

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 25 January 2016
at 17:30 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, Robert Bent, Shirley Gray, Selwyn Hardy, Meredith Whitten

1.2 **Apologies received:** David Bieda, Gary Hayes, Richard Hills, Rhu Weir

1.3 **Comments received:** Rhu Weir

2. **Presentation:** None scheduled

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	43 Parker Tower Parker Street WC2B 5PS 2015/6746/P <i>C3/Parker Tower Ltd.; Gerald Eve (agent)</i>	Details of landscaping (condition 4) and lighting strategy (condition 15) of planning permission 2014/0176/P (dated 18/12/2014) and varied under permission 2015/2988/P (dated 15/12/2015).	No objection, provided the officer ensures that the lighting scheme will not disturb existing residents or residents in these new flats. Comments by 29-01-16 Photo: https://goo.gl/OnGURR Documents: None
3.2	43 Parker Tower Parker Street WC2B 5PS 2015/7192/P <i>C3/Parker Tower Ltd.; Gerald Eve (agent)</i>	Details of design and method statement of foundations, basements and other ground & below ground structures, including piling, in consultation with London Underground (condition 12) and air-quality dust monitoring during construction and demolition (condition 13) of permission 2015/2988 dated 15/12/2015 (variation of permission 2014/0176/P dated 18/12/2014).	The CGCA objects to the proposed details for condition 13 (air-quality monitoring), as the applicant has declined to incorporate a program of keeping roads, pavement and residential windows clear of dust during these invasive construction works. Comments by 29-01-16 Photo: https://goo.gl/OnGURR Documents: http://goo.gl/jYDVPW
3.3	Parker Tower Parker Street WC2B 5PS 2015/7249/P <i>C3/Parker Tower Ltd.; Gerald Eve (agent)</i>	Minor Material Amendment to planning permission 2015/2988 dated 15/12/2015 (variation of permission 2014/0176/P dated 18/12/2014).	The CGCA objects to the fully openable balcony doors to replace the reduction of amenity space. Given the number of residential units (and, thus, number of balconies) and the height and visibility of the tower in an area that is largely residential, fully openable balcony doors will create a void that will harm the appearance of the building and that can detract from the character of the street as well as the architectural integrity of the building. When open, the multiple balcony doors will create a visual void, and will have a negative impact on local amenity, for example in terms of noise and disturbance. Additionally, the CGCA objects to the proposed rooftop changes, particularly the

			<p>loss of the green roof, bat box and bird box, which do not appear on the revised drawings. The permitted proposals in 2015/2988/P made a point of emphasising these environmental contributions.</p> <p>Comments by 04-02-16</p> <p>Photo: https://goo.gl/OnGURR</p> <p>Documents: http://goo.gl/Xs79IG</p>
3.4	<p>7 Denmark Street WC2H 8LS 2016/0088/P & 2016/0143/L A4 & B1/<i>Consolidated Developments Ltd.; Icen Projects (agent)</i></p>	<p>Partial demolition of single storey rear elements; additional storey to the rear mews building to create an eating area for the existing bar (A4) use; basement extension to provide additional office (B1a) space and new residential bicycle storage and associated works.</p>	<p>Objection. The proposed additional storey and design of the rear mews building would result in an inappropriate increase in bulk/massing that harms the character and appearance of the conservation area and adjacent listed buildings, as well as adjacent mews buildings. Additionally, the increased space, which would extend an entertainment use (A4) would compound noise and disturbance. The windowed design of the additional storey also would have an impact on privacy for adjacent residents.</p> <p>Comments by 04-02-16</p> <p>Photo: https://goo.gl/1VyoRU</p> <p>Documents: http://goo.gl/my166Q</p>
3.5	<p>24 Betterton Street WC2H 9BU 2015/6861/L C3/<i>Hill Mitchell Berry (agent)</i></p>	<p>Discharge of condition 4 b, c, & d (drawings of secondary glazing, window elevations and new doors) granted under reference 2015/0594/L dated 22/10/15.</p>	<p>Whilst the CGCA believes that the details submitted are insufficient to determine the applicant's intent, we have no objection, provided the planning and conservation officers are satisfied that the details submitted satisfy concerns identified in the permission granted.</p> <p>Comments by 04-02-16</p> <p>Photo: https://goo.gl/FHZYb2</p> <p>Documents: http://goo.gl/qb6cL4</p> <p>Note: Grade II listed building.</p>
3.6	<p>21 Stacey Street WC2H 8DG 2016/0082/P Phoenix Community Garden/<i>Office Sian Architecture (agent)</i></p>	<p>Details of brown roof as required by condition 4 of permission 2014/7285/P dated 06/01/2015.</p>	<p>No objection</p> <p>Comments by 05-02-16</p> <p>No photo</p> <p>Documents: http://goo.gl/H6O3WU</p>
3.7	<p>77 Kingsway WC2B 6SR 2015/6994/P A1 & B1/<i>Coal Mineworkers Pension Scheme; Malcolm Hollis (agent)</i></p>	<p>Removal of main entrance canopy at ground floor and other minor alterations to main entrance, including new external planters. Changes to 8th-floor terrace. Installation of fire escape stairs on the rear elevation between 8th floor and stairwell at 7th floor.</p>	<p>The CGCA objects to the removal of the main entrance canopy, which is an attractive feature that serves as a means to identify the entrance to this large building on Kingsway.</p> <p>The CGCA has no objection to the rest of the proposals.</p> <p>Comments by 05-02-16</p> <p>Photos: https://goo.gl/orPuXo & https://goo.gl/qttNko</p> <p>Documents: http://goo.gl/fasO9V</p>
3.8	<p>6 Monmouth Street WC2H 9HB</p>	<p>Installation of a new shopfront</p>	<p>The CGCA notes that the D&A Statement refers to 146 Upper Street and discusses</p>

	2015/7004/P <i>A1/Malin+Goetz; Jonathan Tuckey Design (agent)</i>		<p>Islington Council policy. Thus, when the applicant says that the “existing shopfront makes no great contribution to the streetscape,” we are not sure if the applicant is referring to Upper Street or Monmouth Street.</p> <p>However, despite this, the CGCA objects to the proposed thin meta-framed clear glass door, which is out of keeping with the character of the conservation area and the building in particular. The shopfront should retain the painted timber door.</p> <p>The CGCA has no objection to the other proposals.</p> <p>Comments by 06-02-16 Photo: https://goo.gl/qa5AGg Documents: http://goo.gl/OQ6uD2 Note: Seven Dials Renaissance Study is available here: http://goo.gl/US2YdL.</p>
3.9	21 Stacey Street WC2H 8DG 2015/7105/P <i>Phoenix Community Garden/ Office Sian Architecture (agent)</i>	Variation of condition 2 (development to be carried out in accordance with the approved plans) of planning permission ref. 2014/7285/P granted on 06/01/2015 for erection of a community and ecology centre building (Class D1) following the demolition of the existing outbuildings, namely alterations to rooflights and addition of rooftop air source heat pump	<p>The CGCA questions whether a noise report should be submitted with the application.</p> <p>If this is not a requirement, the CGCA has no objection to the proposals.</p> <p>Comments by 08-02-16 No photo Documents: http://goo.gl/OIECzW</p>
3.10	St. Martins House 65-75 Monmouth Street WC2H 9DG 2015/7107/L <i>Mixed/Shafesbury; Rolfe Judd (agent)</i>	Minor internal and external alterations in association with previously consented scheme 2015/1991/L dated 7-07-2015 (amendment namely for new residential unit at first floor apex).	<p>No objection</p> <p>Comments by 08-02-16 Photo: https://goo.gl/PNnVyN Documents: http://goo.gl/OPiip2 Note: Grade II listed building.</p>
3.11	St. Martins House 65-75 Monmouth Street WC2H 9DG 2015/7106/P <i>Mixed/Shafesbury; Rolfe Judd (agent)</i>	Variation of condition 3 (approved plans) of planning permission 2014/4870/P dated 12/05/2015 and associated non-material amendment 2015/2738/P dated 07/07/2015, namely to change the use of the first-floor retail (A1) element only to provide a 1-bedroom flat (C3) and associated internal alterations.	<p>No objection</p> <p>Comments by 08-02-16 Photo: https://goo.gl/PNnVyN Documents: http://goo.gl/bqShj5 Note: Grade II listed building.</p>
3.12	Bus shelter outside 24 Cambridge Circus and Charing Cross Road London WC2H 8AH 2015/6774/A <i>Outside McDonald's/Hayes Design Ltd. (agent)</i>	Installation of double-sided structure to existing bus shelter no. 0107/0310 for display of 2x digital screens.	<p>The CGCA objects to this retrospective application and supports Camden’s position that the internally illuminated digital screen by reason of its location, size and design, is unduly dominant and visually obtrusive in the street scene, failing to preserve and enhance the character and appearance of the Seven Dials (Covent Garden) Conservation Area with a detrimental impact on highway safety.</p>

			<p>Comments by 10-02-16 Photo: https://goo.gl/ORDGFu Documents: http://goo.gl/svdT3W Note: Retrospective application.</p>
3.13	<p>71 Kingsway WC2B 6ST 2015/7186/P B1/Hayes Design Ltd. (agent)</p>	<p>Installation of 2x replacement air conditioning units following removal of 2x existing air conditioning units to roof of office building</p>	<p>The noise report submitted by the applicant refers to “items of plant installed at 10 John Street” (see section 9 on page 5). The CGCA assumes this is an instance of erroneous cutting and pasting, but we would like to confirm that the plant noise assessment discussed in this section of the noise report does indeed relate to 71 Kingsway.</p> <p>Assuming this is the case, the CGCA has no objection, provided the units are limited to operating during business hours only, and provided the following conditions are included:</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 Camden’s thresholds; (4) limit the hours of use to 09:00-19:00 (or 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. <p>Comments by 09-02-16 Photo: https://goo.gl/u5PJuj Documents: http://goo.gl/CQxm3O</p>
3.14	<p>Centre Point Tower, Centre Point Link & Centre Point House 101-103 New Oxford Street and 5-24 St Giles High Street WC1A 1DD 2016/0244/P & 2016/0243/L</p>	<p>Detailed plans, elevations and sections to demonstrate the framing, joints and fixings to the building fabric and floor to the shopfronts and ground floor glazed screens of the Centre Point Tower to partially</p>	<p>No objection, provided planning and conservation officers are satisfied that the details submitted satisfy concerns identified by the Council in the original planning permission.</p> <p>Comments by 11-02-16</p>

	Various/ <i>Almacantar Limited; Gerald Eve (agent)</i>	discharge the details required by condition 3a of permission 2013/1957/P dated 01/04/2014.	No photo Documents: http://goo.gl/pWCEav Note: Grade II listed building.
WESTMINSTER APPLICATIONS			
3.15	428 Strand WC2R 0QE 15/10681/FULL <i>Boots Opticians/Boots UK Limited; Maraq Design (agent)</i>	Replacement of shop front.	No objection. The CGCA welcomes removal of the recessed shopfront, which encourages antisocial behaviour. Comments by 09-02-16 Photo: https://goo.gl/0w4BL8 Documents: http://goo.gl/CPAZYV
3.16	21 The Market WC2E 8RD 15/10793/FULL <i>A3/Capco; Gerald Eve (agent)</i>	Internal and external refurbishment including part lowering of the basement, replacement and extension of staircases and associated alterations.	No objection Comments by 11-02-16 Photo: https://goo.gl/5UE8R3 Documents: http://goo.gl/jz9koh Note: Grade II* listed building.
3.17	130 Long Acre WC2E 9AA 15/10879/FULL <i>A1/COS / H&M Hennes & Mauritz UK & Ireland Ltd.; Quadrant Design (agent)</i>	Alterations to shopfront including removal of double-door and replacement with shop window and removal of external steps in Slingsby Place.	Whilst the CGCA has no objection, we regret the inevitable loss of a small retail unit, as we anticipate that an application will be made to combine the units into one exceptionally large unit. The conservation area has historically been characterised by small shops, thus the loss of the smaller unit is out of keeping with the area's character. Comments by 11-02-16 Photo: https://goo.gl/bwrmFZ (Long Acre elevation) Documents: http://goo.gl/wxILC7
3.18	25 Long Acre WC2E 9LZ 15/10523/FULL <i>A1/Optimum Ltd. o.b.o Cadenzza; Optimum (agent)</i>	Alterations to shopfront.	No objection, provided by "indirect lighting," the applicant means external illumination. Internal illumination is inappropriate and contradictory to Council policy in a conservation area. Comments by 11-02-16 Photos: https://goo.gl/qzZMMQ & https://goo.gl/sj7vEP Documents: http://goo.gl/n8MOYM
3.19	8 Henrietta Street WC2E 8PS 15/11844/FULL <i>B1/Capco; Gerald Eve (agent)</i>	Use of ground and basement floors to create a self-contained retail unit (A1). External alterations including a new rear extension at ground floor only and an extension of the basement underneath the existing building footprint and associated works. Internal alterations including infilling of openings between 7 and 8 Henrietta Street to reinstate the original party wall; removal of existing internal partitions and new staircase to the rear and associated works.	Provided all original features are retained – including the lobby doors – the CGCA has no objection. Comments by 16-02-16 Photo: https://goo.gl/xMrAFK Documents: http://goo.gl/tdJSR0 Note: Grade II listed building

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	114/116 Charing Cross Road WC2H 0JR 2016/0303/TC Chipotle Mexican Grill/ <i>Chipotle</i>	3 tables and 12 chairs	The CGCA strongly objects to proposals to place tables and chairs in the passage of Litchfield Street, and we question the applicant's measurements. As the attached photo shows, this is a particularly narrow passage that provides a direct route for pedestrians to the busy Charing Cross Road and Tottenham Court Road station. Placing two tables and four chairs side by side will take up more space than the applicant indicates. Comments by 16-02-16 Photo: https://goo.gl/FI4XGn Documents: http://goo.gl/ecQJ20 Note: New application. Proposed hours: M-TH 11:00 - 23:00; F-SA 11:00-23:30; SU 11:00-22:30. T&CH proposed for Litchfield Street.
WESTMINSTER APPLICATIONS			
4.2	29 Kingsway WC2B 6UF 15/11633/TCH Pret/ <i>Pret; Planning Potential Ltd. (agent)</i>	Use of an area of the public highway measuring 19.1m x 1.3m for the placing of nine tables and 18 chairs.	No objection Comments by 08-02-16 Photo: https://goo.gl/RsQzki Documents: http://goo.gl/28uA3a Note: Renewal. No change in use. Change in hours. Current hours: M-SU 07:00-20:30. Proposed hours: M-F 07:30-20:30; SA & SU 07:00-20:00. On 27-01-14 agenda. CGCA's comments: While the CGCA does not object, we note the inconsistencies in the application materials. For example, the layout plan shows nine round tables, each with two chairs (9T & 18CH total) and the proposal statement in the application says 9T and 18CH. However, the Design & Access Statement says the application is for 10 tables and 20 chairs. As the attached photos show, the applicant is already using 10T & 20CH, despite having current permission for 9T and 18CH. Also, the tables currently in use are square and are pushed together two at a time, thus not reflecting the layout in the drawing. Note that plans were amended to remove inconsistencies. Permission included an informative regarding complying with layout.
4.3	31-32 Bedford Street WC2E 9ED 15/11163/TCH Pasta Brown/ <i>Pasta Brown</i>	Use of the public highways for the placing of 5 tables and 10 chairs in two areas measuring 0.75m x 3.25m and 0.75m x 4.8m.	No objection Comments by 10-02-16 Photo: https://goo.gl/gvnHD3 Documents: http://goo.gl/9HszPr Note: Renewal. No change in use or hours (M-SA 12:00-23:00; SU 12:00-21:00). On 08-09-14 agenda. CGCA had no objection.
4.4	357 Strand WC2R 0HS 15/11857/TCH Garfunkels/ <i>The Restaurant Group (UK) Ltd.; Harrison Clark Rickerbys (agent)</i>	Use of the area of the public highway measuring 18.15m x 0.6m on the Strand for the placing of 6 tables 12 chairs and 4 wooden planters.	The CGCA objects to the configuration of tables and chairs as Strand attracts heavy footfall for most of the day. The attached photograph shows clearly that at busy times of day there will be insufficient room between the street furniture and the telephone box. Comments by 12-02-16 Photo: https://goo.gl/vSr14Q

			Documents: http://goo.gl/LGcEmB
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Note: Renewal. No change in use. Change in hours: Current hours: M-SU 08:00-23:00. Proposed hours M-SU 11:00-23:00. On 22-04-13 agenda.

5. Other business

6. Next meetings & future presentations

6.1 8 February 2016

6.2 22 February 2016