

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 14 March 2016
at 18:30 at Covent Garden Community Centre, 42 Earlham Street WC2H 9LA

www.CoventGarden.org.uk



TheCGCA



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1. Attendance

1.1 Present: Elizabeth Bax (chair); Jo Weir; David Bieda; Shirley Gray, Jane Palm-Gold, Kester Robinson, Christina Smith, Meredith Whitten

1.2 Apologies received: Selwyn Hardy, Gary Hayes, Richard Hills, Rhu Weir

1.3 Comments received: Selwyn Hardy, Rhu Weir

2. **Presentation:** 125 Shaftesbury Avenue (6:30 p.m.); 9-13 Grape Street (7 p.m.)

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	21-31 New Oxford Street WC1A 1AP 2016/0713/P <i>Mixed/Gerald Eve (agent)</i>	Non-material amendments to planning permission 2014/5946/P dated 30/03/15. Amendments include alterations to building facades and corner design treatment and alterations to basement and ground floor layouts.	No objection No photo Documents: http://goo.gl/DgXqFA
3.2	21-31 New Oxford Street WC1A 1AP 2016/0698/P <i>Mixed/Gerald Eve (agent)</i>	Details in relation to condition 12 (provision of tree protection measures) of planning permission ref: 2014/5946/P, 30/03/2015.	No objection No photo Documents: http://goo.gl/IYbWVvk
3.3	101 and 103 New Oxford Street and 5-24 St Giles High Street W1 2016/0900/P & 2016/0899/L Centre Point (mixed)/ <i>Gerald Eve (agent)</i>	Provision of shop front details in respect of Centre Point White Lion pub and Centre Point Link as required by condition 3a of planning permission (2013/1957/P) dated 01/04/2014.	No objection, provided the officer is satisfied that these technical details meet the requirements of the condition. Photo: See documents Documents: http://goo.gl/4rSqPD Note: Grade II listed building
3.4	35 Great Queen Street WC2B 5AA 2016/0947/L <i>A3/Tuffin Ferraby Taylor (agent)</i>	The installation of waterproof membrane to pavement vault.	No objection Photo: https://goo.gl/H085QG Documents: http://goo.gl/Pc3317 Note: Grade II* listed building. Documents say ground and floor occupied by salon.
3.5	24 Betterton Street WC2H 9BU 2016/1125/L <i>C3/Hill Mitchell Barry (agent)</i>	Discharge of condition 4 a (all new fireplaces & stoves) granted under reference 2015/0594/L dated 22/10/15 for external and internal works including repairs to the external envelope of the building, internal alterations and reinstatement of original features.	Objection. The detail regarding the new fireplaces and stoves in this Grade II* listed building is historically inauthentic and the CGCA questions which period the applicant suggests the fixtures represent. By replacing fixtures that are appropriate of the era of the house with fixtures that are not authentic of the period, the applicant is defacing this historic home. For example, shelves above the fireplaces are not historically accurate. Given the inaccuracies of the proposed fixtures, these proposals contradict the

			<p>Council's policies regarding listed buildings and conservation areas.</p> <p>No photo</p> <p>Documents: http://goo.gl/Jn0Vov</p> <p>Note: Grade II* listed building. Elizabeth Bax declared an interest.</p>
3.6	<p>88-94 Kingsway WC2B 6AA 2016/1230/P</p> <p>Outside Holborn Station/ <i>BT Payphones Planning Office</i></p>	<p>Relocation of an existing BT telephone kiosk (reducing the number from 2 to 1).</p>	<p>No objection</p> <p>Photo: https://goo.gl/kPQEah</p> <p>Documents: http://goo.gl/WGdR8f</p>
3.7	<p>22 Neal Street WC2H 9PS 2016/0831/P</p> <p>Crown & Anchor/<i>Glendola Leisure Ltd.; Seabrook Architects Ltd. (agent)</i></p>	<p>Installation of planting boxes and baskets to south west and south east facades at ground to third floor level, installation of irrigation system and illumination.</p>	<p>The CGCA strongly objects to these proposals, which completely obscure the façade of an attractive building that contributes positively to the conservation area, particularly at this high-profile location. Whilst the CGCA generally supports urban greening proposals, the excessive nature of these proposals result in visual clutter that is inappropriate in a conservation area. The examples provided by the applicant are not directly comparable, as they are not located in a central, high-density conservation area. Further, the CGCA objects to the inappropriate lighting, which mars the façade and where there are insufficient details to understand the effect of the proposed lighting on the facades. A proper lighting visualisation is needed to assess this application.</p> <p>Photo: https://goo.gl/MeEH4d</p> <p>Documents: http://goo.gl/oqKT7T</p>
3.8	<p>25 Parker Street WC2B 5PA 2016/1122/P</p> <p>Parker House (C3)/ <i>London & Newcastle Capital Limited; DP9 Ltd. (agent)</i></p>	<p>Full details of biodiverse, substrate-based extensive living roof required by condition 11 of planning permission reference 2012/6132/P dated 30/08/13.</p>	<p>Whilst the CGCA has no objection and supports these urban greening efforts, we lament that the applicant has not included the bird and bat boxes, as originally proposed, to further enhance biodiversity efforts in Covent Garden.</p> <p>No photo</p> <p>Documents: http://goo.gl/FctFaa</p>
3.9	<p>25 Parker Street WC2B 5PA 2016/1120/P</p> <p>Parker House (C3)/ <i>London & Newcastle Capital Limited; DP9 Ltd. (agent)</i></p>	<p>Detailed schedule and method statement of all materials to be salvaged and reused on the Aldwych Workshops required by condition 4 of planning permission reference 2012/6132/P dated 30/08/13.</p>	<p>No objection</p> <p>No photo</p> <p>Documents: http://goo.gl/BtU76a</p>
WESTMINSTER APPLICATIONS			
3.10	<p>10 New Row WC2N 4LH 15/10326/FULL</p> <p>C3/<i>Keasley Properties Ltd.; Fotostructures Limited (agent)</i></p>	<p>Retention of new sash windows at first and second floor level, fire escape and auto-vent window at roof level and installation of a kitchen extract duct rising through the building from basement to roof level and associated alterations to the external elevations.</p>	<p>Objection. The CGCA strongly objects to the proposals to alter the butterfly roof, including installation of unauthorised plant equipment, and other features of this Grade II listed building. The CGCA further notes that the applicant's unauthorised alterations have greatly affected the fabric of this historic building. Enforcement action should be</p>

			<p>taken, not planning permission granted for unauthorised works that harmed a heritage asset.</p> <p>Photo: https://goo.gl/9FRScC</p> <p>Documents: http://goo.gl/9A9Ei5</p> <p>Note: Grade II listed building.</p>
3.11	<p>396 Strand WC2R 0LT 16/00664/FULL <i>A3/Good Life Group Ltd.; dtwo design ltd. (agent)</i></p>	<p>Installation of replacement shopfront.</p>	<p>The CGCA has no objection to the proposals in drawing no. 2. However, the fascia should be painted, which is in keeping with the historic character of the area.</p> <p>Photo: https://goo.gl/wgPG63</p> <p>Documents: http://goo.gl/Qhj82j</p>
3.12	<p>23 Kingsway WC2B 6UJ 16/01072/FULL <i>B1/USF Nominees Ltd.; CBRE (agent)</i></p>	<p>Change of use at lower ground and part-ground floor from Office (Class B1) to Leisure (Class D2) and the introduction of a secondary entrance at ground level on the Kingsway facade.</p>	<p>The CGCA has no objection to the proposed use as a gym. However, we would object to other D2 uses, notably cinema, dance hall or music hall and, thus, this permission should be specific to the applicant. The proposed hours of use (06.00 to 21.00 Monday to Friday and 08.00 to 20.00 on Saturdays, Sundays and Bank Holidays) should be specified by condition.</p> <p>Photo: https://goo.gl/NoHjsH</p> <p>Documents: http://goo.gl/1z4408</p>
3.13	<p>9 King Street WC2E 8HN 16/01173/FULL <i>A1/NARS Cosmetics; McDonald Architects (agent)</i></p>	<p>Replacement of existing condenser unit with two units within acoustic enclosure to rear.</p>	<p>The CGCA has no objection, provided the following conditions are included with any permission granted to protect the amenity of adjacent residents as well as the quiet enjoyment and amenity of those visiting St. Paul's Church and gardens, which these proposed units face:</p> <ol style="list-style-type: none"> (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); (2) require the applicant to submit the results of annual maintenance checks to the Council for approval; (3) restrict the amount of noise (measured in decibels) emitted from the units to within Westminster's thresholds; (4) limit the hours of use to 09:00-19:00, as specified in the applicant's documents, which will reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend hours; and (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. Photo: https://goo.gl/yFYfOu Documents: http://goo.gl/OOTxF
3.14	25 Bedford Street WC2E 9ED 16/00712/FULL B1/ <i>Spacelab (agent)</i>	Installation of three air-conditioning units to the second floor terrace and a satellite dish at roof level.	The CGCA has no objection, provided the following conditions are included with any permission granted to protect the amenity of adjacent residents, particularly those in Davey's Court: (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); (2) require the applicant to submit the results of annual maintenance checks to the Council for approval; (3) restrict the amount of noise (measured in decibels) emitted from the units to within Westminster's thresholds; (4) limit the hours of use to standard business hours, which will reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend hours; and (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. Photo: https://goo.gl/Vgqx9y Documents: http://goo.gl/FofyHn
3.15	23 Wellington Street WC2E 7DA1 16/01512/FULL C3/ <i>MJP Properties; Child Graddon Lewis (agent)</i>	Erection of mansard roof extension, in connection with creation of 1 x 1 bed residential unit (Class C3), and associated internal and external alterations.	No objection Photo: See D&A statement. Documents: http://goo.gl/FOvWOZ Note: Grade II listed building
3.16	Bedford Street WC2E 9ED 16/00964/FULL St Pauls Church/ <i>Parochial Church Council of St Paul's Church; Upchurch Associates (agent)</i>	Installation of new ramp and handrail to the existing main entrance of St Paul's Church.	No objection Photo: https://goo.gl/W7SWM1 Documents: http://goo.gl/ybsxGt

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	64-78 Kingsway WC2B 6BD 2016/0913/TC Shakespeare's Head/JDC Wetherspoon PLC	2 tables, 8 chairs and 8 barriers	No objection Photo: https://goo.gl/vg1JxS & https://goo.gl/h90IkK Documents: http://goo.gl/rri6SR Note: Renewal. No change in use or hours (M-SU 09:00-20:00). On 13-04-16 agenda. Comments: "Whilst the CGCA does not object, we note that the pavement is extremely crowded at this location next to Holborn station. This, plus the traffic lights, pedestrian crossing and bus stop, make this a very tight space. The applicant should be mindful of this and Camden should emphasise that only the approved layout may be used. Any deviation from this will result in enforcement action."
WESTMINSTER APPLICATIONS			
4.2	19 Henrietta Street WC2E 8QH 16/00510/FULL All Bar One/Mitchells & Butlers Leisure Retail Ltd.; Poppleston Allen Solicitors (agent)	Variation of Condition 5 of planning permission dated 27 March 2014 (RN: 15/00268) to allow the continued 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.	As shown on the applicant's proposed layout, 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 pass. Photo: https://goo.gl/C0AjTD (Bedford St.) & https://goo.gl/jAHQpy (Henrietta St. – old photo, as pavement is under construction) Documents: http://goo.gl/G9hFgu Note: Renewal. No change in use or hours (M-SU 11:00-23:00). On 23-02-15 agenda. CGCA objected.
4.3	15-19 Kingsway WC2B 6UN 16/00971/TCH Wasabi/Wasabi Co. Ltd.; Rolfe Judd (agent)	Use of the public highway for the placing of 4 tables and 12 chairs measuring 4875mm x 1430mm in connection with the adjacent retail use.	Whilst the CGCA does not object to tables and chairs at this location, we do object to the proposed number of chairs. As proposed, each table has four chairs, which means multiple chairs will be positioned to back into the pedestrian flow at this high-pedestrian- traffic location along Kingsway. Further, the CGCA notes that other establishments along this section of Kingsway only have permission for two chairs per table, which are positioned flush with the shopfront (for example, see Pret a Manger next door). Thus, the CGCA recommends that permission be granted for four tables and eight chairs. The CGCA objects to any more chairs than this. Photo: https://goo.gl/6VUQCj Documents: http://goo.gl/vNE02j Note: New application. Proposed hours: M-F 10:30- 20:30.

4.4	388 Strand WC2R 0LT 16/01303/TCH Wasabi/Wasabi Co. <i>Ltd.; Rolfe Judd (agent)</i>	Use of two areas of the public highway measuring 7m x 0.8m in Southampton Street and 4.6m x 0.8m in The Strand for the placing of 10 tables and 20 chairs.	The CGCA objects to the use of tables and chairs on the Strand frontage. A bus stop that is in constantly high use is directly in front of this premise, drastically decreasing the space available for pedestrian flow. Tables and chairs are inappropriate at this position and particularly the large number of tables and chairs proposed. Additionally, the number of tables and chairs proposed for the Southampton frontage is excessive, particularly given that this is an emergency fire exit. Photo: https://goo.gl/Lcm5Zv (Southampton) & https://goo.gl/D5djfg (Strand) Documents: http://goo.gl/bVweXb Note: New application. Proposed hours: M-F 10:30-20:30; SA-SU 11:00-20:00.
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5. Other business

CAMDEN			
5.1	3 Neal's Yard WC2H 9DP 2016/0651/P <i>A1/Ican Innovations Limited (t/a Native); Gerald Eve (agent)</i>	Temporary change of use to from retail (Class A1) at ground floor to restaurant/ cafe use (Class A3) for period of 2 years.	Notified 24-02-16 No photo Documents: http://goo.gl/0hbvsJ Note: GPDO Prior Approval Class D Commercial 2 year change of use.

6. Next meetings & future presentations

- 6.1 11 April 2016
- 6.2 25 April 2016