

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 26 October 2015
at 17:30 at Covent Garden Community Centre, 42 Earlham Street WC2H 9LA

www.CoventGarden.org.uk



TheCGCA



@TheCGCA

1. Attendance

1.1 Present: Jo Weir, Robert Bent, Shirley Gray, Selwyn Hardy, Christina Smith, Meredith Whitten

1.2 Apologies received: Elizabeth Bax, David Bieda, Gary Hayes, Richard Hills, Amanda Rigby, Kester Robinson, Rhu Weir

1.3 Comments received: Elizabeth Bax, David Bieda, Amanda Rigby, Kester Robinson, Rhu Weir

2. Presentations: None scheduled

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	Goldsmith Court Stukeley Street WC2B 5LF 2015/5555/P <i>C3/Origin Housing Ltd.; Arcus Consulting LLP (agent)</i>	Replacement of existing single glaze timber frame windows with double glaze aluminium frame windows to front and side elevation to residential block (C3).	No objection Photo: https://goo.gl/Wq4Xo6 (also see documents) Documents: http://goo.gl/cxlgcv
3.2	26 Earlham Street WC2H 9LN 2015/1900/P & 2015/2423/L <i>Sartaj/Mr. Farid Miah (agent)</i>	Alterations to shopfront to incorporate a second door; change of use of upper floors from ancillary restaurant use (A3) to residential use (C3) to create 3 self-contained 1-bed units on first, second and third floors.	The CGCA objects to the proposed shopfront alterations because the proposals fail to preserve or enhance this listed building in the Seven Dials Conservation Area, and are not in keeping with the character of the building as a whole. The proposals also do not adhere to the recommendations in the Seven Dials Renaissance Study, which Camden has adopted. The Seven Dials Study states that No. 26, which along with No. 24 is part of a matching pair of three-storeyed houses rebuilt in the early 19 th century, has a substandard shopfront that could be improved. The stucco cornice on top has been cut back, but could be restored to the original profile that survives next door. Whilst the CGCA does not object to the change of use to C3 on the first floor, we remain concerned about use of residential flats for short-term lets and about use of multiple tenants being allowed in a single unit. We support Westminster's efforts to have the Council exempted from policies that allow short-term lets, including the use of residential flats for holiday lets, as short-term lets have an adverse impact on the local community. Finally, the change of use of the upper floors to C3 will be subject to smells from the restaurant below which must be adequately catered for without the intrusion of inappropriate external ducts, which cause harm to a listed building. Photo: https://goo.gl/8Mbul1 Documents: http://goo.gl/7p9s5V

			Note: Listed building
3.3	16 Neal's Yard WC2H 9DP 2015/5473/P A3/Shaftebury; Rolfe Judd (agent)	Details of refuse & recycling storage required by condition 5 of planning permission 2014/6696/P dated 24-04-15.	No objection Photo: https://goo.gl/DUxCZD Documents: http://goo.gl/JoJyTN
3.4	61 Neal Street WC2H 9PJ 2015/5841/P & 2015/5842/L A1 & C3/ Ashley Associates; MD Design Associates (agent)	Construction of small rear ground floor extension within existing rear yard and construct a small 1st floor extension (1m deep) across the rear elevation. Remove the ground to first floor staircase and replace with repositioned stair.	In light of the updated information provided about the existing domestic staircase, the CGCA maintains that the applicant should either repair the staircase or install a staircase that is in keeping with the style and character of the current staircase, given that this is a Grade II listed building. Additionally, before any works can begin, the applicant should be required to submit a noise report ensuring that the repositioning of the air-conditioning units to the first-floor level will not have an impact on neighbouring properties. Photo: https://goo.gl/fB7PSJ Documents: http://goo.gl/pRRMGQ
3.5	199-206 High Holborn WC1V 7BD 2015/5788/P Hoxton Hotel/The Hoxton (Holborn) Limited; DP9 Ltd. (agent)	Erection of a single-storey side extension fronting Newton Street at the existing hotel.	Although the CGCA has no objection to some aspects of the proposal, including the architectural use of a leftover space and the promotion of local chefs, the proposals as presented would result in noise nuisance and disturbance for nearby residents in a densely residential and quiet area. This noise and disturbance would result from: (1) the lack of a roof on the kiosk part of the extension. Without a roof, there is no sound barrier. Although the applicant maintains that they have an interest in keeping noise to a minimum so as not to disturb hotel guest, the hotel has thickly glazed windows, unlike most of the adjacent residents. Noise from the food kiosk and pavilion will carry. (2) the inevitable queue of customers waiting to be served at the food kiosk. The pavilion is a small space, holding only seven tables. Thus, to make the food kiosk viable and sustainable, the applicant has maintained they must have a sizeable and consistent stream of take-away customers. With little room inside the pavilion, customers will be forced to queue on the pavement, outside of the extension. This will further contribute to noise disturbance, as well as to litter, both of which residents have mentioned as a concern. Further, as proposed, the extension projects onto the pavement beyond the existing building line (ie the existing hotel to the right of the proposed extension). As the drawings indicate, this leaves a very narrow space. When customers queue along the pavement, there will be no room for pedestrians, and particularly those in pushchairs or with prams. Thus, the CGCA recommends that a roof, such as an openable roof, be required in addition to the operable wall.

			<p>The applicant must also provide details of how they will manage the queue of customers on the narrow pavement.</p> <p>Finally, whilst the CGCA supports urban greening efforts, the plantings as proposed will invite drug use and other antisocial behaviour. The applicant must be required to maintain these plantings and should consider including measures to prevent such antisocial behaviour, such as attaching screens over the planters to prevent drug paraphernalia from being discarded there.</p> <p>Photos: https://goo.gl/zfOv3u, https://goo.gl/wnXtZG, https://goo.gl/jZQoo0 & https://goo.gl/x888Ux</p> <p>Documents: http://goo.gl/FdgZY1</p> <p>Note: Applicant presented to committee at 12-10-15 meeting.</p>
3.6	<p>4th Floor 76 Neal Street WC2H 9PL 2015/5386/P A1, B1 C3/<i>Dow Properties;</i> MSE (<i>agents</i>)</p>	<p>Erection of a lift pod and installation of rail balustrade at 4th floor level.</p>	<p>No objection, provided a condition is included to specify that the roof enclosed in the rail balustrade is accessible solely for maintenance and not for use by tenants.</p> <p>Photo: https://goo.gl/uUSFGx</p> <p>Documents: http://goo.gl/rY5Qld</p>
3.7	<p>35 Great Queen Street WC2B 5AA 2015/5738/P & 2015/5934/L Tandoori Nights (A3)/<i>Shoryu Ltd.; Blenheim Design Ltd.</i> (<i>agent</i>)</p>	<p>Repaint the existing timber exterior black.</p>	<p>The CGCA has no objection and supports the improvements to this Grade II listed building. However, we note that the drawing includes tables and chairs. We clarify that our no objection in no way implies support for tables and chairs, which as indicated on the drawing take up an excessively large width on the public highway and extend well beyond the tables and chairs used by other businesses on this side of Great Queen Street. Thus, as shown in the applicant's drawing, the tables and chairs would not comply with Camden's policies. Any proposals for tables and chairs must come in a separate application.</p> <p>Photo: https://goo.gl/F2qae1</p> <p>Documents: http://goo.gl/4nffpW</p> <p>Note: Grade II listed building</p>
3.8	<p>35 Great Queen Street WC2B 5AA 2015/5746/L Tandoori Nights (A3)/<i>Shoryu Ltd.; Blenheim Design Ltd.</i> (<i>agent</i>)</p>	<p>Installation of 1 x externally illuminated fascia sign and replacement awning.</p>	<p>The CGCA has no objection to replacing the awning. However, the proposed awning is too deep, as it extends too far over the public highway, creating the impression that the premise extends further than it does. Other shopfronts on this side of Great Queen Street, including the shopfront next door at No. 34, have awnings that are not as deep (see photo). Further, by extending the awning so far over the public highway, it gives the impression that the area under the awning is suitable for an excessive number of tables and chairs, as indicated on the applicant's drawings. As shown in the applicant's drawing, the tables and chairs would not comply with Camden's policies because they do not leave the required minimum width on the public highway. Any proposals for tables and chairs must come in a</p>

			<p>separate application.</p> <p>Photo: https://goo.gl/F2qae1</p> <p>Documents: http://goo.gl/49BJ33</p> <p>Note: Grade II listed building</p>
3.9	<p>242 & 246 High Holborn WC1V 7EX 2015/5454/P D2/<i>Fitness First; Bidwells</i> (agent)</p>	<p>Variation of gym operational hours to include opening on Sunday 07:00-21:00</p>	<p>Whilst the CGCA has no objection to the gym being open on Sunday, the proposed start time of 07:00 is too early, particularly given that condition 1 prohibiting hours on Sunday was to protect the amenity of the areas and neighbouring residents (see N15/29/A). This location continues to be adjacent to residents, thus, the CGCA believes an opening time of 08:30 is more appropriate for Sunday. Further, condition 3 should be retained, as this condition prohibits music on the premises in such a way as to be audible within any adjoining residential accommodation.</p> <p>No photo</p> <p>Documents: http://goo.gl/lyEyNC</p> <p>Note: Outside CGCA area, but we have worked with local residents on nearby applications.</p>
WESTMINSTER APPLICATIONS			
3.10	<p>10-11 Great Newport Street WC2H 7JA 15/08860/FULL C3/<i>Aviva Investors; Montagu Evans LLP</i> (agent)</p>	<p>Variation of Conditions 1 of planning permission dated 3-12-2014 (14/07034FULL) which varied conditions 1 and 13 of the planning permission dated 7-03-2014 (13/01265/FULL), namely, to amend the drawing numbers to allow alterations to the design and appearance of the brise soleil at mansard-roof level.</p>	<p>No objection</p> <p>Photo: https://goo.gl/PYbbKt</p> <p>Documents: http://goo.gl/xf0qyr</p>
3.11	<p>23 Tavistock Street WC2E 7NX 15/08496/FULL C3/<i>Zionstone Ltd.; PLC Architects</i> (agent)</p>	<p>Formation of a roof terrace with associated balustrading and access onto roof in association with the top floor flat.</p>	<p>Whilst the CGCA has no objection to these proposals, we are concerned about the impact on adjacent residents, of which there are many, should the roof terrace be used late at night or with excessive noise. We recognise that the Council cannot limit the hours of use for a residential terrace, but we would suggest a condition or informative specifying that any permission granted is subject to no noise disturbance, as amenity space such as a roof terrace is a privilege and not a right.</p> <p>Photo: https://goo.gl/qEdOk9</p> <p>Documents: http://goo.gl/2v4WEZ</p>
3.12	<p>30 Henrietta Street WC2E 8NA 15/08611/FULL A3 & C3/<i>PCC of St Paul's Church; Upchurch Associates</i> (agent)</p>	<p>Installation of a large-coin feature to the wall of the passageway from Henrietta Street to St Paul's Churchyard and retention of four wall lights.</p>	<p>No objection</p> <p>Photo: https://goo.gl/YPx4fj</p> <p>Documents: http://goo.gl/qV3qmq</p> <p>Note: Listed buildings</p>
3.13	<p>15 Henrietta Street WC2E 8QG 15/08953/FULL B1 & C3/<i>Capco; Gerald Eve</i> (agent)</p>	<p>Use of 14 Henrietta Street and the upper floors of 15 Henrietta Street as a hotel with restaurant and bar facilities (sui generis), single storey roof extension at No. 15, installation of plant at rear lower</p>	<p>Whilst the CGCA does not object to use as an 18-bedroom hotel, we strongly object to the proposed restaurant and bar, which are much too large given the small size of the hotel and clearly are not meant for hotel guests. With 120 covers in the restaurant and a further 60 in the bar, this will</p>

		ground floor level and plant within a plant enclosure to the rear of No. 14 at second floor level and associated external works including replacement windows and satellite dishes to both buildings.	<p>result in one of the larger restaurants in the area, which is a highly residential area. The upper floors of all surrounding buildings are C3.</p> <p>Should Westminster be minded to grant permission, conditions similar to other hotels in the area, including at 28 Bow Street, should apply as well.</p> <p>Non-residents of the hotel shall not use the bar after 22:30.</p> <p>No music shall be played in the restaurant or bar or other public areas of the hotel so as to be audible outside the premises (see S32 and ENV6 & 7).</p> <p>The applicant must provide a detailed servicing and waste management plan (see S42, STRA 25, and TRANS 20 & 21).</p> <p>The applicant must provide details of how queues in front of the building will be managed.</p> <p>The roof terrace shall be used solely for maintenance and not as a private area for hotel, restaurant or bar guests.</p> <p>Photo: https://goo.gl/2LWGj3 Documents: http://goo.gl/yAoONA</p>
3.14	22-23 James Street WC2E 8NS 15/07142/FULL A1/Kiko UK Ltd; GAD Design (agent)	Installation of 3 air conditioning units at roof level.	<p>No objection, provided any permission granted includes a condition specifying that the applicant must provide updated acoustic test data, as suggested in the noise report.</p> <p>Additionally, to protect residential amenity and minimise environmental harm, any permission granted should include a condition that restricts use to business hours only.</p> <p>Additionally, any permission granted must include conditions that require the applicant to have at least annual maintenance performed on all equipment, including ducting, to ensure it is running effectively and is not causing disturbance to nearby residents or exceeding 10 decibels below background.</p> <p>Photo: https://goo.gl/nl2oxO Documents: http://goo.gl/NKz16B</p>

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	18 Great Queen Street WC2B 5DG 2015/5874/TC Hercules Pillars	4 tables and 12 chairs	<p>The CGCA does not object to the continued use of four tables and 12 chairs, although we do object to the proposed layout, which we note the applicant does not use (see attached photo).</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 chair is placed at the table in such a way that it backs into the pavement, which leaves less than the required minimum clear width of 1.8 metres. The applicant's drawing shows all chairs pushed under the table. However, when customers are seated in the chairs, the chairs are pushed out, causing the tables and chairs to extend into the public highway beyond the permitted area. This creates an obstacle for</p>

			<p>pedestrians and forces them into the street.</p> <p>This violates Camden's guidance for tables and chairs, notably that "There should be a minimum 'clear width' of 1.8 metres (5.91 feet) between the edge of the chairs and the kerb. 'Clear width' is the width available to pedestrians either on a footway or a shared surface between the area being used for tables and chairs and any other obstructions e.g., trees or parking metres."</p> <p>The CGCA objects to the end time of 00:00. As specified in Camden's guidance for tables and chairs, hours should not extend beyond 21:00. Great Queen Street is not a "predominantly commercial street in the Central London Area" as defined in Appendix 2 of the guidance and, thus, the hours must conform to Camden's policy hours, which are Monday to Sunday, 08:00-21:00.</p> <p>Permission for hours beyond this not only violates Camden's policy, but also is highly inappropriate in a residential area. There are residents in Great Queen Street, as well as nearby on Parker Street, Drury Lane and Wild Street.</p> <p>Photos: https://goo.gl/gV9xaX , https://goo.gl/kv4rpn & https://goo.gl/i41Ys7</p> <p>Documents: http://goo.gl/27PJGR</p> <p>Note: Renewal. Change in use (previously 5T & 12CH). No change in hours: M-TH 09:00-23:00; F-SU 09:00-00:00. On 27-10-14 agenda.</p>
WESTMINSTER APPLICATIONS			
4.2	<p>70 St Martin's Lane WC2N 4JS 15/08802/TCH Bella Italia/Casual Dining Services Ltd.; BLP (agent)</p>	<p>Use of two areas of the public highway measuring 6m x 0.75m (Garrick Street frontage) and 3.7m x 0.75 (St Martin's Lane frontage) for the placing of five tables, 10 chairs and two planters in connection with existing restaurant.</p>	<p>The CGCA continues to object to the number of tables and chairs at this location, which experiences exceptionally heavy footfall and vehicular traffic, and we are disappointed that Westminster granted permission last year. As recently witnessed, the chairs are moved by customers, who place the chairs outside of the approved area and creating an obstacle and hazard for pedestrians. The CGCA also continues to object to the use of two planters, which create a further obstacle on the public highway. We note that the applicant does not use planters, indicating that there is not space for tables and chairs as well as planters at this location.</p> <p>Photos: https://goo.gl/b4XEIB, https://goo.gl/blsOVU (Garrick Street) & https://goo.gl/88ik5x (St. Martin's Lane)</p> <p>Documents: http://goo.gl/qE2kuk</p> <p>Note: Renewal. No change in use or hours: M-SU 09:00-23:00. On 27-10-14 agenda.</p>
4.3	<p>28 Wellington Street WC2E 7BD 15/08801/TCH Bella Italia/Casual Dining Services Ltd.; BLP (agent)</p>	<p>Use of one area of the public highway on Wellington Street frontage measuring 0.96m x 6.85m and two areas of the public highway on the Tavistock Street frontage each measuring 0.96m x 1.81m for the placing of a total of five tables, 10 chairs and three planters.</p>	<p>The CGCA maintains its objections to the proposed planters because they contribute to street clutter at this busy corner with heavy footfall. We note that the applicant does not use planters, indicating that there is not space for tables and chairs as well as planters at this location. The CGCA suggests the applicant consider using hanging baskets if the use of planting and greening is desired.</p> <p>Photos: https://goo.gl/DZyfsG (Wellington Street), https://goo.gl/K2ITPb (Tavistock Street) & https://goo.gl/gbMtfW</p> <p>Documents: http://goo.gl/kM4EhC</p> <p>Note: Renewal. No change in use or hours: M-SU 09:00-23:00. On 27-10-14 agenda.</p>

4.4	37 Cranbourn Street WC2H 7AD 15/08777/TCH Brewmaster/Greene King PLC; DHA Planning (agent)	Use of two areas of the highway for the placing of tables and chairs measuring 1m x 5.6m on Cranbourn Street for 3 tables, 6 chairs and 4 barriers and 2m x 11.1m on St Martin's Court for 5 tables, 20 chairs and 2 barriers.	<p>Whilst the CGCA does not object to these proposals, we note that the applicant is not complying with the currently permitted or proposed layout on the Cranbourn Street elevation. The applicant is using more chairs than permitted (nine instead of six), as shown in the attached photo. The applicant has placed an extra chair at each table and these extra chairs are placed in such a way that they back further into the pavement, causing the barriers to be pushed further into the public highway at one of the busiest junctions in all of Covent Garden.</p> <p>Also, the CGCA repeats our concern that, whilst we do not object to an opening time of 8 a.m., this start time will result in earlier deliveries. A condition or informative should be included with any permission granted that specifies that deliveries must be restricted to 08:00-20:00 to protect residential amenity.</p> <p>Photos: https://goo.gl/YeleYr (Cranbourn Street), https://goo.gl/7iHO1W (Cranbourn Street) & https://goo.gl/EK9gYt (St. Martin's Court)</p> <p>Documents: http://goo.gl/89ivrK</p> <p>Note: Renewal. No change in use or hours: M-SU 08:00-23:00. Applicant is using 3T & 9CH on Cranbourn Street frontage.</p> <p>Application to extend opening hours from 11:00 to 08:00 on 24-08-15 agenda. CGCA's comments.</p>
4.5	8-10 Charing Cross Road WC2H OHG 15/08770/TCH The Garrick Arms/Greene King PLC; DHA Planning (agent)	Use of an area of the public highway measuring 5.4m x 1.37m for the placing of three tables and six chairs, with three associated barriers.	<p>Objection. After years of refusing permission for tables and chairs at this location, the Council last year permitted their use after the applicant revised the original proposals (see 14/09384/TCH). The Highways Manager, as well as the CGCA, had objected to the original proposal. In the officer's report, the officer notes that, "The situation regarding pedestrian free movement on the site is not considered to have improved since 2003, but worsened." Further, two bike racks have been installed adjacent to a phone box on the highway, which "further exacerbate the situation that had previously led to refusal," according to the officer's report.</p> <p>The applicant revised the proposed seating plan to eliminate the tables and chairs opposite the cycle racks that created a pinch point.</p> <p>However, as shown in the attached photos, the applicant continues to place tables and chairs directly across from the cycle racks and phone box in flagrant disregard of the permission that was granted specifying that no tables and chairs be placed at this location (to the right of the entrance).</p> <p>As shown in the attached photos, the applicant does not accurately portray the proximity of the phone box and the cycle rack, which must be considered when determining any measurements for areas of the public highway. The phone box and the cycle rack are much closer to the proposed location than the drawings indicate. There also is a zebra crossing directly in front of the site, so this location is in constant use by pedestrians. A large scrum of vertical drinkers and the excessively large A-boards and menu board create an even greater obstacle and exacerbate the pinch point.</p> <p>In the CGCA's comments to the application last year, the CGCA noted that the applicant was using four tables and 16 chairs without permission, indicating an unlikelihood to comply with any permission. This has proven to be the case, as staff have failed</p>

			<p>to maintain the approved layout. Thus, the Council should refuse permission for the current proposals, which is in line with informative 3 of the existing permission, which specifies that applicant must adhere to permitted layout or have license revoked.</p>
--	--	--	---

Photos: <https://goo.gl/38Yn6s> & <https://goo.gl/ievrQ1>

Documents: <http://goo.gl/l4aHvA>

Note: Renewal. No change in use. No hours listed. Current hours: M-SU 11:00-23:00. On 13-10-14 agenda (these comments were based on proposals for 5T & 10CH; applicant reduced to 3T, 6CH & 3B).

5. Other business

6. Next meetings & future presentations

6.1 9 November 2015

6.2 23 November 2015