

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 23 March 2015
at 17:00 at Covent Garden Community Centre (Shelton Room), 42 Earlham Street WC2H 9LA

www.CoventGarden.org.uk



1. Attendance

1.1 Apologies received: Elizabeth Bax, Richard Hills, Rhu Weir

1.2 Present: Jo Weir, Robert Bent, David Bieda, Shirley Gray, Gary Hayes, Selwyn Hardy, Meredith Whitten

2. Presentation: 41-45 Neal Street, Jake Harris (Kennedy Wilson); Deborah Saunt and Nicola Ibbotson (DSDHA)

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	Centre Point (includes Centre Point Tower, Centre Point Link and Centre Point House), 101 and 103 New Oxford Street and 5-24 St Giles High Street WC1A 1DD 2015/0949/L Sui generis & mixed-use/ <i>Almacantar Centre Point Construction Limited; Gerald Eve (agent)</i>	Amendments to approved planning permission at Centre Point Tower, Centre Point Link and Centre Point House.	<i>Awaiting comments from Bloomsbury Association, which CGCA will support</i> Photo: http://goo.gl/Gj8Jf5 Documents: http://goo.gl/eowuuu Note: Listed building.
3.2	36 Endell Street WC2H 9RF 2014/3858/P <i>Turtles Nursery/Turtles Nursery Ltd.</i>	Retention of a single storey outbuilding, a timber store cupboard and buggy storage area and hard and soft landscaped areas to existing nursery (Class D1)	Objection. The CGCA continues to support the objections raised by the residents of Dudley Court. The applicant has made an immaterial change to the layout as proposed in the original application, but this does not in any way alleviate or resolve the residents' concerns about noise, particularly for those residents directly above the storage building. Also, the CGCA is highly concerned about the applicant characterising the building as a shed or a storage unit. It is used as a playroom/classroom and, thus, has a much more significant impact, particularly relating to noise, than a storage unit would. The CGCA notes that the applicant built and used the existing structures without the required planning permission for years, thus denying residents the opportunity to comment and raise their concerns about the negative impact it would have on their amenity. Simply because the structures have existed for years is not grounds for planning approval.

			<p>This is particularly a concern, as the applicant argues that because a building already exists under residents' balconies, a replacement building in the same location would not cause any security issues. However, whether a building exists in the location or not is irrelevant, as the original building never had planning permission and, thus, residents could not express their concerns about security. The gates to Dudley Court have been left open and the residence is not impenetrable. It is not unrealistic to believe that someone could gain access to the site, with the proposed (e.g. existing without permission) building contributing to security concerns for those residents with balconies overlooking the site.</p> <p>Given that the nursery operates in the middle of a large residential estate, the CGCA would hope the applicant would make the effort to work with residents to address their concerns.</p> <p>Photo: See documents Documents: http://goo.gl/m7V602</p>
--	--	--	--

WESTMINSTER APPLICATIONS

3.3	<p>10-11 Great Newport Street WC2H 7JA 15/01537/FULL C3/Aviva Life and Pensions UK Ltd.; Montagu Evans LLP (agent)</p>	<p>Variation of Condition 16 of planning permission dated 03-12-2014 (14/07034), namely, to allow the BREEAM final post construction stage assessment to be submitted within 3 months of first occupation.</p>	<p>No objection Photo: http://goo.gl/ZY2OYT Documents: http://goo.gl/PORjeQ</p>
3.4	<p>38 King Street WC2E 8JS 15/01068/FULL Sui generis/Capco; Gerald Eve (agent)</p>	<p>Variation to Condition 1 of planning permission dated 16-07-2014 (14/03718/FULL), namely for alterations to fire escape, bin store, toilets, rear roof lantern, fifth floor level including roof access and dry riser.</p>	<p>No objection Photo: http://goo.gl/5SiyC6 (older photo; also see documents) Documents: http://goo.gl/2m3ILY Note: Listed building</p>
3.5	<p>406-407 Strand London WC2R ONE 15/00630/FULL C3/Challinor Hall Limited (agent)</p>	<p>Variation of Condition 1 of planning permission dated 19-05-2014 (14/01129); namely, to provide new sliding doors to the existing rear terraces at first, second, third and fourth floor levels and provision of new terrace and sliding doors to the rear at fifth floor level.</p>	<p>No objection Photo: http://tiny.cc/q0k9bx Documents: http://goo.gl/ih9gnO</p>
3.6	<p>120 Long Acre WC2E 9PA 15/01180/FULL A1 Calvin Klein/Calvin Klein; Househam Henderson Architects (agent)</p>	<p>Replacement of existing shop front with frameless glazing.</p>	<p>The CGCA objects to the installation of a frameless-glazing shopfront on this building in the conservation area. The proposals are not in keeping with the building façade and they fail to protect or enhance the conservation area, which is in violation of Westminster policy. The proposals clash with the Edwardian façade, which has timber glazing. Any new shopfront should have traditional</p>

			<p>timber features. Further, as the attached photo illustrates, the proposed shopfront's proportions are not in keeping with the building – note the door to the left of the shopfront, which is part of the same building.</p> <p>Westminster planning guidance, "Shopfronts, Blinds and Signs - A Guide to their Design," specifies that shopfront alterations and replacements "are sympathetically carried out, especially in conservation areas and on listed buildings, in order to protect their special character." Westminster policy is clear that any alterations to an existing shopfront enhances the character of the overall building. Further, Westminster's policy says proposals must "achieve imaginative, high-quality modern shopfront-design which respects the architectural characteristics of existing buildings and adjacent areas." The shopfront as proposed does not achieve this.</p> <p>Photo: http://goo.gl/A2f5Ws Documents: http://goo.gl/aPCZtb</p>
3.7	<p>Flat 6 Willsdon Mansions 126 Long Acre WC2E 9PE 15/01354/FULL C3/Longmartin Properties Ltd.; Rolfe Judd (agent)</p>	<p>Installation of rooflight to Flat 6.</p>	<p>No objection Photo: http://goo.gl/98gE4Q Documents: http://goo.gl/w3kY6t</p>
3.8	<p>New Court 48 Carey Street WC2A 2JE 15/02027/FULL B1/Lodha Developers 48CS Ltd.; Gerald Eve (agent)</p>	<p>Demolition of existing building and construction of a replacement building comprising sub-basement, basement, ground and nine upper floors to provide 194 residential flats, with ancillary gym/fitness centre, car and cycle parking spaces and building services plant on the basement and sub-basement levels.</p>	<p>The CGCA is greatly concerned about the impact that such a large development will have on the recognised special character of the local area, including the increased demand and pressure on local infrastructure, not the least of which will result from servicing for such an increase in local residents. A large mixed-use development, as proposed with its bulk and massing, will significantly alter the character of the area, which is one of great heritage value that reflects its medieval origins. Camden has recognised the value, significance and importance of this area, as in the "Bloomsbury Conservation Area Appraisal and Management Strategy" adopted in 2011, Camden Council notes that: "Lincoln's Inn and Gray's Inn have a unique character in the context of the Bloomsbury Conservation Area and London as a whole. This character is derived from the marked contrast and transition in scale and sense of enclosure experienced when moving through the interconnected spaces</p>

			<p>comprising landscaped squares, enclosed courtyards, and narrow passageways and lanes, many of which are vehicle-free with a high volume of pedestrian activity. For over five hundred years the area has been a major centre for the legal profession and for the training of barristers. The current and historic activities associated with the site contribute to the sense of place. Much of the sub area has a secluded and peaceful ambience, with a collegiate feel derived from the courtyard elements." (See 5.141, p. 66). This observation applies to the south side of Lincoln's Inn, which is situated in Westminster, as well.</p> <p>Photo: See documents</p> <p>Documents: http://goo.gl/2mAEpB</p>
3.9	<p>Flat 1 44-46 Drury Lane WC2B 5RX 15/01528/FULL C3/Roselind Wilson Design (agent)</p>	<p>Replacement of window to a door at rear and replacement of windows on the front facade of the building all at lower ground floor level.</p>	<p>No objection</p> <p>Photo: See documents</p> <p>Documents: http://goo.gl/dvbyLC</p>
3.10	<p>Charing Cross Road WC2H ODA 15/01870/FULL Wyndham's Theatre/Delfont Mackintosh Theatres Ltd.; AEDAS RHWL, Ltd. (agent)</p>	<p>Modification of Charing Cross Road and St Martin's Court entrance and exit doors and improvements for wheelchair access to rear stalls Box A.</p>	<p>The CGCA objects to the use of roller shutters on the two doors on the Charing Cross elevation. While the CGCA understands the situation that has prompted the applicant's proposals, this is a listed building in a conservation area. The proposed roller shutters are out of keeping with the building and the conservation area's character and, thus, the applicant should propose a solution that is more sympathetic to the listed building and the area.</p> <p>The CGCA does not object to any of the other proposed changes.</p> <p>Photo: See documents</p> <p>Documents: http://goo.gl/iju6To</p> <p>Note: Listed building</p>
3.11	<p>35 King Street WC2E 8JD 15/01175/FULL A1/Capco; Gerald Eve (agent)</p>	<p>Use of the basement from (Class A1) retail to (Class B1) offices in association with offices at floors 1 to 5; external works including new plant equipment at roof level, installation of a satellite dish and associated alterations.</p>	<p>The CGCA objects to the new plant equipment proposed to be installed at roof level because of the noise and disturbance impact on residential amenity. According to the noise report submitted by the applicant, the noise levels resulting from the operation of all the proposed plant items on the rooftop and rear facade at their respective worst affected noise sensitive receivers would exceed the noise limits required by Westminster City Council, in violation of UDP Policy ENV7. This location has a large residential population, which must also deal with noise from other plant</p>

			<p>equipment at nearby properties.</p> <p>Thus, at a minimum, the applicant should be required to meet the Council's requirement that the cumulative plant noise shall not exceed 10dB below the quietest background noise level measured. Mitigation measures should be required by condition, but only after the proposed new equipment meets minimum requirements on its own merits. Granting permission for equipment already deemed to exceed noise thresholds would mean that local residents would be reliant on the applicant to consistently maintain the equipment and its mitigation measures. The applicant should propose using different equipment that meets the Council's criteria.</p> <p>Photo: http://goo.gl/wiV7ay Documents: http://goo.gl/sGW6Yb</p>
--	--	--	--

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	<p>77 Kingsway WC2B 6SR 2015/1299/TC Leon/Leon Restaurant Ltd.; Craig Barwell (agent)</p>	<p>6 tables, 12 chairs and 6 barriers</p>	<p>The CGCA objects to the number of tables and chairs proposed. As shown in the attached photo, the applicant's proposed layout does not include items on the public highway such as trees and cycle stands. Thus, the drawing does not accurately reflect the space available on the pavement.</p> <p>Permission for tables and chairs should be limited to four tables and eight chairs, with the applicant being required to remove the two tables and four chairs at the point furthest into the pavement. The area permitted for tables and chairs should extend only to where the manhole cover can be seen in the attached photo.</p> <p>Kingsway experiences a consistently high volume of pedestrian traffic, particularly this location so near Holborn station. This is the reason the pavement is wide at this location. Permitting tables and chairs to encroach on the pavement defeats the purpose of providing a wide enough space for pedestrians to safely move.</p> <p>Policy guidance regarding clearance needed for tables and chairs requires that other factors be considered, such as the volume and intensity of pedestrian flow. Thus, only four tables and eight chairs should be permitted.</p> <p>Additionally, the CGCA notes that the applicant has already placed the tables and chairs on the public highway despite not yet having permission. The tables and chairs do not comply with the layout submitted with this application.</p> <p>Photo: http://goo.gl/3GZLJ3 Documents: http://goo.gl/t1ZON3 Note: New application. Proposed hours: M-SU 08:00-22:00.</p>
WESTMINSTER APPLICATIONS			

4.2	10-12 Garrick Street 15/01569/TCH Le Garrick/La Bonne Bouffe; <i>NGA Design (agent)</i>	Use of an area of the public highway for the placing of three tables and six chairs in an area measuring 6.2m x 0.9m.	While the CGCA has no objection to the renewal of permission for three tables and six chairs, we note that the CIL form submitted by the applicant states that the proposal is for “placing 4 tables and 8 chairs within an area measuring 7.3m by 0.95m.” This is not the proposal listed on the application, nor is it the proposal reflected on the proposed layout. The applicant should correct this information and resubmit the application. Photo: http://goo.gl/DdThpc Documents: http://goo.gl/Jlb3aW Note: Renewal. No change in use. Currently have permission for M-SU 08:00-23:00. Proposed hours: M-SU 11:00-23:00.
-----	--	---	---

5. Other business

6. Next meetings & future presentations

6.1 13 April 2015

6.2 27 April 2015