

## Minutes

### Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 27 March 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, David Kaner, Meredith Whitten

1.2 **Apologies received:** David Bieda, Jane French, Selwyn Hardy, Gary Hayes, Richard Hills, Jo Weir, Rhu Weir

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

2. **Presentations:** Shorts Gardens/Betterton Street, 6:30 p.m.

#### 3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
<b>CAMDEN APPLICATIONS</b>			
3.1	o/s 21-31 New Oxford Street WC1A 1AA 2017/1132/P & 2017/1459/A Sui Generis/ <i>BT PLC:</i> <i>Primesight Limited (agent)</i>	Erection of freestanding BT panel providing phone and Wi-Fi facilities with 2 x internally illuminated digital advertisements following the removal of 1no. BT telephone kiosk.	No objection Comments by 05-04-17 Photo: See documents Documents: <a href="https://goo.gl/kpcYJQ">https://goo.gl/kpcYJQ</a>
3.2	77 Shelton Street and 24/25 Drury Lane WC2B 5RH 2017/1053/P <i>A1/B1/Shepherd Food Holdings Ltd.; Jackie Ford Consulting (agent)</i>	Variation of condition 3 (approved plans) of planning permission 2014/1157/P dated 03/06/2014, namely insertion of windows at 2nd floor level to Drury Lane elevation	No objection Comments by 06-04-17 Photo: <a href="https://goo.gl/A66Qmn">https://goo.gl/A66Qmn</a> Documents: <a href="https://goo.gl/pw9sKL">https://goo.gl/pw9sKL</a>
3.3	1st Floor 186 Drury Lane London WC2B 5QD 2017/0949/P & 2017/1472/L <i>A1/London School of Barbering; Revive Renovations (agent)</i>	Installation of 2 x AC unit on flat roof of rear extension at second floor level.	The CGCA notes that the applicant's supporting documents and drawings are not clear. For example, the drawings do not indicate the location of adjacent residents nor do they indicate the front of the building. Still, the CGCA can determine that the proposals would result in significant disturbance to residents, particularly of Goldsmith Court. The applicant acknowledges that the existing plant disturbs nearby residents, yet these proposals appear to simply replace disturbing some residents with disturbing others.  The proposed location of the two AC units is too close to residential flats. Indeed, 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).  Further, the CGCA notes that the noise consultant has recommended mitigation measures because of the impact of noise on

			<p>local residents. Indeed, the noise report indicates that the speed of the intake unit near residents must be reduced, noise monitoring is needed and acoustic screen around e ventilation fan units is needed to simply bring the impact within Council requirements.</p> <p>Additionally, the proposed hours are out of keeping with the area.</p> <p>Comments by 07-04-17</p> <p>Photo: <a href="https://goo.gl/q7JUbx">https://goo.gl/q7JUbx</a></p> <p>Documents: <a href="https://goo.gl/vTwaob">https://goo.gl/vTwaob</a></p>
3.4	<p>57-59 Monmouth Street and 4 Ching Street WC2H 9DG</p> <p>2017/1261/L</p> <p>B1/C3/Shafesbury; Rolfe Judd (agent)</p>	<p>Listed building consent for internal and external alterations associated with change of use of first to third floors from office (Class B1) to alternative uses, either as 3x2 bed self-contained residential units (Class C3) or office (Class B1) uses. Alterations include new vents, secondary glazing and associated internal alterations.</p>	<p><i>Comments to come from DK</i></p> <p>Comments by 07-04-17</p> <p>Photos: <a href="https://goo.gl/59US3H">https://goo.gl/59US3H</a> (Monmouth Street) &amp; <a href="https://goo.gl/MABtIN">https://goo.gl/MABtIN</a> (Ching Court)</p> <p>Documents: <a href="https://goo.gl/REUafI">https://goo.gl/REUafI</a></p> <p>Note: Grade II listed building</p>
<b>WESTMINSTER APPLICATIONS</b>			
3.5	<p>1 Bedford Street WC2E 9HD</p> <p>17/01836/FULL</p> <p>Various /Legal &amp; General; Gerald Eve (agent)</p>	<p>Alterations to office entrance. Installation of plant at roof level and associated alterations.</p>	<p>The CGCA does not object to the alterations to the office entrance. Regarding the proposed plant at roof level, the CGCA objects to the proposed hours. The plant should run no later than 07:00-21:00.</p> <p>Westminster's City Plan: Strategic Policies observes that noise can lead to annoyance and have a negative impact on sleep, learning and communication, and health and well-being (5.33). Further, the City Plan states that "reducing average noise levels in the city continues to be an important objective" (5.34).</p> <p>To protect the amenity of nearby residents from noise and vibration (S29 &amp; S32) and to ensure that the units do not cause undue noise and disturbance, any permission granted must include conditions that:</p> <ol style="list-style-type: none"> <li>(1) restrict the amount of noise (measured in decibels) emitted from the units to within Westminster's thresholds (S32; ENV6; ENV7);</li> <li>(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);</li> <li>(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);</li> <li>(4) limit the hours of use to business hours of</li> </ol>

			<p>the premises (08:00-21:00), 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 07-04-17 Photo: See documents Documents: <a href="https://goo.gl/utNPxQ">https://goo.gl/utNPxQ</a></p>
3.6	<p>Imperial House 15-19 Kingsway WC2B 6UN 17/01874/FULL POD/POD; <i>Integrated Developments Ltd. (agent)</i></p>	Retention of new shopfront.	<p>This application is for retrospective alterations, as the applicant has already installed the new shopfront. The CGCA laments that the new shopfront does nothing to enhance the conservation area. Instead, it results in visual clutter that detracts from the conservation area and the many listed buildings in the area.</p> <p>Additionally, the CGCA objects to the use of internal illumination, as this method of illumination is inappropriate and unsympathetic in a conservation area, and conflicts with Westminster planning policy (see "Shopfronts, Blinds &amp; Signs" SPG; "Advertisement Design Guidelines" SPG; and DES8). DES8-10.98 states that "Shop signs should be at fascia level and be externally illuminated. Internally illuminated box fascias and projecting signs are not normally appropriate in conservation areas."</p> <p>Additionally, national guidance, as set forth in the Department of Communities &amp; Local Government's "Outdoor advertisements and signs: a guide for advertisers," clearly states that Class 4 (illuminated advertisements) "does not extend to any premises in a Conservation" (p. 17).</p> <p>Comments by 07-04-17 Photo: <a href="https://goo.gl/UPcOM6">https://goo.gl/UPcOM6</a> Documents: <a href="https://goo.gl/pTwr1V">https://goo.gl/pTwr1V</a></p>
3.7	<p>17-19 Neal Street WC2H 9PU 17/02172/FULL &amp; 17/01488/LBC <i>Dr. Marten's/Studio OL3 Ltd. (agent)</i></p>	Decoration of the existing shopfront. Internal works.	<p>The CGCA objects to the use of internal illumination, as this method of illumination is inappropriate and unsympathetic in a conservation area, and conflicts with Westminster planning policy (see "Shopfronts, Blinds &amp; Signs" SPG; "Advertisement Design Guidelines" SPG; and DES8). DES8-10.98 states that "Shop signs should be at fascia level and be externally illuminated. Internally illuminated box fascias and projecting signs are</p>

			<p>not normally appropriate in conservation areas.”</p> <p>Additionally, national guidance, as set forth in the Department of Communities &amp; Local Government’s “Outdoor advertisements and signs: a guide for advertisers,” clearly states that Class 4 (illuminated advertisements) “does not extend to any premises in a Conservation” (p. 17).</p> <p>Comments by 18-04-17</p> <p>Photo: <a href="https://goo.gl/wDmDJT">https://goo.gl/wDmDJT</a></p> <p>Documents: <a href="https://goo.gl/wgcUjr">https://goo.gl/wgcUjr</a></p> <p>Note: Grade II listed building</p>
3.8	<p>67 Drury Lane WC2B 5SP 17/02381/FULL</p> <p>A1 at basement &amp; ground; C3 at upper/<i>Really Useful Theatres Group; John Rowan and Partners (agent)</i></p>	<p>Variation of Conditions 1, 15 and 17 of planning permission dated 25 May 2016 (RN: 16/03298), namely to allow updated plans to be submitted for the relocation of the plant enclosure at roof level and an addendum to the Environmental Noise Survey.</p>	<p>No objection, provided the officer is satisfied the changes do not affect neighbouring residents, particularly those at the adjacent Peabody flats.</p> <p>Comments by 18-04-17</p> <p>Photo: <a href="https://goo.gl/leN2J2">https://goo.gl/leN2J2</a></p> <p>Documents: <a href="https://goo.gl/8oi5e5">https://goo.gl/8oi5e5</a></p> <p>Note: Application on 25-04-16 agenda. CGCA had no objection.</p>

#### 4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	<p>176 Drury Lane WC2B 5QF 2017/1575/TC Jar Kitchen</p>	<p>1 table and 2 chairs</p>	<p>The CGCA does not object to the renewed use of one table and two chairs. However, the drawing submitted by the applicant shows two tables and four chairs, which is inappropriate at this location. We note that the applicant revised their application last year from 2T/4CH to 1T/2CH because of the Council’s concerns about the amount of street furniture at this location.</p> <p>Comments by -04-17</p> <p>Photo: <a href="https://goo.gl/ata2m2">https://goo.gl/ata2m2</a></p> <p>Documents: <a href="https://goo.gl/RJVQzL">https://goo.gl/RJVQzL</a></p> <p>Note: Renewal. No change in use or hours (T-F 11:00-21:00; SA 10:00-21:00). On 11-04-16 agenda. CGCA did not object to the use of 1T and 2CH, but did object to the hours because the restaurant is directly adjacent residential units.</p>
4.2	<p>Basement and Ground Floor 63 Endell Street WC2H 9AJ 2017/1612/TC Da Mario</p>	<p>4 tables, 14 chairs, 1 umbrella and 2 barriers</p>	<p>The CGCA objects to the use of tables and chairs against the frontage, labelled “service table” on the drawing. However, if this is a servicing station, there is no need for chairs. The applicant clearly means for this to be used as a table and two chairs, as shown in the attached photo.</p> <p>Additionally, the CGCA objects to the proposed drawing, which shows chairs backing into the public highway (tables three and four). The applicant’s drawing shows the chairs pushed under the tables, which is unrealistic when customers are seated. As stated in CPG5 6.10 and 6.14, tables and chairs create problems for pedestrians, particularly those with disabilities, because of obstruction of the public highway. This is particularly the case when chairs are placed in such a configuration that they back into the public highway, which reduces the clearance available for pedestrians, and</p>

			<p>particularly prams and wheelchairs, to safely pass. This can result in a health and safety issue if, in particular, pedestrians are forced to walk in the road.</p> <p>Tables three and four should be reconfigured so that they no longer have chairs that back into the public highway (such as by turning the tables 90 degrees).</p> <p>The CGCA also objects to the proposed hours, which are in violation of Camden's tables and chairs policy. This location is not designated as a predominantly commercial street in the Central London area, a major town centre or a district centre, and thus hours should be limited to 21:00 unless the Council specifies that exceptional circumstances exist. If the Council permits hours later than 21:00, the CGCA requests notification of what these exceptional circumstances are.</p> <p>Comments by -04-17  Photo: <a href="https://goo.gl/wVpzoV">https://goo.gl/wVpzoV</a>  Documents: <a href="https://goo.gl/bccf5e">https://goo.gl/bccf5e</a>  Note: Renewal. Reduction of 1 umbrella from existing permission. Change in hours. Existing hours end at 23:30. Proposed hours: M-SA 10:00-22:30. On 08-06-15 agenda.</p>
<b>WESTMINSTER APPLICATIONS</b>			
4.3	36-37 Cranbourn Street WC2H 7AD 17/02066/TCH Brewmaster/DHA Planning (agent)	Use of two areas of the public highway measuring 1.3m x 11.55m on Cranbourn Street for 3 tables, 9 chairs, 4 barriers, 2 planters and 2 menu-boards and 2m x 14.3m on St Martin's Court for 5 tables, 20 chairs, 2 barriers, 2 planters and 1 menu-board.	<p>Whilst the CGCA does not object to the renewal of tables and chairs in St. Martin's Court, we do object to the proposed increase in tables and chairs in Cranbourn Street. The proposed increase in street furniture will result in additional obstacles for pedestrians at this high-volume location at the same corner as Leicester Square station.</p> <p>Comments by 12-04-17  Photos: <a href="https://goo.gl/8TgVKB">https://goo.gl/8TgVKB</a> (Cranbourn Street) &amp; <a href="https://goo.gl/bbwGeQ">https://goo.gl/bbwGeQ</a> (St. Martin's Court)  Documents: <a href="https://goo.gl/lZc1WU">https://goo.gl/lZc1WU</a>  Note: Renewal. Change in use. Existing permission is for 3 tables, 6 chairs and 4 barriers on Cranbourn Street and 5 tables, 20 chairs and 2 barriers on St. Martin's Court.  Change in hours. Existing hours: M-SU 08:00-23:00. Proposed hours: M-SU 09:00-23:00. On 26-10-15 agenda.</p>
4.4	70 Long Acre WC2E 9JS 17/02109/TCH Chop'd/Luxon Projects Limited	Use of an area of the public highway measuring 0.75m X 6.4m for the placing of 2 tables and 4 chairs.	<p>Objection. The proposed location is too narrow to accommodate street furniture. The CGCA questions the applicant's measurements. As shown in the attached photo, allowing for tables and chairs would take up much more space than is currently available on the public highway and would leave less than the 2m minimum required by Westminster.</p> <p>Additionally, the applicant stated the proposed hours as running until 3 a.m. on Sunday and 4 a.m. on Saturday. Whilst the CGCA understands this to be an error, any permission must clarify that these hours are not permitted.</p> <p>Comments by 123-04-17  Photo: <a href="https://goo.gl/zq34TI">https://goo.gl/zq34TI</a>  Documents: <a href="https://goo.gl/j8jtH5">https://goo.gl/j8jtH5</a>  Note: New application. Proposed hours: M-F 07:00-20:00; SA 08:00-04:00; SU 10:00-03:00.</p>
4.5	20 Cranbourn	Use of an area of the public	The CGCA strongly objects to the placement of tables and

	<p>Street WC2H 7AA 17/02105/TCH Aberdeen Steakhouse/ATFC Ltd.; Ian Belsham Associates (agent)</p>	<p>highway measuring 10.8m x 1.45m for the placement of 7 tables, 14 chairs, 1 freestanding menu board and 10 barriers.</p>	<p>chairs, or any street furniture, along the Cranbourn Street elevation, which experiences significantly high footfall – likely amongst the highest footfall in all of Covent Garden.</p> <p>The proposed site is directly adjacent to the entrance/exit to Leicester Square station and, as such, has a constant stream of pedestrians coming and going.</p> <p>The CGCA notes that the Council specifies that 2m is a minimum and where footways are very crowded the Council's policy is for the clear zone to be much wider. Some streets, such as this end of Cranbourn Street, are so busy that they are unsuitable for tables and chairs altogether (see "Westminster Way public realm strategy" SPG, para 46, p. 25; also see "Guidelines for the placing of tables and chairs on the highway" SPG).</p> <p>Further, the "Pedestrian Comfort Guidance for London," published by the GLA, recommends total footway widths for different levels of pedestrian flow. For high-flow areas (greater than 1,200 people per hour), the recommended width is 5.3m; for active flow areas (600 to 1,200 people per hour), the recommended width is 4.2m.</p> <p>The proposed tables and chairs are located in a high-traffic area where footways are very crowded. As such, the proposed tables and chairs present a health and safety concern, due to the heavy volume of footfall and the obstruction that the tables and chairs create.</p> <p>Comments by 18-04-17 Photo: <a href="https://goo.gl/Sxq2Y6">https://goo.gl/Sxq2Y6</a> Documents: <a href="https://goo.gl/gzJqbk">https://goo.gl/gzJqbk</a> Note: New application. Proposed hours: M-SU 10:00-23:00.</p>
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## 5. Other business

### Comments submitted since last meeting.

5.1	<p>Land Adjacent to 190 High Holborn WC1V 7BH 2017/1030/P N/A/Maximus Networks Ltd.; Metropolis Planning &amp; Design (agent)</p>	<p>Installation of 1 x telephone box.</p>	<p>The CGCA strongly objects to the installation of a public call box at this location adjacent to the conservation area.</p> <p>(1) Although these proposals fall outside the conservation area, the development is adjacent to the conservation area and, thus, would have a negative impact on the Seven Dials (Covent Garden) Conservation Area, which goes against Camden's planning policy. DP25.9 specifies that "The Council will therefore not permit development in locations outside conservation areas that it considers would cause harm to the character, appearance or setting of such an area." Like other areas in Camden, Covent Garden has its own character and identity (CS9.1). The proposed telephone box fails to preserve or enhance the historic nature and unique character of the Seven Dials (Covent Garden) Conservation Area (CS5, CS9, CS14). According to DP24, careful consideration must be given to the characteristics of a development site, features of local distinctiveness, and the wider context in order to achieve high-quality development which integrates into its surroundings. Camden's planning policy is clear that the Council expects development to retain the distinctive characters of the conservation area and new development must contribute positively to this (DP25, CPG1 2.6 and CPG1 2.9).</p> <p>(2) In the cover letter, the applicant states that the proposed</p>
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			<p>location for the call box “is not in a conservation area or within the setting of any heritage asset” (see p. 4). However, as discussed in (1) above, the proposed location is adjacent to the conservation area.</p> <p>Additionally, the proposed location is adjacent to listed buildings, which are heritage assets. Thus, the CGCA refutes the applicant’s claim.</p> <p>(2) The proposed telephone box would result in visual street clutter that goes against Camden’s aim of reducing visual street clutter (see Streetscape Design Manual, Chapter 4). Such street clutter has a significantly adverse effect on the appearance of the streetscape and the amenity of the area. CS17.5 also specifies that the design of streets, public areas, and the spaces between buildings needs to be uncluttered.</p> <p>(3) The proposed telephone box would further continue to visual clutter as its primary function would be to serve as an advertising presence. CPG1 para 8.9 says advertisements in conservation areas and on or near listed buildings require detailed consideration given the sensitivity and historic nature of these areas or buildings. Any advertisements on or near a listed building or in a conservation area must not harm their character and appearance.</p> <p>(4) Further, the proposed public call box presents a safety hazard, as it obstructs the flow of pedestrian traffic, as well as wheelchairs and prams, at this location, which experiences high footfall.</p> <p>Whilst the applicant claims a need for public call boxes still exists, the research and data contradict the need for increasing the number of call boxes. According to Ofcom, the money that BT received from phone boxes went down by nearly half between 2000 and 2006. Further, Ofcom’s 2016 Communications Market Report found that 93 percent of UK adults own or use a mobile phone in the UK; 71 percent of adults own a smartphone. Research in 2013 also found that only 3 percent of UK residents made a call from a public phone box in the previous month.</p> <p>The evidence strongly supports that the number of public call boxes should be reduced, not increased.</p> <p>Comments by 31-03-17 Photo: See documents Documents: <a href="https://goo.gl/ULqzWO">https://goo.gl/ULqzWO</a></p>
5.2	<p>Land Adjacent to 167-169 Shaftesbury Avenue WC2H 8AN 2017/1028/P N/A/Maximus Networks Ltd.; Metropolis Planning &amp; Design (agent)</p>	<p>Installation of 1 x telephone box.</p>	<p>See 5.1. Comments by 31-03-17 Photo: See documents Documents: <a href="https://goo.gl/fsgWem">https://goo.gl/fsgWem</a></p>
5.3	<p>Land adjacent to 121 Shaftesbury Avenue WC2H 8AD 2017/1194/P N/A/Maximus Networks Ltd.; Metropolis Planning &amp; Design (agent)</p>	<p>Installation of 1 x telephone box.</p>	<p>See 5.1. Comments by 31-03-17 Photo: See documents Documents: <a href="https://goo.gl/wwjAAc">https://goo.gl/wwjAAc</a></p>

5.4	Land Adjacent to 1 St Giles High Street WC2H 8AG 2017/1200/P N/A/ <i>Maximus Networks Ltd.; Metropolis Planning &amp; Design (agent)</i>	Installation of 1 x telephone box.	See 5.1. Comments by 31-03-17 Photo: See documents Documents: <a href="https://goo.gl/7yMgu7">https://goo.gl/7yMgu7</a>
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**6. Next meetings & future presentations**

- 6.1 10 April 2017
- 6.2 24 April 2017