

## Minutes

### Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 27<sup>th</sup> January 2014  
 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 Bieda, Christina Smith, Rhu Weir

**1.2 Present:** Mike Leeson, Robert Bent, Shirley Gray, Sam Kung, Meredith Whitten

**2. Presentation – None scheduled**

**3. Planning Applications & Appeals**

	Address & Application No.	Proposal	Comments
<b>CAMDEN APPLICATIONS</b>			
3.1	19 A Monmouth Street WC2H 9DD 2013/7818/P <i>C3/Brimelow McSweeney Architects (agent)</i>	Installation of glazed sliding doors following partial demolition of mansard roof to create terrace with replacement of windows throughout flat and internal alterations.	No objection Photos: <a href="http://tiny.cc/aw769w">http://tiny.cc/aw769w</a> & <a href="http://tiny.cc/ov769w">http://tiny.cc/ov769w</a> Documents: <a href="http://tiny.cc/bwp19w">http://tiny.cc/bwp19w</a>
3.2	210 Shaftesbury Avenue WC2H 8DP 2013/5629/P & 2013/5673/L <i>Shaftesbury Theatre/Michael Jackson Consulting (agent)</i>	Alterations to existing external platform, alterations to fenestration and repositioning of 2 existing air-conditioning units to Grape Street elevation of theatre (Class D2).	The CGCA notes that Grape Street has existing residential units, with additional units planned. Thus, the CGCA has no objection provided the following conditions related to the air-conditioning units are included with any permission granted:  According to Camden's planning policies, air conditioning units can disturb the amenity and quality of life of residents and workers through noise as well as harm the visual appearance of an area, particularly a conservation area (see DP28, "Noise and Vibration;" DP28.1 & 28.3; DP22.18; CS5.8; and CPG5.7-5.9).  To ensure that the units do not cause undue noise and disturbance to nearby residents, conditions should be imposed that:  (1) limit the hours of use to business hours, which will reduce the impact of noise and vibration on residents. (DP28.3);  (2) require the applicant to ensure that equipment is kept working efficiently, as verified through annual maintenance checks throughout the life of the development (see DP28.3); and  (3) restrict the amount of noise (measured in decibels) emitted from the units to within Camden's thresholds (CPG5.9).  Photo: <a href="http://tiny.cc/ga669w">http://tiny.cc/ga669w</a> Documents: <a href="http://tiny.cc/f7o19w">http://tiny.cc/f7o19w</a> Note: Listed building
3.3	35 Earlham Street WC2H 9LD 2013/8070/P 2013/7269/L	Addition of timber cladding to existing steel doors and replacement of existing signage above.	No objection Photo: <a href="http://tiny.cc/xg669w">http://tiny.cc/xg669w</a> Documents: <a href="http://tiny.cc/ohp19w">http://tiny.cc/ohp19w</a> &

	Detroit Bar (Currently Clubhouse)/ <i>Hanett Ltd.; Matt Lawson Design Ltd. (agent)</i>		<a href="http://tiny.cc/tbp19w">http://tiny.cc/tbp19w</a> Note: Listed building. Retrospective application.
3.4	60 Great Queen Street WC2B 5AZ 2013/8249/L <i>Freemasons Hall/United Grand Lodge of England; Adam Architecture (agent)</i>	Internal alterations involving the installation of a new bank of organ pipes and alterations to existing organ.	No objection Photo: <a href="http://tiny.cc/lb669w">http://tiny.cc/lb669w</a> Documents: <a href="http://tiny.cc/gjp19w">http://tiny.cc/gjp19w</a> Noted: Listed building
3.5	30-32 Neal Street WC2H 9PS 2014/0355/P <i>Schuh/Oberlanders Architects LLP (agent)</i>	Erection of a new shopfront.	Objection. As noted in the Seven Dials Renaissance study (see attached), which Camden adopted for planning purposes, the shopfront at this location was traditionally timber. Thus, the proposed steel shopfront is highly inappropriate and does not reflect the character of the conservation area.  Further, the CGCA objects to internally illuminated signage, which is inappropriate in a conservation area, as noted in Camden Planning Guidance 1 (Design). Signage should be externally illuminated.  Photo: <a href="http://tiny.cc/be769w">http://tiny.cc/be769w</a> Documents: <a href="http://tiny.cc/wmp19w">http://tiny.cc/wmp19w</a>
3.6	36 Earlham Street WC2H 9LH, 2013/6891/A & 014/0384/L B1866/ <i>Brooks England; AAVA (agent)</i>	Installation of 2 x fascia signs and 1 x projecting sign to for a 100 year period from 11/11/2013 to 11/11/2113.	Objection. As noted in the Seven Dials Renaissance study (see attached), which Camden adopted for planning purposes, traditional pointed hanging signs and painted fascia boards are more appropriate for the conservation area. These proposals are out of keeping with the conservation area's character. Granting approval would set a negative precedent for use of copper and other materials that are not appropriate for the area. Again, see attached guidance regarding signs, which has been adopted by Camden.  Photo: <a href="http://tiny.cc/5p569w">http://tiny.cc/5p569w</a> Documents: <a href="http://tiny.cc/7qp19w">http://tiny.cc/7qp19w</a> Note: Listed building
<b>WESTMINSTER APPLICATIONS</b>			
3.7	409-410 Strand WC2R ONS 13/12245/FULL <i>Byron/Byron Hamburgers Ltd.; Savills (agent)</i>	Alterations to existing shopfront.	No objection Photo: <a href="http://tiny.cc/sl769w">http://tiny.cc/sl769w</a> Documents: <a href="http://tiny.cc/g5m19w">http://tiny.cc/g5m19w</a> Note: Listed building.
3.8	20 Bedford Street WC2E 9HP 13/10122/FULL <i>Adventure Bar/Adventure Bar</i>	Alterations to ground floor elevation comprising installation of new entrance doors, removal of glazing above entrance doors and installation of new extract air vent grilles.	Objection. The proposed alterations to the front elevation, particularly the signage, are inappropriate for the conservation area. Policies outlined in WCC's "Shopfronts, Blinds and Signs" SPG, as well as UDP Chapter 10, specifically discuss how such proposals are inappropriate, such as not reflecting the special character and quality of the street and the conservation area. This premises is located particularly close to St. Paul's Church,

			<p>a listed building in the heart of Covent Garden. WCC's guidance says that shopfront and fascia design should "relate well to surrounding buildings and shops," which this proposal (as well as the existing elevation) does not do. UDP Chapter 10, Policy 8 says that signs must be "well designed and sensitively located within the street scene" and "relate to the character, scale and architectural features of the building on which they are to be fixed." The proposed changes do not fit these requirements at all, and the CGCA considers them highly insensitive to the surrounding area.</p> <p>Photo: <a href="http://tiny.cc/y0669w">http://tiny.cc/y0669w</a> Documents: <a href="http://tiny.cc/sdn19w">http://tiny.cc/sdn19w</a></p>
3.9	<p>34-43 Russell Street WC2B 5HA 13/12065/FULL B1/Kent County Council Superannuation Fund; Savills (agent)</p>	<p>Use of existing office (Class B1) at ground floor level to restaurant/ cafe (Class A3) use, including external alterations to front facade and installation of plant and extract flues to service the restaurant use.</p>	<p>The CGCA is concerned about the impact on residential amenity, particularly from noise and disturbance. We note that this part of Covent Garden is highly residential – for example, residents in the Peabody Estate and Charter House are adjacent to this location. Residents have expressed concern about late-night noise.</p> <p>Also, the application does not mention hours for the restaurant and does not mention servicing and deliveries.</p> <p>As noted in Westminster's CS41, servicing and deliveries can have adverse effects on local residents. To protect the amenity of nearby residents, as well as those working in and visiting Covent Garden, the CGCA requests a condition that limits the hours of servicing and deliveries from 08:00 to 20:00. No deliveries should be permitted outside of these hours.</p> <p>Conditions should clarify that servicing and deliveries are to occur through Crown Court.</p> <p>Further, hours of operation should be limited to WCC's core hours.</p> <p>Air conditioning and plant equipment generates noise that can be intrusive and disturbing to local residents (CMP3.4.22 &amp; 3.6.14). To ensure that the units do not cause undue nuisance and disturbance to nearby residential properties, conditions should be imposed that require the applicant to ensure that equipment is kept working efficiently, as verified through annual maintenance checks throughout the life of the development, and that minimises exposure to vibration and external noise (CMP3.17). Conditions should also stipulate that the equipment should run only during business hours (including hours for staff preparation).</p> <p>Finally, while the CGCA does not object to this application, we question whether the area needs another restaurant, given that this part</p>

			<p>of the Central Activities Zone is saturated with restaurants, cafes and bars.</p> <p>Photos: <a href="http://tiny.cc/xo669w">http://tiny.cc/xo669w</a> &amp; <a href="http://tiny.cc/rp669w">http://tiny.cc/rp669w</a> (Also see D&amp;A statement.)</p> <p>Documents: <a href="http://tiny.cc/3fae9w">http://tiny.cc/3fae9w</a></p>
3.10	<p>York House 23 Kingsway WC2B 6UJ 13/12742/FULL B1/USF Nominees Ltd c/o CBRE Global Investors; EPR Architects Ltd. (agent)</p>	<p>Replacement of the existing entrance canopy and doors, installation of a new glazed light, engraving of the building name in the existing stone and facade cleaning. Replacement of two car parking spaces with a 19 cycle spaces in the existing garage.</p>	<p>No objection</p> <p>Photo: <a href="http://tiny.cc/uh569w">http://tiny.cc/uh569w</a></p> <p>Documents: <a href="http://tiny.cc/mon19w">http://tiny.cc/mon19w</a></p>
3.11	<p>79 Long Acre WC2E 9NG 13/11705/LBC twobirds Bridesmaids/twobirds Bridesmaid UK LTD</p>	<p>Installation of two chrome numbers above the entrance door.</p>	<p>No objection</p> <p>Photo: <a href="http://tiny.cc/md569w">http://tiny.cc/md569w</a></p> <p>Documents: <a href="http://tiny.cc/mxn19w">http://tiny.cc/mxn19w</a></p> <p>Note: Applicant is on floors 1-3.</p>
3.12	<p>19-20 Long Acre WC2E 9LH 13/11057/FULL Lululemon /Lululemon Athletica; Brown Studio (agent)</p>	<p>Replacement of existing doors and glazing to rear elevation with louvre in association with the installation of internal mechanical plant.</p>	<p>The CGCA questions the need for replacing the existing doors with louvers. Blocking out the window would create a visual void along Floral Street.</p> <p>Photo: <a href="http://tiny.cc/dd769w">http://tiny.cc/dd769w</a></p> <p>Documents: <a href="http://tiny.cc/c3n19w">http://tiny.cc/c3n19w</a></p>
3.13	<p>26 New Row WC2N 4LH 13/12700/FULL Jamaica Patty Co. (formerly Spud)/Jamaica Patty Co.; Mailen Design (agent)</p>	<p>Installation of new shopfront.</p>	<p>Objection. The CGCA objects to the proposal to maintain the opening shopfront. The opening shopfront is inappropriate in the conservation area, particularly on New Row, a largely pedestrianised street that consists primarily of traditional shopfronts.</p> <p>The CGCA notes 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. As the applicant states, residents live directly above this shop. In addition to disturbance from noise, they also are subjected to cooking smells because of the openable shopfront. The CGCA also notes that Westminster has consistently refused permission for similar request, including nearby on St. Martin's Lane. Despite the applicant's observation that the shopfront has been openable since the 1990s, the folding, openable doors do not reflect the traditional shopfront and, thus, the CGCA believes WCC has an opportunity to return the shopfront to a more appropriate, traditional design.</p>

			Photo: <a href="http://tiny.cc/r2669w">http://tiny.cc/r2669w</a> Documents: <a href="http://tiny.cc/17n19w">http://tiny.cc/17n19w</a>
3.14	26 Wellington Street London 14/00096/FULL A3 (currently Charles Dickens Coffee House and Café 26/ Shaftesbury; Rolfe Judd (agent)	Variation of Condition 4 of planning permission dated 30-09-13 (13/04149) namely, to vary the wording of the condition to read: 'The use hereby approved shall not include any primary cooking process which, for the purpose of this condition shall be taken to mean the primary cooking of raw or fresh food on the premises.'	No objection Photo: <a href="http://tiny.cc/vw569w">http://tiny.cc/vw569w</a> Documents: <a href="http://tiny.cc/sgo19w">http://tiny.cc/sgo19w</a> Note: CGCA only objected to openable shopfront windows. The applicant did not get approval for the openable windows (see Decision Notice: <a href="http://tiny.cc/d5569w">http://tiny.cc/d5569w</a> ). Listed building.
3.15	26 Wellington Street 14/00025/LBC A3 (currently Charles Dickens Coffee House and Café 26/ Shaftesbury; Rolfe Judd (agent)	Damp-proof tanking and repairs to walls, vaults and flooring at basement level.	No objection Photo: <a href="http://tiny.cc/vw569w">http://tiny.cc/vw569w</a> Documents: <a href="http://tiny.cc/7ao19w">http://tiny.cc/7ao19w</a> Note: Listed building;
3.16	33-35 Wellington Street WC2E 7BN 13/11952/FULL Byron/Byron Hamburgers; Michaelis Boyd Associates (agent)	Replacement of existing kitchen extract system/duct with new extract duct and addition of a fan unit at high level to duct, new service deck by the fan unit to allow for servicing and relocation of existing refrigeration condenser unit to first floor level within the lightwell.	The CGCA does not object provided WCC are convinced that the nearest residential window is 40m from the applicant's premises, as stated in the applicant's acoustic report. The CGCA believes there are residential flats above 39 Wellington Street, which would make the nearest window less than 40m away. Should this be the case, the applicant should submit a revised acoustic report reflecting this updated information. Photo: <a href="http://tiny.cc/kv569w">http://tiny.cc/kv569w</a> Documents: <a href="http://tiny.cc/tmo19w">http://tiny.cc/tmo19w</a>
3.17	A Block Peabody Buildings Wild Street WC2B 4AA 14/00086/FULL C3/Peabody Trust; Randall Shaw Billingham (agent)	Replacement of existing single- glazed windows with new double- glazed windows throughout blocks A-H and L-M.	No objection Photo: <a href="http://tiny.cc/5l569w">http://tiny.cc/5l569w</a> Documents: <a href="http://tiny.cc/yqo19w">http://tiny.cc/yqo19w</a>
3.18	10 Adelaide Street WC2N 4HZ 13/12243/FULL Barrifina/Barrifina Limited; Andy Martin Architects (agent)	Alterations to shopfront and installation of one air conditioning unit and kitchen extract at roof level.	The CGCA is concerned about the impact on residential and community amenity, particularly from noise and disturbance. Also, the application does not mention hours for the restaurant and does not mention servicing and deliveries. As noted in Westminster's CS41, servicing and deliveries can have adverse effects on local residents. To protect the amenity of nearby residents, as well as those working in and visiting Covent Garden, the CGCA requests a condition that limits the hours of servicing and deliveries from 08:00 to 20:00. No deliveries should be permitted outside of these hours. Further, hours of operation should be limited to WCC's core hours. Air conditioning and plant equipment generates noise that can be intrusive and disturbing to local residents (CMP3.4.22 & 3.6.14). To ensure that the units do not cause

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#### 4. Tables and Chairs

CAMDEN APPLICATIONS			
None			
WESTMINSTER APPLICATIONS			
4.1	29 Kingsway WC2B 6UF 13/11840/TCH Pret a Manger/Pret a Manger; Planning Potential Ltd. (agent)	Use of an area of the public highway measuring 19.1m x 1.3m for the placing of nine tables and 18 chairs.	<p>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 &amp; 18CH total) and the proposal statement in the application says 9T and 18CH. However, the Design &amp; Access Statement says the application is for 10 tables and 20 chairs. As the attached photos show, the applicant is already using 10T &amp; 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.</p> <p>Photo: <a href="http://tiny.cc/pr669w">http://tiny.cc/pr669w</a></p> <p>Documents: <a href="http://tiny.cc/6wo19w">http://tiny.cc/6wo19w</a></p> <p>Note: Renewal. No change in use. Change in hours. Current hours are M-SU 07:00-20:00. Proposed hours: M-F 07:00-20:30; S&amp;SU 07:00-20:00</p> <p>Note that applicant is currently using 10T &amp; 20CH.</p>

#### 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

- 7.1 10<sup>th</sup> February 2014
- 7.2 24<sup>th</sup> February 2014