

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 14th October 2013
 at 17:00 at Covent Garden Community Centre (Shelton Room), 42 Earlham Street WC2H 9LA
 www.CoventGarden.org.uk Facebook: TheCGCA Twitter: @TheCGCA

1. Attendance

1.1 Apologies received: Elizabeth Bax, David Kaner

1.2 Present: Mike Leeson, Jo Weir, Robert Bent, Shirley Gray, Sam Kung, Christina Smith, Rhu Weir, Meredith Whitten

2. Presentation – None

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	8 Parker Street WC2B 5PH 2013/4722/P C3/ <i>Foster Lomas (agent)</i>	Extensions to front and rear elevations and extension of balcony at rear first floor level, with replacement of garage door and replacement of rear lower ground doors with sliding doors to existing residential unit (Class C3).	While the CGCA typically is in favour of having doors flushed with the pavement, in this particular case we object the proposals for the front elevation, as they would upset the balance of the building as a whole. We are sympathetic to the applicant's ongoing problems with antisocial behaviour, but we note that this is a larger problem that must be addressed by Camden, including dealing with late-night entertainment sites that often are the source of the antisocial behaviour. The CGCA does not object to proposals at the rear elevations, assuming there is no adverse impact on the applicant's neighbours. Photo: http://tiny.cc/3pir4w Documents: http://tiny.cc/tgbp4w
3.2	2 Bucknall Street WC2H 8LA 2013/5252/P B1/ <i>Ramsdales Surveyors Ltd. (agent)</i>	Installation of a/c units at roof level.	No objection Photo: http://tiny.cc/1nir4w Documents: http://tiny.cc/adgr4w
3.3	Craven House 121 Kingsway WC2B 6PA 2013/6158/P Turkish Culture and Tourism Office/ <i>MAF Planning Limited (agent)</i>	Change of use of third floor from office [Class B1(a)] to Turkish Culture and Tourism Office (Sui Generis).	No objection Photo: http://tiny.cc/52hr4w Documents: http://tiny.cc/2kbp4w Note: A similar application (2013/5363/P) was on 09-09-13 agenda. That application was for the fourth floor, which is no longer available. The applicant has secured the third floor, which forms this application. The policy principles and impacts are as before.
3.4	Pavement outside 8 Gate Street WC2A 3HP 2013/6355/P	Installation of new freestanding externally uplit sculpture on pavement at end of Gate Street, and associated relocation of cycle stands and removal of lamppost outside 10	No objection Photo: http://tiny.cc/dgir4w Documents: http://tiny.cc/5tbp4w

	N/A/Inmidtown; Measure Arte Ltd. (agent)	Gate Street.	
WESTMINSTER APPLICATIONS			
3.5	8 New Row WC2N 4LH 13/09401/FULL B1/Shafesbury; Rolfe Judd (agent)	Dual alternative use of the first, second, third and fourth for either continued office (Class B1) or residential (Class C3) to provide three self-contained flats. External alterations including the installation of vents to front of rear No. 8 and installation of railings at rear third floor level of both Nos. 7 and 8 and internal alterations including the erection of partitions.	<p>Objection. The CGCA objects to permission for dual/alternative use, and we have legal advice to the effect that the granting of dual use would be unlawful. (We have provided this information to Kimberley Davies at WCC). The applicant is not requesting permission for two uses at once, but rather permission to potentially change use at some point in the future without the need to apply for planning permission at that time. Allowing dual/alternative use effectively removes the premise from planning control.</p> <p>Dual use not only makes it difficult for the Council to know which policies to enforce (C3 or B1) at any given time, but it also means that neighbouring residents, as well as the CGCA, would not be able to comment on changes of use back and forth.</p> <p>Additionally, we note that the proposed residential flats fail to meet the Mayor's minimum space standards. Also, the applicant makes no mention of whether the building is currently vacant.</p> <p>Photo: http://tiny.cc/IOhr4w Documents: http://tiny.cc/q9tb4w Note: Listed building</p>
3.6	409-410 Strand WC2R ONS 13/09427/FULL D1 language school/ Yago Investments Ltd.; Savills (agent)	Erection of fourth floor roof extension and rear extension at second and third floor level into a lightwell at 409-410 Strand, and third floor mansard roof extension at 1-2 Bull Inn Court in connection with the provision of four residential and installation of mechanical plant. Site includes 409-410 Strand and 1-2 Bull Inn Court.	<p>No objection</p> <p>No photo (property behind scaffolding)</p> <p>Documents: http://tiny.cc/7fub4w Note: Listed building. The two buildings have been linked at basement and upper floors since mid-19th century.</p>
3.7	39, 41 Wellington Street & 1 Russell Street WC2E 7BN 13/09509/FULL Balthazar /Balthazar London; Savills (agent)	Variation of Condition 4 of planning permission dated 10-05-2011 (10/08928) namely, to vary the wording of Condition 4 to allow up to 200 customers into the restaurant at any one time.	<p>The CGCA is unclear on how adding 50 customers will comply with the health and safety, and entertainment policies cited by Westminster in originally limiting the number of customers to 150.</p> <p>The CGCA also has a broader concern about granting permission for large restaurants, as this sets a precedent for other A3 users to seek permission for large or even "super-sized" premises. Westminster policy CMP1.28 states that "large A3 uses will generally not be acceptable."</p> <p>Photo: http://tiny.cc/drhr4w Documents: http://tiny.cc/xqub4w Note: Current condition allows no more</p>

			<p>than 150 customers because more than this would not meet C23 (Entertainment Uses) and CS28 (Health, Safety & Well-Being).</p> <p>Planning application to create a mezzanine level and private dining submitted to WCC has been withdrawn because officers have subsequently advised that the development of a mezzanine level did not require planning permission. (See 27-08-13 minutes.)</p>
3.8	<p>Walter House 418-422 Strand WC2R OPT 13/09608/FULL B1 at upper floors; A1/A3 at ground; D1 dental surgery at basement/<i>Legal & General Property Unit Trust; Gerald Eve (agent)</i></p>	<p>Demolition of 50 Bedford Street. Erection of a five-storey building with retail (Class A1) use at ground and part basement level and residential use (C3) on all upper floors. Change of use of upper floors and part ground floor of Walter House from offices (B1) to residential use and part ground floor to retail use (A1) and use of part basement for residential use (C3), relocation of the existing dentist surgery (D1) to another part of basement. Extensions at fifth-floor level and to existing mansard roof at roof level. Installation of plant and creation of private terraces at roof level and associated alterations. Site includes 50 Bedford Street and 418-422 Strand.</p>	<p>No objection. The CGCA welcomes the proposals and is pleased to see improvements in this corner of Covent Garden.</p> <p>Photo: http://tiny.cc/13gr4w Documents: http://tiny.cc/ldvb4w</p>
3.9	<p>15-17 Mercer Street WC2H 9QJ 13/03675/FULL Crazy Bear Members Group/<i>Crazy Bear Group; Hawkins Eades Planning (agent)</i></p>	<p>Retention of six replacement air conditioning units in external courtyard and vinyl cladding to courtyard walls.</p>	<p>Objection. DK to write letter challenging acoustic report.</p> <p>Photo: http://tiny.cc/t8gr4w Documents: http://tiny.cc/qmzo4w Note: Retrospective application.</p>
3.10	<p>63 Long Acre WC2E 9JE 13/09708/FULL Benugo Café/<i>Framptons (agent)</i></p>	<p>Alterations to ground floor shopfront window (Long Acre frontage).</p>	<p>Objections. The CGCA maintains its consistent objection to bifolding windows, which are not only inappropriate in the conservation area, but also violate Westminster's planning policy, as stated in the Council's planning guidance, "Shopfronts, Blinds and Signs" (and which the applicant does not reference).</p> <p>Folding and openable shopfronts detract from the character of the street and the Conservation Area, as well as the architectural integrity of the building. When open, they erode the appearance of the shopfront, creating a visual void, and can have a negative impact on local amenity, for example in terms of noise and disturbance.</p> <p>The CGCA also notes that Westminster has consistently refused permission for similar requests elsewhere in Covent Garden. Granting permission for these proposals undermines WCC's planning policy and sets a precedent that will</p>

			<p>result in adverse impacts on CGCA's residents and visitors.</p> <p>Photo: http://tiny.cc/39gr4w</p> <p>Documents: http://tiny.cc/przo4w</p>
3.11	<p>10 Long Acre WC2E 9LH 13/09076/FULL C3/Octoesse; Works Architecture (agent)</p>	<p>Use of the rear ground and first to fourth floors as short term let serviced apartments (Class C1). Erection of a mansard roof extension with terrace and solar panels above, alterations to existing rear infill extension and roof and alterations to windows and doors.</p>	<p>Objection. The CGCA strongly objects based on the loss of C3 residential.</p> <ul style="list-style-type: none"> • The CGCA objects to short-term let serviced apartments at this, or any, location in Covent Garden. There is no justification for loss of C3 and having C1, particularly at a location that was only recently granted permission for C3 partly because of the need for long-term residential housing in Covent Garden. • The C3 residential is an important part of the mix in the area and C1 is guaranteed to bring short-stay visitors with no commitment to and investment in the area. • We note that short-term lettings violate WCC's own policies, particularly UDP H2, "The Guide to Short Letting" planning guidance and findings from WCC Housing, Property and Community Services Policy & Scrutiny Committee (17-01-11). <ul style="list-style-type: none"> • Short-term lettings (1) reduce the stock of permanent housing, in a climate of housing shortages and stress within the borough; (2) harm the amenity of permanent residents within established blocks and lead to activities incompatible with permanent residents, including reduced security, noise at unsociable hours, and coming and going throughout the day; and (3) displace potential longer lets because of short-term lettings' very high relative rental values. • Also, there is a large planned increase in hotels in the area including the Premier Inn just round the corner from this site in St Martin's Lane that is advertised to be a budget hotel. <p>Photo: http://tiny.cc/tbhr4w</p> <p>Documents: http://tiny.cc/gvzo4w</p> <p>Note: Property is the one on the right. Planning consent was recently granted for change of use and conversion from B1 to four C3 flats (12/09677/FULL).</p>
3.12	<p>20 Southampton Street WC2E 7QG</p>	<p>Replacement of ground floor entrance doors.</p>	<p>No objection</p> <p>Photo: http://tiny.cc/rdhr4w</p>

<p>13/08756/FULL The Palladio/MDDT nominees and Wolfe Nominees; Foundation Architecture Ltd. (agent)</p>		<p>Documents: http://tiny.cc/2zzo4w</p>
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4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	<p>18 Great Queen Street WC2B 5DG 2013/6490/TC Hercules Pillars <i>/Hercules Pillars</i></p>	5 tables and 12 chairs	<p>The CGCA does not object to the continued use of tables and chairs, but we believe permission should be granted for 10, and not 12, chairs. Without drawings being made available, we cannot know the exact configuration. However, allowing 12 chairs with only five tables means that at least two tables will be configured with more than two chairs.</p> <p>As stated in CPG5.14, T&CH create problems for pedestrians because of obstruction of the public highway. This is particularly the case when a third chair is placed at the table and backs into the pavement, which leaves less than the required minimum clear width of 1.8 metres.</p> <p>CGCA consistently objects to use of chairs that back into the pavement, particularly in busy areas such as Great Queen Street, which is a primary thoroughfare between Holborn station and Covent Garden.</p> <p>Additionally, the CGCA suggests that premises with permission for tables and chairs should be required to provide a bin for smokers to dispose of their cigarette butts, as Covent Garden is increasingly becoming littered with cigarette butts.</p> <p>Photos: http://tiny.cc/mkhr4w & http://tiny.cc/3khr4w</p> <p>No documents</p> <p>Note: Renewal. M-TH 09:00-23:00; F-SA 09:00-24:00; SU 10:00-18:00.</p>
WESTMINSTER APPLICATIONS			
4.2	<p>2 Russell Street WC2B 5JD 13/08685/TCH Gelatorino/ <i>Gelatorino Ltd.</i></p>	Use of the public highway for the placing of three tables and eight chairs in an area measuring 1.2m x 4m in connection with retail use on ground floor.	<ul style="list-style-type: none"> • The CGCA objects to the use of third and fourth chairs, as illustrated on the applicant's drawing, that back into the pedestrian flow. T&CH create problems for pedestrians because of obstruction of the public highway. This is particularly the case when chairs are placed at the table so that they back into the pavement. • Additionally, the CGCA points out that the configuration in the applicant's drawing is not plausible. The drawing shows the T&CH pushed so tightly together that customers sitting in the chairs with their backs against the building do not room to move or leave, as they are blocked in by the other chairs. This configuration will then undoubtedly lead to customers pushing the chairs further into the pedestrian flow. While the pavement at this location is wider than in other parts of Covent Garden, that is for good reason, as the pedestrian volume is consistently high at this location. The pavement at this corner also has a red, listed phone box and cycle racks as well, further limiting the space for pedestrians (see photo). • Also, the A-board shown in the photo is not included on the applicant's drawing. T&CH permission should be on the condition that the A-board is removed, as there is not room for both. • Finally, the CGCA suggests that premises with permission for

			<p>tables and chairs should be required to provide a bin for smokers to dispose of their cigarette butts, as Covent Garden is increasingly becoming littered with cigarette butts.</p> <p>Photos: http://tiny.cc/4mhr4w & http://tiny.cc/wphr4w</p> <p>Documents: http://tiny.cc/h9zo4w</p> <p>Note: New application. Proposed hours: M-SU 11:00-23:00.</p>
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5. Camden Advertising and Listed Building Applications – *Note that Camden does not have to consult on these applications. They are provided for your information; the Planning Committee will not be discussing them.*

CAMDEN APPLICATIONS
None

6. Other Business

7. Next meetings & future presentations

9.1 Monday, 28th October 2013, 17:00

9.2 Monday, 11th November 2013, 17:00