

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 27 February 2017
at 6:30 p.m. at the Hospital Club, 24 Endell Street WC2H 9HQ

www.CoventGarden.org.uk  TheCGCA  @TheCGCA

1. Attendance

1.1 **Present:** Elizabeth Bax (chair), Shirley Gray, Selwyn Hardy, Jo Weir, Meredith Whitten

1.2 **Apologies received:** Robert Bent, David Bieda, Jane French, Gary Hayes, Richard Hills, Kester Robinson, Brian Tienan, Rhu Weir

1.3 **Comments received:** Gary Hayes, Rhu Weir

2. Presentations: None scheduled

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	61 Neal Street WC2H 9PJ 2017/0555/P & 2017/0808/L <i>C3/MD Design Associates (agent)</i>	Replacement of four timber sash windows to front elevation and three timber sash windows to rear elevation with double glazed units; replacement of front entrance doors; repositioning of AC unit to rear.	The CGCA queries whether an acoustic report is needed. The proposed rear elevation shows three repositioned AC condenser units. However, the existing rear elevation shows only two units. Thus, there appears to be an additional AC condenser being proposed to be installed near a noise-sensitive window. Comments by 09-03-17 Photo: https://goo.gl/jK8XEy Documents: https://goo.gl/oq77bU Note: Grade II listed building
3.2	Centre Point 101-103 New Oxford Street WC1A 1DD 2017/0742/L <i>Various/Almacantar (Centre Point); Gerald Eve (agent)</i>	Reinstated staircase details, as required by condition 4 of Listed Building Consent ref 2013/1961/L (01/04/2013), for the change of use of Centre Point from office/sui generis to mixed residential/commercial.	No objection Comments by 09-03-17 No photo Documents: https://goo.gl/M8h8Nw Note: Grade II listed building
3.3	212 Shaftesbury Avenue WC2H 8EB 2017/0781/L <i>B1/Avison Young (agent)</i>	External repairs, cleaning and redecorations; including to the roof, elevations, joinery, windows, downpipes, waste and SVPs.	No elevations were provided by the applicant – the document titled elevations is actually a location plan. Provided the officer is satisfied that the cleaning agents and methods will not harm this Grade II listed building, the CGCA has no objection. Comments by 09-03-17 Photo: https://goo.gl/bBbjxW Documents: https://goo.gl/z40mcN Note: Grade II listed building
3.4	Castlewood House and Medius House 77-91 and 63-69 New Oxford Street WC1A 1DG 2017/0618/P	Demolition of existing office building at Castlewood House (B1), and erection of an 11 storey office building (B1) with retail and restaurant uses (A1/A3) at ground	The CGCA welcomes the provision of affordable housing units at this location, as well as the applicant's efforts to integrate the redevelopment of these buildings into the surrounding conservation areas.

	<p>Mixed/<i>Gerald Eve (agent)</i></p>	<p>floor level; enlargement of existing double basement level and formation of roof terraces and rooftop plant along with associated highways, landscaping, and public realm improvement works. Partial demolition of Medius House with retention of the existing façade, and erection of a two storey roof extension including private roof terrace, in connection with the change of use of the building from office (B1) and retail (A1) to provide 20 affordable housing units (C3) at upper floor levels with retained retail use at ground floor level.</p>	<p>We do note that residents exist nearby and more residential units will be added in the vicinity, as well. Thus, we have no objection to these proposals provided the following conditions are included to protect residential amenity.</p> <p>Camden’s planning policies observe that 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 CS5.8; DP28, including DP28.1 & 28.3; DP22.18; and CPG5 6.7-6.9). This includes cumulative noise levels (CPG6 4.7).</p> <p>To protect the amenity of nearby residents (CS5) and to ensure that the unit does not cause undue noise and disturbance, any permission granted must include conditions that:</p> <ol style="list-style-type: none"> (1) restrict the amount of noise (measured in decibels) emitted from the units to within Camden’s thresholds (DP28; CPG5 6.9); (2) 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 throughout the life of the development (DP28.3); (3) specify that failure to conduct annual maintenance checks and failure to maintain all equipment to levels specified in planning permission is a breach of planning regulations and voids planning permission granted; (4) limit the hours of use to business hours of the premises (for the B1 office use), to reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend hours (DP28.3); and (5) require automatic time clocks to be fitted to the equipment 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. (Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and DP26 and DP28.) (For precedent, see 2015/5148/P, condition 4, & 2014/6130/P, condition 3.) <p>Additionally, a condition should be included</p>
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			<p>that limits the hours of use of the terrace used by B1 office workers to standard business hours (no earlier than 08:00 and no later than 21:00 Monday through Friday, and not at all on weekends and Bank Holidays). This condition is needed to protect residential amenity from noise and disturbance at anti-social hours. For precedent, see 2014/4870/P, condition 10.</p> <p>Comments by 13-03-17 Photo: See documents Documents: https://goo.gl/OhbVQZ Note: Applicant presented to CGCA at 09-08-16 meeting.</p>
3.5	<p>170a-171 Drury Lane WC2B 5RH 2016/5289/P A1 & A3/SMA Architectural Design Ltd. (agent)</p>	<p>Installation of new shopfront.</p>	<p>No objection. However, the CGCA notes that the proposals do not refer to lighting for the metal sign that is proposed to be fixed on the fascia. No internal illumination of the sign should be permitted.</p> <p>Comments by 14-03-17 Photo: https://goo.gl/8bw6N8 (old photo -- currently behind scaffolding) Documents: https://goo.gl/Cp2IIW</p>
3.6	<p>Basement and Ground Floor 22 Great Queen Street WC2B 5BH 2017/0046/P A2/Dexters Limited; Ideal Planning & Design Ltd. (agent)</p>	<p>Installation of an air conditioning unit to the rear of the ground floor commercial unit (Class A2)</p>	<p>Camden's planning policies observe that 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 CS5.8; DP28, including DP28.1 & 28.3; DP22.18; and CPG5 6.7-6.9). This includes cumulative noise levels (CPG6 4.7).</p> <p>To protect the amenity of nearby residents (CS5) and to ensure that the unit does not cause undue noise and disturbance, any permission granted must include conditions that:</p> <p>(1) restrict the amount of noise (measured in decibels) emitted from the units to within Camden's thresholds (DP28; CPG5 6.9); (2) 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 throughout the life of the development (DP28.3); (3) specify that failure to conduct annual maintenance checks and failure to maintain all equipment to levels specified in planning permission is a breach of planning regulations and voids planning permission granted; (4) limit the hours of use to business hours of the premises (currently an estate agent), to</p>

			<p>reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend hours (DP28.3); and</p> <p>(5) require automatic time clocks to be fitted to the equipment 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. (Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and DP26 and DP28.) (For precedent, see 2015/5148/P, condition 4, & 2014/6130/P, condition 3.)</p> <p>Provided these conditions are included in any permission granted, the CGCA has no objection.</p> <p>Comments by 15-03-17 Photo: https://goo.gl/Kr4D6L Documents: https://goo.gl/LrLMhq</p>
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WESTMINSTER APPLICATIONS

3.7	<p>Apartment 2 1 Exchange Court WC2R 0PQ 17/01096/FULL C3/LK Design Services (agent)</p>	<p>Extension of the existing residential unit 1.35m into the existing dustbin store at ground floor level.</p>	<p>The CGCA is concerned that reduction in size of the dustbin store at ground level will result in bins being left outside and exposed, where they would attract rubbish and pests, as well as cause unsightly visual clutter on this narrow passageway.</p> <p>Permission should include a condition or informative that specifies that the bins must continue to be stored internally within the dustbin store.</p> <p>Comments by 14-03-17 Photos: https://goo.gl/dZsYc7 & https://goo.gl/59Ke4N Documents: https://goo.gl/dxRkkmk Note: Similar application on 23-11-15 agenda (15/09349/FULL).</p>
3.8	<p>20 Upper St Martin's Lane WC2H 9JZ 17/01208/FULL A4&B1/Longmartin Properties Ltd.; Ian Ritchie Architects Ltd. (agent)</p>	<p>Refurbishment of Sussex House, including facade replacement on Upper St Martin's Lane and Long Acre frontages; infill of rear lightwell; sixth floor level roof terrace with canopy and plant equipment, all in association with the continued use of the basement, ground and first floor levels as a drinking establishment (Class A4) and the second to sixth floor levels as offices (Class B1).</p>	<p>Should the Council grant permission, a condition should be included that limits the hours of use of the terrace to standard business hours (no earlier than 08:00 and no later than 21:00 Monday through Friday, and not at all on weekends and Bank Holidays). This is to protect residential amenity from both noise and disturbance, and overlooking, as set out in S29 and ENV13. For precedent, see 15/10227/FULL, conditions 3 & 4; 15/02721/FULL, conditions 4 & 5; and 14/00907/FULL, condition 7.</p> <p>Additionally, Westminster's City Plan states that "reducing average noise levels in the city</p>

			<p>continues to be an important objective” (5.34). Thus, conditions to protect the amenity of nearby residents from noise and vibration (S29 & S32) and to ensure that the plant and equipment do not cause undue noise and disturbance, the following conditions should be included with any permission granted:</p> <p>(1) restrict the amount of noise (measured in decibels) emitted from the units to within Westminster’s thresholds (S32; ENV6; ENV7);</p> <p>(2) 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 throughout the life of the development (S32; ENV6);</p> <p>(3) specify that failure to conduct annual maintenance checks and failure to maintain all equipment to levels specified in planning permission is a breach of planning regulations and voids planning permission granted (ENV6);</p> <p>(4) limit the hours of use to business hours of the premises, to reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend hours (ENV6; ENV6-9.78); and</p> <p>(5) require automatic time clocks to be fitted to the equipment 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 and to safeguard the amenity of the adjoining premises and the area generally. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer’s recommendations. (S32; ENV6; ENV7).</p> <p>Comments by 14-03-17 Photos: https://goo.gl/tojrnI & https://goo.gl/cCkily Documents: https://goo.gl/i3V8Ri Note: Previous application (15/07226/FULL) on 28-09-15 agenda.</p>
3.9	Development Site At 28-30 Floral Street Including Carriage Hall & 19 - 25 Long Acre 17/01008/FULL N/A/Capco; Gerald Eve (agent)	Installation of gates to Banbury Court and associated works.	The CGCA objects to the proposed gates at Banbury Court. Whilst we appreciate the applicant’s rationale for proposing the gates, the proposed design fails to maintain or improve (preserve or enhance) the character and appearance of the Covent Garden Conservation Area (S25, S28, DES9, para 10.108-10.128). The proposed design of the gate is

			<p>unimaginative, visually heavy and out of keeping with the area. In section 2.2.5 (“precedent gates”) of the applicant’s D&A statement, examples of other gates in the conservation area are shown. These gates all have some element of design that reflects the character of the conservation area. For example, none has the fortress-like feel of the proposed gate. Instead, they have flourishes and design elements, such as arrows or floral designs. The applicant should revise the proposals to incorporate the history of the area, and particularly Floral Street where the development is located, into the gate’s design.</p> <p>Comments by 16-03-17 No photo Documents: https://goo.gl/wDiFyJ</p>
3.10	<p>A Block Peabody Buildings Wild Street WC2B 4AA 17/00982/FULL N/A/Peabody; <i>The Beckett Company Ltd. (agent)</i></p>	<p>Landscape works to internal courtyard including re-arrangement of parking, extension of play area and communal gardens and re-surfacing works.</p>	<p>No objection. The CGCA welcomes the inclusion of urban greening into the courtyard and the proposals to improve both environmental and social sustainability.</p> <p>Comments by 16-03-17 Photo: See documents Documents: https://goo.gl/gku6uU</p>
3.11	<p>17 Bedford Street WC2E 9HP 17/00833/LBC Wagamama/Wagamama; <i>Savills (agent)</i></p>	<p>Mounting of two signs on shop front elevation and mounting of one day/night sensor and external wall light.</p>	<p>The CGCA objects to the installation of signs on this prominent Grade II listed building, as this will damage the stone. Instead of marking a listed building and harming the conservation area, the applicant should sign write a window.</p> <p>The CGCA notes that the Council has refused other signs at neighbouring properties on the same side of Bedford Street. For example, in 14/03839/ADV at 20 Bedford Street, the Council refused permission for projecting signs because of the visual clutter and harm to the conservation area.</p> <p>Comments by 16-03-17 Photo: https://goo.gl/SGKXle Documents: https://goo.gl/4NyTns Note: Grade II listed building</p>
3.12	<p>26-27 Southampton Street WC2E 8PS 17/01483/LBC C3/Capco; <i>Gerald Eve (agent)</i></p>	<p>Variation of condition 1 of listed building consent dated 29-11-2016 (16/09856/LBC) to position the PV panels slightly on the buildings roof. The access ladder and walkway is no longer required as an alternative access route to the roof has been developed. To shift the position of the doors to the terrace from the reception room at 5th floor level.</p>	<p>No objection, provided the officer is satisfied these variations – particularly the repositioning of the PV panels on the roof – will not have a negative impact on neighbouring residents and their visual amenity.</p> <p>Comments by 22-03-17 Photo: https://goo.gl/2FF2b9 Documents: https://goo.gl/2h0C6m Note: Grade II listed building. On 14-11-16 agenda. CGCA had no objection.</p>

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	77 Kingsway London WC2B 6SR 2017/0958/TC Leon	6 Tables, 12 Chairs and 6 Barriers	<p>Whilst the CGCA does not object to the use of street furniture at this location, we do object 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. 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 points furthest into the pavement.</p> <p>The CGCA points out that the applicant is not complying with the existing or proposed layout. Instead, the applicant has positioned tables and chairs perpendicular to the proposed configuration. Whilst the applicant does not have permission for this layout, it is preferable to the layout actually proposed, as it results in less of the public highway being commandeered. Thus, we recommend the applicant revise the proposals to reflect actual usage.</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. 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>Comments by 17-03-17 Photo: https://goo.gl/F5u4In Documents: https://goo.gl/JmDh9K Note: Renewal. No change in use or hours (M-SU 08:00-22:00). On 01-04-16 agenda.</p>
4.2	42 Kingsway WC2B 6EX 2017/0955/TC Bill's	7 Tables, 16 Chairs and 9 Barriers	<p>Whilst the CGCA does not object to the use of tables and chairs at this location, the applicant must apply for permission for the six planters, which are on the proposed layout, but do not form part of the proposals. The applicant currently has placed the planters on the pavement, despite not having permission for these.</p> <p>The CGCA objects to permitting any more street furniture or items to be placed on the public highway, as this location on Kingsway experiences consistently high footfall. We note that Council enforcement officers have had to ask the applicant and neighbouring businesses to remove A-boards from the pavement because they obstructed pedestrian flow. The expansion of street furniture at this site would have the same impact on pedestrians.</p> <p>Comments by 17-03-17 Photo: https://goo.gl/yQO0i3 Documents: https://goo.gl/9gdqI3 Note: Renewal. No change in use or hours (M-TH 08:00- 23:00; F-SA 08:00-23:30; SU 08:00-22:30). On 22-02-16 agenda. CGCA had no objection.</p>

4.3	Basement & Ground, Floor 63 Neal Street WC2H 9PJ 2017/0997/TC Pix Pintos	2 Tables and 8 Chairs	No objection Comments by 21-03-17 Photo: https://goo.gl/FJoD71 Documents: https://goo.gl/jPz6SI Note: Renewal. No change in use or hours (M-SU 12:00-21:00). On 28-12-15. CGCA objected to previous application (3T & 12CH). Applicant revised proposal.
WESTMINSTER APPLICATIONS			
4.4	11 Upper St Martin's Lane WC2H 9FB 17/01114/TCH Jamie's Italian/ <i>Jamie's Italian Ltd.; Firstplan Ltd. (agent)</i>	Use of two areas of the highway measuring 1500mm x 7500mm for the placing of four tables, 16 chairs and seven barriers on the Upper St Martin's Lane frontage and 1500mm x 1055mm x 3500mm for the placing of 16 tables, 30 chairs, 4 benches, one waiter station, 14 planters and 3 umbrellas on the St Martin's Courtyard (rear frontage).	No objection, provided the hours do not extend beyond the existing hours (M-SU 09:00-23:00). Comments by 15-03-17 Photos: https://goo.gl/eSWHRz (St. Martin's Courtyard elevation) & https://goo.gl/9EtO1p (Upper St. Martin's Lane elevation) Documents: https://goo.gl/YKUcCd Note: Renewal. No change in use. No hours listed. Current hours: M-SU 09:00-23:00. On 07-12-15 agenda. CGCA had no objection.
4.5	33 Cranbourn Street WC2H 7AD 17/01010/TCH Noodle Bar/ <i>Sparrow and Trieu Solicitors (agent)</i>	Use of an area of the public highway measuring 2.3m wide x 1.25m deep for the placing of two tables four chairs.	No objection provided the informative included with the current permission is continued with any renewed permission, namely that using more than the permitted number of T&CH would likely result in refusal for renewal. This is necessary given the applicant's history of putting more furniture on the pavement than permitted. Additionally, the CGCA would object to any extension of hours (currently M-SU 10:00-23:00); no proposed hours are listed in the application. Comments by 15-03-17 Photo: https://goo.gl/S98rDc Documents: https://goo.gl/9nq7qB Note: Renewal. No change in use. No hours listed. Current hours: M-SU 10:00-23:00. On 11-01-16 agenda.

5. Other business

6. Next meetings & future presentations

6.1 13 March 2017

6.2 27 March 2017