residents in this central location must expect a degree of disturbance from the evening economy, the existing noise and disturbance at this location, when considered in total, has already caused significant harm to residential amenity. Further, Westminster's policies recognise the critical need to balance entertainment uses with the protection of residential amenity and Westminster's unique character.</p> <p>Antisocial behaviour has already increased in recent years as a result of the close vicinity of the many late-night drinking venues in Maiden Lane and the surrounding area. Maiden Lane has been designated a police high-stress area, as a result.</p> <p>Should Westminster be minded to permit the development:</p> <ul style="list-style-type: none"> • There must be no A5 (take-away) use, even as ancillary to A3. • Bar use can only be for customers before, during or after their meal. The bar and bar seating area must consist of no more than 15% of floor area of the

			<p>property.</p> <ul style="list-style-type: none"> Customers shall be permitted on the premises only during the hours of Monday-Wednesday 07:00-23:00; Thursday-Saturday 07:00- 23:30; and Sunday 07:00-22:30. Plant or machinery must be used only between 10:00-23:30 daily. <p>Photo: https://goo.gl/vWNUwa Documents: http://goo.gl/i2qKTQ</p>
3.9	11 Garrick Street WC2E 9AR 15/02791/FULL B1 at 1 st -3 rd ; Garrick Club at 4 th /RLF (agent)	Installation of an externally mounted air conditioning unit to the rear of the property at first floor level.	<p>No objection provided the officer is satisfied that the air-conditioning unit will not have an impact on neighbouring properties, particularly residential units located near this site.</p> <p>Additionally, any permission granted should 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>A condition also should be included that restricts use of the condenser unit to normal business/office hours (08:00-21:00). The unit should be turned off outside of these hours, including overnight.</p> <p>Photo: See documents Documents: http://goo.gl/ZcfU6L Note: Listed building</p>
3.10	14 Odhams Walk WC2H 9SA 15/04336/FULL C3/Rolfe Judd (agent)	Variation of Condition 1 of planning permission dated 9-04-13 (13/00541), namely retrospective approval for the realignment of the balcony and retention of a new stainless steel guardrail fixed to the balcony desk structure to prevent access to the extended balcony area in connection with Flat 3.	<p>Objection. The plans permitted in the original application were approved specifically to protect residential amenity, which was raised by neighbours as a serious concern during the consultation process. Simply because the contractor did not adhere to the consented design is not a valid reason to now allow retrospective permission, as the issue regarding noise remains. A stainless-steel guardrail will not prevent noise and disturbance outside the neighbour's window. Thus, the applicant must be required to comply with the originally permitted design.</p> <p>Photo: https://goo.gl/tu0hn5 Documents: http://goo.gl/6I07le</p>
3.11	1 Upper St Martin's Lane WC2H 9NY 15/04929/LBC Scarlett's/Novus Leisure Ltd.	Display of externally illuminated fascia sign measuring 2m x 1.1m and non-illuminated fascia sign measuring 1.9m x 0.15m.	<p>The CGCA objects to the sign on the runner bar that says "St. Martin's Lane." This serves no purpose, as street signs already exist. It does not add any value to indicating the building's function or access points. It is additional visual clutter on this listed building. The CGCA does not object to the other proposals.</p> <p>However, we note that the applicant has already implemented the changes. This includes installing an internally illuminated sign, which does not comply with the applicant's proposals and is inappropriate in a conservation area, as stated in Westminster's guidance, "Shopfronts, Blinds & Signs" and "Advertisement Design," which Westminster reiterated to the applicant in a letter dated 29-05-15 (see informative 3).</p> <p>Photos: https://goo.gl/Vp4qKZ & https://goo.gl/ObLFZY Documents: http://goo.gl/rn6zhR Note: Listed building</p>

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	61 Endell Street WC2H 9AJ 2015/3532/TC I Love Nata/ <i>Bruno Costa</i>	2 tables and 4 chairs	No objection. However, as the attached photo shows, the applicant is using a bench against the shopfront that is not on the proposed layout. The applicant should be required to remove the bench, as it does not allow adequate space on the pavement for pedestrians. Photo: https://goo.gl/J6d4tF Documents: http://goo.gl/RR6Lmi Note: New application. Proposed hours: M-W 08:00-20:00; TH-SA 08:00-21:00; SU 10:00-19:00.
4.2	51 New Oxford Street WC1A 1BL 2015/3657/TC The Crown/ <i>Anthony Wild (agent)</i>	9 tables, 45 chairs and 9 barriers	No objection Photo: https://goo.gl/R7KFZ8 Documents: http://goo.gl/pNt42L Note: Renewal. Proposed hours: M-SA 11:00-23:00; SU 11:00-22:30.
4.3	67 Kingsway WC2B 6TD 2015/3652/TC Belgo/ <i>Tragus Group Ltd.</i>	4 tables, 16 chairs, 6 barriers and 2 umbrellas	No objection to the number of tables and chairs and the proposed layout. However, as illustrated in the attached photo, the applicant is not complying with the existing permitted or the proposed layout, as the applicant is using five tables and 20 chairs, more than the consented scheme. Photos: https://goo.gl/N43Xd , https://goo.gl/HviYn5 & https://goo.gl/n50NdV Documents: http://goo.gl/Mo3mUB Note: Renewal. No change in use or hours: M-SA 11:00-23:00; SU 11:00-22:30. On 12-05-14 agenda; CGCA had no objection.
4.4	236 Shaftesbury Avenue WC2H 8EG 2015/3813/TC Bloomsbury Tavern/ <i>Shepherd Neame Ltd.</i>	4 tables, 16 chairs, 2 umbrellas and 7 barriers	No objection Photos: https://goo.gl/4gr5q7 & https://goo.gl/etKfbm Documents: http://goo.gl/aBnCmn Note: Renewal. No change in use or hours: M-SA 11:00-23:00. On 09-06-14 agenda; CGCA had no objection.
WESTMINSTER APPLICATIONS			
4.5	150-151 Drury Lane WC2B 5TB 15/04908/TCH Prince of Wales/ <i>TLT LLP (agent)</i>	Use of an area of public highway measuring 7.2 metres x 0.8 metres on the Great Queen Street frontage for the placing of 4 tables and 8 chairs.	No objection Photo: https://goo.gl/HwcnCV Documents: http://goo.gl/WJK4xs Note: Renewal. No change in use. Change in hours. Current hours: M-SU 11:00-23:00. Proposed hours: M-SU 09:00-23:00.
4.6	92-93 St Martin's Lane WC2N 4AP 15/02514/TCH Chipotle/ <i>Chipotle Mexican Grill Ltd.; Woods Whor 2014 Ltd. (agent)</i>	Use of an area of the public highway on the Cecil Court frontage measuring 11.6m x 1.5m for the placing of five tables and 20 chairs.	No objection Photos: https://goo.gl/kAaMkM & https://goo.gl/hI9zAA Documents: http://goo.gl/ALvui6 Note: Renewal. No change in use. No change in hours: M-SU 11:00-23:00.
4.7	419-420 Strand WC2R OPT 15/03784/TCH Garfunkel's/ <i>The Restaurant Group Ltd.; i-lid design (agent)</i>	Use of area of public highway measuring 7.1m x 2m for the placing of 4 banner barriers, 3 tables and 12 chairs.	No objection to the tables and chairs; however, the CGCA objects to a closing time of 23:30, which does not comply with Westminster's core hours. The closing time should be 23:00. Photos: https://goo.gl/O19xNz & https://goo.gl/OKu7XS Documents: http://goo.gl/ZwnKeE Note: No change in use. Change in hours. Current hours: M-SU 09:30-23:00. Proposed hours: M-SU 09:00-23:30.

5. Other business

6. Next meetings & future presentations

6.1 27 July 2015 (presentations from Capco and from Four Communications (re: Ambassador's Theatre))

6.2 10 August 2015