

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 24 November 2014
at 17:00 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 Apologies received: Gary Hayes, Rhu Weir

1.2 Present: Elizabeth Bax, Shirley Gray, Selwyn Hardy, Jo Weir, Meredith Whitten

2. Presentation: None scheduled

3. Planning Applications & Appeals

| | Address & Application No. | Proposal | Comments |
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| CAMDEN APPLICATIONS | | | |
| 3.1 | 4th floor flat 3 Betterton Street WC2H 9BH 2014/6779/P C3/Wanderslore | Creation of rear roof terrace at 4th floor and removal of chimney stack. | No objection Photo: http://goo.gl/DWh2Tn Documents: http://goo.gl/4e6GxX Note: City Centre cleaners at ground floor. |
| 3.2 | Central St. Giles Piazza St. Giles High Street WC2H 8LW 2014/6699/P n/a /BT | Repositioning of one KX Plus style telephone kiosk | Objection. Instead of repositioning this phone kiosk, the kiosk should be completely removed. The applicant has failed to maintain the phone kiosk in its current location, as the phone does not work and, thus, goes unused for any valid purposes. Instead, the kiosk is used for inappropriate advertising of a sexual nature. The kiosk is also used by drug dealers, so repositioning the kiosk will continue to further attract drug use, which has been increasing in Covent Garden. Photo: See documents Documents: http://goo.gl/Nh97tl |
| 3.3 | Plaza Ticket Hall Tottenham Court Road Station (East) WC2 2014/6846/P n/a / London Underground; Taylor Woodrow BAM Nuttall Joint Venture | Submission under Schedule 7 of Crossrail Act 2008 for temporary works being a diversion of Charing Cross Road (CAM/2/5/1). | No comment Photo: See documents Documents: http://goo.gl/wjxpU4 |
| 3.4 | 16 Neal's Yard WC2H 9DP 2014/6696/P Slam City Skates/Shafesbury; Rolfe Judd (agent) | 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. | Objection. An additional A3 use within Neal's Yard, which is a small courtyard in the conservation area, would negatively impact residential amenity. The CGCA disputes the applicant's assertion that there are only three A3 or A5 uses in Neal's Yard (page 4 of the cover letter). The applicant has omitted several units, including ones currently vacant but with A3 or A5 permission, as well as a unit that has permission for dual use A1/A3. The CGCA strongly argues that, regardless of if the unit is in use as A1 today, the unit could change to A3 tomorrow without notifying residents or the local authority, as A3 permission is already secured. (This is one reason the CGCA strongly opposes permission |

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| | | <p>for dual use.) Given this, the units with food/restaurant/cafe use in Neal's Yard include:</p> <ul style="list-style-type: none"> • 2 Neal's Yard (A5) • 4-5 Neal's Yard (Souk Medina) (has permission for dual use A1/A3 and currently operates as A3) • 6 Neal's Yard (Des Vins Surnatural) (A3) • 8-10 Neal's Yard (Compagnie Des Vins Surnaturel) (A3) – Note that this is a large shopfront, covering two units • 13 Neal's Yard (Homeslice) (A3) • 14 Neal's Yard (Wild Food Cafe) (A3) • 16 Neal's Yard (proposed A3) <p>CPG5, section 4.40-4.45, which covers Covent Garden, describes Neal's Yard as a secondary commercial frontage and is very specific that “for each Secondary Frontage, planning permission will generally not be granted for development that results in:</p> <ul style="list-style-type: none"> • More than 25% of the total number of units in that frontage being in food, drink and entertainment uses, • More than two food, drink and entertainment uses consecutively, or • Food, drink and entertainment uses greater than 100sq m. <p>The Council will also take into account the number and mix of uses in adjacent and opposite premises in assessing applications” (emphasis added).</p> <p>As the CGCA has noted in the past, Neal's Yard is highly residential, a fact that is often downplayed when proposals for food and entertainment uses are submitted. Given the residential nature of the area, Neal's Yard provides an example of where the need to take into account adjacent and opposite uses is essential.</p> <p>The CGCA also disputes the applicant's statement that loss of retail in Neal's Yard is mitigated by additional retail elsewhere in Covent Garden. The objective of Camden's Planning Guidance 5 is not solely to protect specialist retail. CPG5 4.45 states: “The dense built form, fine grained mix of uses in the area means the area is particularly sensitive to the impacts of food, drink and entertainment uses including noise and cooking smells. The Council will limit the expansion of food, drink and entertainment uses on the designated frontages as set out the table below.” The table goes on to say that Camden's policy is to “Avoid clusters of food drink and entertainment uses that cause harm to the amenity of the area and to the residential population.”</p> <p>Maintaining that retail exists elsewhere in Covent Garden should not factor into dismissal of Camden's policy (CPG5) to protect against loss of retail in the urban core. Thus, regardless</p> |
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| | | | <p>of the number of additional shops provided by the applicant, there are already too many A3 uses in Neal's Yard and this is sufficient reason on its own to refuse permission.</p> <p>Adding yet another extract duct to the lightwell behind residences in Neal Street further compounds the visual impact and the effect on residential amenity. While officers have in the past noted that lightwells do not provide amenity space, they still have an impact on residents whose flats look onto the lightwell or are disturbed by noise and vibrations from equipment in the lightwell.</p> <p>Photos: http://goo.gl/KnaqkN & http://goo.gl/BkZFov</p> <p>Documents: http://goo.gl/IHU9KX</p> |
| 3.5 | <p>St Giles High Street WC2H 8LE 2014/7074/A n/a /Bay Media Ltd.</p> | <p>Display of 6 x lampost banners in various locations along St Giles High Street.</p> | <p>Objection. The CGCA strongly objects to this application, which we consider wholly inappropriate in the conservation area. The proposed banners would result in long-term visual clutter that is obtrusive, visually impairs the siteline on a main thoroughfare in the conservation area as well as the view of St. Giles in the Fields Church, and adds an unacceptable commercialisation of Covent Garden.</p> <p>CPG1, 8.23, notes that the Council will safeguard the amenity, character and appearance of conservation areas when deliberating on the use of flags and banners.</p> <p>Advertisements, such as promotional banners, on light columns and other street furniture, introduce visual clutter to streets and have a significantly adverse effect on the appearance of the streetscape and the amenity of areas, particularly conservation areas.</p> <p>Photo: See documents</p> <p>Documents: http://goo.gl/ydBfQk</p> |
| 3.6 | <p>Shaftesbury Avenue WC2H 8AL 2014/7073/A n/a /Bay Media Ltd.</p> | <p>Display of 10 x lampost banners in various locations along Shaftesbury Avenue.</p> | <p>Objection. The CGCA strongly objects to this application, which we consider wholly inappropriate in the conservation area. The proposed banners would result in long-term visual clutter that is obtrusive, visually impairs the siteline on a prominent, historic thoroughfare in the conservation area, and adds an unacceptable commercialisation of Covent Garden.</p> <p>CPG1, 8.23, notes that the Council will safeguard the amenity, character and appearance of conservation areas when deliberating on the use of flags and banners.</p> <p>Advertisements, such as promotional banners, on light columns and other street furniture, introduce visual clutter to streets and have a significantly adverse effect on the appearance of the streetscape and the amenity of areas, particularly conservation areas.</p> |

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| WESTMINSTER APPLICATIONS | | | |
| 3.7 | 35 Cranbourn Street WC2N 4AJ 14/09898/FULL <i>Piazza/Shafsbury; Rolfe Judd (agent)</i> | Use of the second and third floor for residential (Class C3) use, creation of a new roof extension at fourth floor and erection of a mansard roof extension at rear third floor for residential use, installation of replacement windows, installation of a new kitchen extract duct and new shopfronts to Cranbourn Street and St Martin's Court frontages. | <p>The CGCA objects to the specific aspects of the proposals as noted below:</p> <ol style="list-style-type: none"> 1. The CGCA objects to the design of the proposed new roof extension. As the applicant notes, the existing corrugated metal roof housing is incongruous with the character of the conservation area and the surrounding buildings. However, the proposed structure is also not in keeping with the local area. It is too modern given its context. The CGCA prefers to see a more traditional design that respects the character of the conservation area and local buildings, including the building directly next to this one (on the east side). 2. The CGCA strongly objects to folding doors/openable shopfronts. While we recognise that this is the existing situation, the design of new shopfronts provides the opportunity to remove the existing openable doors and replace them with a more traditional shopfront. We note that Westminster planning policy opposes openable shopfronts, as stated in the Council's planning guidance, "Shopfronts, Blinds and Signs." 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. The CGCA also notes that Westminster has consistently refused permission for similar requests, including on St. Martin's Lane, near this location. 3. The CGCA also objects to the proposed projecting sign on the St. Martin's Court elevation. This is inappropriate in the conservation area and contributes to the visual clutter already existing in St. Martin's Court. <p>Photo: http://goo.gl/KMX5Ua Documents: http://goo.gl/QXB2Xp</p> |
| 3.8 | 456-459 Strand WC2R 0RG 14/10433/FULL <i>A1/The Cooperative Group; Barton Willmore LLP</i> | Change of use of part first floor from retail (Class A1) to office (Class B1a). | No objection Photo: http://goo.gl/pY3912 Documents: http://goo.gl/2Y0xvz |
| 3.9 | 15 The Piazza WC2E 8HD 14/09698/FULL <i>Clinique & Bobbi Brown/Estee Lauder Companies; Lambert</i> | Installation of a new entrance door. | No objection Photo: http://goo.gl/T6bc8r Documents: http://goo.gl/R5Rdxt |

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| | <i>Smith Hampton (agent)</i> | | |
| 3.10 | Catherine Street London WC2B 5JF 14/10121/LBC Theatre Royal/Suzie Bridges Architects (agent) | External repairs, repointing and cleaning to areas of brickwork and stucco to Russell Street and Drury Lane elevations and redecoration of previously decorated areas. Additional strengthening of Russell Street parapet. | No objection Photo: http://goo.gl/7J3twZ Documents: http://goo.gl/CMtwTa |
| 3.11 | 37 St Martin's Lane WC2N 4ER 14/10590/FULL C3/Shafesbury; Rolfe Judd (agent) | Installation of a roof access enclosure to access a new roof terrace for the third and fourth floor residential unit. | No objection Photo: http://goo.gl/hOCtTj Documents: http://goo.gl/HZftcz |
| 3.12 | 1 Cambridge Circus WC2H 8PA 14/10660/FULL Vico/Vico Restaurant; Rolfe Judd (agent) | Installation of replacement of plant equipment within rear lightwell. Alterations to the West Street frontage including the installation of new louvers at ground floor level. | <ol style="list-style-type: none"> 1. The CGCA is concerned about the noise impact of the plant equipment on local residents. As the applicant observes, the proposals do not achieve Westminster's target noise level of 10 dB below background (although this is better than the existing situation). Thus, the mitigation measures specified in the acoustic report should be required as conditions of any permission granted. These mitigation measures are set out in section 7.1 (page 16) of the acoustic report. They call for acoustic louvres, an acoustic panel box section and an in-line splitter attenuator. 2. Additionally, the CGCA objects to the loss of the stall riser. No louvers should be added to this part of the shopfront. <p>Provided these two recommendations are included, the CGCA does not object.</p> <p>Photo: http://goo.gl/IRmt1h Documents: http://goo.gl/Q1e74l</p> |
| 3.13 | 10 Henrietta Street WC2E 8PS 14/09686/FULL A1/Capital & Counties CG Limited; Gerald Eve (agent) | Installation of two replacement rooflights and removal of extraction duct. | No objection Photo: http://goo.gl/duzPRU Documents: http://goo.gl/BilZbH |
| 3.14 | 8 Tavistock Street WC2E 7PE 14/11265/FULL Hudson House/ | Use of entire building to accommodate 10 residential units (C3); relocation of roof top plant room to accommodate a new roof level extension and terrace area with the creation of rear balconies at fourth and fifth floors. | <i>Deferred until 08-12-14 meeting</i> Photo: http://goo.gl/yR5FZA Documents: No documents online yet. |
| 3.15 | 90 Long Acre WC2E 9RA 14/11129/FULL First Chicago House/ | Demolition of existing office building (forming whole street block with frontages to Long Acre, Endell Street, Shelton Street and Arne Street) and redevelopment to provide two new buildings comprising two basements, ground and part 7 to part 11 upper floors to provide a mix of uses comprising office (Class B1), 113 residential units (Class C3), retail (Class | <i>Deferred until 08-12-14 meeting</i> Photos: http://goo.gl/4Alw7l , http://goo.gl/8z2bhl , http://goo.gl/z68ZLE & http://goo.gl/6KT33z Documents: No documents online yet. |

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| | | A1/A3), car parking for 55 cars accessed from Shelton Street together with new kiosk, publically accessible courtyard, landscaping works, public realm improvements, plant, cycle parking and other ancillary works. | |
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4. Tables and Chairs

| CAMDEN APPLICATIONS | | | |
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| 4.1 | 32 -34 Monmouth Street WC2H 9HB 2014/7180/TC Kopapa Variation of time | 3 tables and 10 chairs | <p>The CGCA objects to the proposed change in hours of operation. The CGCA and local residents secured the current hours because of the large number of residents in the area, including the residents who live directly above this premises (see CPG5.14).</p> <p>As shown in the attached photo, the applicant is not complying with the approved layout, which the applicant seeks to renew. The applicant is using a bench without permission and this extends the tables and chairs presence on the pavement. The bench should either be added to the proposals or removed.</p> <p>Also, the applicant is using a third chair at the southernmost table, which has permission only for two. See photo. This third chair pushes back into the pavement and the flow of pedestrian traffic and, thus, presents a safety hazard, as pedestrians typically must step into the street to avoid the chair and the large tree.</p> <p>Additionally, the CGCA objects to the applicant's use of a large A-board in the pavement without permission. The A-board is not included in the application and it should be promptly removed, as it contributes to impeding pedestrian flow along the pavement at this high-traffic junction, where cabs and delivery lorries come through in a constant stream.</p> <p>Photos: http://goo.gl/C9T5Jc & http://goo.gl/6pjZBg Documents: http://goo.gl/Aeiknu</p> <p>Note: Renewal. No change in use. Change in hours. Proposed hours: M-F 08:00-23:30, SA 09:30-23:30, SU 09:30-22:00. Current hours: M-F 08:30-23:00, SA 10:00-23:30, SU 10:00 to 22:00.</p> |
| WESTMINSTER APPLICATIONS | | | |
| 4.2 | 8-9 James Street WC2E 8BH 14/10569/TCH Maxwell's/Maxwell's Restaurants Ltd. | Use of two areas of the public highway measuring 1.1m x 1.7m and 3.0m x 1.7m for the placing of three tables, 12 chairs and two space heaters in connection with the restaurant. | <p>No objection</p> <p>Photo: http://goo.gl/Amm083 Documents: http://goo.gl/QpymxZ</p> <p>Note: Renewal. No change in use or hours: M-SU 10:00-23:00.</p> |
| 4.3 | 12 St Martin's Court WC2N 4AJ 14/10853/TCH Piazza/Piazza Restaurant | Use of an area of the public highway measuring 1.5m x 4.5m for the placing of five tables and 10 chairs in connection with the restaurant at 12 St Martin's Court. | <p>While the CGCA has no objection to the continued use of five tables and 10 chairs, we do object to the use of the large A-board without permission. The A-board, as shown in the attached photo, greatly impedes pedestrian flow in what is already a narrow, congested passageway. The applicant should be required to remove the A-board.</p> <p>Photo: http://goo.gl/Kh8qVU Documents: http://goo.gl/9qKQtx</p> <p>Note: No change in use. No proposed hours. Current hours:</p> |

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| | | | M-SU 11:00-23:00. |
| 4.4 | 44 Wellington Street WC2E 7BD 14/10025/TCH Peyton & Byrne/ <i>Peyton & Byrne Ltd.</i> | Use of an area of public highway measuring 4.2m x 1.7m for the placing of 3 tables and 8 chairs. | While the CGCA has no objection to the proposed use of tables and chairs as laid out in the supporting documents, we note that the applicant is not complying with this permitted layout. See photo. The tables and chairs are placed nearer to the entrance door than they are in the layout. This causes the tables and chairs to greatly impede pedestrian flow at this high-traffic location near the Piazza. The constantly full cycle rack and the phone box eliminate pedestrians' ability to use most of the pavement, thus any further impediment – such as where the applicant has placed the tables and chairs – greatly limits pedestrian flow. The applicant should be required to place the tables and chairs further down the shopfront, as indicated in the approved layout, which is the layout the applicant seeks to renew. Photo: http://goo.gl/thlGYI Documents: http://goo.gl/v1ANbN Note: Renewal. No change in use or hours: M-SU 08:00-20:00 (note that they have permission for 23:00). |

5. Other Business

6. Next meetings & future presentations

- 6.1 8 December 2014
- 6.2 TBD