

## Minutes

### Covent Garden Community Association

Planning Sub-Committee meeting held via e-mail Monday, 28 August 2017

www.CoventGarden.org.uk  TheCGCA  @TheCGCA

1. **Comments received:** Elizabeth Bax, Shirley Gray, Selwyn Hardy, Rhu Weir
2. **Presentations:** N/A
3. **Planning Applications & Appeals**

	Address & Application No.	Proposal	Comments
<b>CAMDEN APPLICATIONS</b>			
	60 Great Queen Street WC2B 5AZ 2017/4098/L Freemasons' Hall/ <i>Heritage Places (agent)</i>	Reconfiguration and conversion of former Caretaker's apartment at third floor level into meeting rooms and ancillary accommodation, including removal of partition walls and internal fixtures and fittings, and replacement of windows with new double glazed units; repair of external roof coverings and protection of existing mansard-level external wall with new brick skin; like for like replacement of damaged area of granite flooring within the ground floor entrance lobby.	No objection Comments by 07-09-17 Photo: <a href="https://goo.gl/sGWtbZ">https://goo.gl/sGWtbZ</a> Documents: <a href="https://goo.gl/zkKdVr">https://goo.gl/zkKdVr</a> Note: Grade II* listed building
3.2	39 Endell Street WC2H 9BA 2017/4096/P <i>A3/Red Deer Limited (agent)</i>	Proposed alterations to front facade of premises to include new signage and replacement of existing fixed timber frame windows to sash windows to front elevation.	(1) The CGCA objects to the openable sash windows. Camden's planning policy opposes openable shopfronts. See CS7; DP 30, including DP30.8; CPG1 7.12. 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. Given that residents are directly adjacent to the premises, a condition must be included that specifies that they must be fixed shut and no audible noise, including music, should be heard from the premises.  (2) The CGCA objects to the use of the "courtyard," which the applicant mentions on the proposed plans, but does not detail how this will be used. The premises is surrounded by residential flats, including noise-sensitive windows. Given this proximity and the small, confined space, the use of the courtyard would cause excessive noise and disturbance for residents and should not be permitted, particularly given that the applicant

			<p>has not provided adequate details about the location and use of this space.</p> <p>(3) The applicant should be required to provide more detailed plans – including a noise report – regarding cooking equipment, extract and air-conditioning use. The proposed plans do not provide adequate information. For example, there is no mention of the use of an extraction duct located on the outer wall of Flat B, 44 Shorts Gardens, which would require planning permission, as well as a noise report.</p> <p>Comments by 08-09-17  Photo: <a href="https://goo.gl/Y8Nvnm">https://goo.gl/Y8Nvnm</a>  Documents: <a href="https://goo.gl/451FQJ">https://goo.gl/451FQJ</a></p>
3.3	188-189 Drury Lane WC2B 5QD 2017/2274/P B1/Advance Planning Licensing (agent)	Installation of air conditioner units at ground floor level rear lightwell.	<p>The CGCA notes that the location of the proposed air-conditioning units are in a sensitive location (e.g. a light well) that could exacerbate noise and disturbance due to a canyon-like effect.</p> <p>Thus, to protect the amenity of nearby residents (CS5) and to ensure that the units do not cause undue noise and disturbance, any permission granted must include conditions that:</p> <p>(1) 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 (DP28.3) (for precedent, see 2015/5316/P, condition 4; 2016/0131/P, condition 4; and 2016/2471/P, condition 5);</p> <p>(2) restrict the amount of noise (measured in decibels) emitted from the units to within Camden's thresholds (DP28; CPG5 6.9);</p> <p>(3) 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);</p> <p>(4) 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; 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</p>

			<p>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, &amp; 2014/6130/P, condition 3.)</p> <p>(For further policy basis, see CS5.8; DP28, including DP28.1 &amp; 28.3; DP22.18; CPG5 6.7-6.9; and CPG6 4.7.)</p> <p>Comments by 08-09-17</p> <p>Photo: <a href="https://goo.gl/fp4Mn5">https://goo.gl/fp4Mn5</a></p> <p>Documents: <a href="https://goo.gl/QRBJMj">https://goo.gl/QRBJMj</a></p>
3.4	<p>Enterprise House 190 High Holborn WC1V 7BH 2017/3871/P B1/Pearson Education Limited; Turley (agent)</p>	<p>Change of use of the third floor of the existing building from Office (Use Class B1) to Educational Institution (Use Class D1).</p>	<p>No objection, however a condition or informative should be included that states the applicant should ensure that students and staff do not congregate in the street, such as for smoke breaks, as this would result in an obstruction on the pavement.</p> <p>Comments by 08-09-17</p> <p>Photo: <a href="https://goo.gl/6noJpx">https://goo.gl/6noJpx</a></p> <p>Documents: <a href="https://goo.gl/iTkvoF">https://goo.gl/iTkvoF</a></p>
3.5	<p>10 Gate Street WC2A 3HP 2017/4062/P A3 &amp; B1/Contour Planning Services Ltd. (agent)</p>	<p>The erection of a seven-storey rear extension on Little Turnstile and mansard roof extension in association with change of use of office (B1a) and restaurant (A3) to residential 2 x 1 bedroom unit and 2x2 bedroom unit (C3) and flexible A1/A3 use at lower ground and ground floor level.</p>	<p>(1) Whilst the CGCA does not object to the change of use to residential, we are concerned about the impact the proposed extension will have on this already-narrow passageway in terms of lighting and noise and disturbance.</p> <p>(2) Additionally, the CGCA is concerned about the impact of A1/A3 use on existing residents. Gate Street is a narrow passageway that already has a public house, a bar and several cafes. When customers stand outside, the noise and disturbance is exacerbated by a canyon-like effect that reverberates up to noise-sensitive windows.</p> <p>(3) The proposed drawings indicate an openable shopfront at ground level for the A1/A3 use.</p> <p>The CGCA objects to an openable shopfront at this, and any, premises. Camden's planning policy opposes folding and openable shopfronts. See CS7; DP 30, including DP30.8; CPG1 7.12. 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.</p> <p>According to DP30.8 (p. 137), "Folding/opening shopfronts will not generally be acceptable, as they can create a void at</p>

			<p>ground level that can harm the appearance of a building, and can also have a negative impact on local amenity, for example in terms of noise and disturbance.”</p> <p>Meanwhile, CPG1 7.12 says, “When open, they erode the appearance of the shopfront, creating a visual void, and can increase disturbance to neighbouring properties, particularly in the case of food and drink premises. When closed they appear as a row of doors rather than a shopfront. This creates a heavier appearance than a shopfront mullion and reduces the area of glass in the shopfront” (see p. 67).</p> <p>Comments by 08-09-17  Photo: <a href="https://goo.gl/WPY8nw">https://goo.gl/WPY8nw</a>  Documents: <a href="https://goo.gl/3daAYZ">https://goo.gl/3daAYZ</a></p>
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**WESTMINSTER APPLICATIONS**

3.6	<p>1 Cambridge Circus WC2H 8PA  17/06447/FULL  A3 (Shake Shack)/Lounge Dining Ltd.; Zebra Projects Limited (agent)</p>	<p>Alterations to the shopfront involving removal of glazed doors and reinstated glazing and stall riser to match the adjacent windows.</p>	<p>No objection, provided no internal illumination is permitted, 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 11-09-17  Photo: <a href="https://goo.gl/vXgtMu">https://goo.gl/vXgtMu</a>  Documents: <a href="https://goo.gl/vMXDgi">https://goo.gl/vMXDgi</a></p>
3.7	<p>Flat 3 16 New Row WC2N 4LA  17/06976/ADLBC  C3/Rodic Davidson Architects (agent)</p>	<p>Detailed drawings of new window with sections pursuant to condition 3 of listed building consent dated 30-11-16 (16/10108/LBC).</p>	<p>No objection</p> <p>Comments by 11-09-17  Photo: <a href="https://goo.gl/wJYwE">https://goo.gl/wJYwE</a>  Documents: <a href="https://goo.gl/yLJRko">https://goo.gl/yLJRko</a></p> <p>Note: Grade II listed building  On 14-11-16 agenda. CGCA had no objection.</p>
3.8	<p>Slingsby Place WC2E 9AA  17/06725/FULL  H&amp;M/H&amp;M; Quadrant Design (agent)</p>	<p>Existing double door to be removed and replaced with glazed panel to change door to display window.</p>	<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</p>

			<p>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>Other than this, the CGCA has no objection.</p> <p>Comments by 12-09-17</p> <p>Photo: <a href="https://goo.gl/ujedLE">https://goo.gl/ujedLE</a></p> <p>Documents: <a href="https://goo.gl/Gecv6P">https://goo.gl/Gecv6P</a></p>
3.9	<p>15 Garrick Street WC2E 9AY 17/06493/FULL The Garrick Club/<i>The Garrick Club</i></p>	<p>Installation of roller shutter within the undercroft access to the rear of the Garrick club off St Martin's Lane. The shutter is to be aligned and local to the front elevation of properties facing St Martin's Lane.</p>	<p>No objection</p> <p>Comments by 15-09-17</p> <p>Photo: <a href="https://goo.gl/Be8Ead">https://goo.gl/Be8Ead</a></p> <p>Documents: <a href="https://goo.gl/DbS6K3">https://goo.gl/DbS6K3</a></p> <p>Note: Grade II* listed building</p>
3.10	<p>12 Floral Street WC2E 9DH 17/07226/FULL <i>A1/Trinity Brands UK Ltd.; Walter Consultancy Ltd. (agent)</i></p>	<p>Installation of a new shopfront.</p>	<p>No objection, although the CGCA questions the loss of the handrail to the steps on the left of the shop entrance.</p> <p>Comments by 17-09-17</p> <p>Photo: <a href="https://goo.gl/MMNKrs">https://goo.gl/MMNKrs</a></p> <p>Documents: <a href="https://goo.gl/fXvHAe">https://goo.gl/fXvHAe</a></p> <p>Note: Grade II listed building</p>
3.11	<p>78A-78B Long Acre WC2E 9NG 17/06234/LBC <i>Mandira/Mandira London Limited</i></p>	<p>Installation of branded awning.</p>	<p>No objection, provided the installation does not harm this Grade II-listed building.</p> <p>Comments by 20-09-17</p> <p>Photo: <a href="https://goo.gl/kJfzft">https://goo.gl/kJfzft</a></p> <p>Documents: <a href="https://goo.gl/Ccksak">https://goo.gl/Ccksak</a></p> <p>Note: Grade II-listed building</p>
3.12	<p>425 Strand WC2R 0QE 17/07434/FULL <i>A1 (Metro Bank)/Metro Bank PLC; Deloitte Real Estate (agent)</i></p>	<p>Use of 425 Strand at ground floor and 426-427 Strand at basement, ground and first floors as a bank (Class A2) and amalgamation into a single unit, external alterations to shopfront, installation of two automated telling machines (ATMs), associated works.</p>	<p>The CGCA objects to the use of internal illumination, particularly on the Bedford Street elevation, 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)</p>

			<p>“does not extend to any premises in a Conservation” (p. 17).</p> <p>Additionally, the pavement on Bedford Street is narrow – much more so than Strand – and there already is heavy footfall and congestion from pedestrians waiting at the crossing at the junction of Bedford Street and Strand. The ATMs, particularly the one in Bedford Street, would exacerbate this obstruction if queues form that block the pavement.</p> <p>Comments by 23-09-17</p> <p>Photo: See documents</p> <p>Documents: <a href="https://goo.gl/sYUbjE">https://goo.gl/sYUbjE</a></p>
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#### 4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	<p>58 Kingsway WC2B 6DX</p> <p>2017/4616/TC</p> <p>All Bar One/ <i>Mitchells and Butlers Leisure Retail Ltd.; Poppleston Allen (agent)</i></p>	<p>10 tables 20 seating (including x2 benches seating 6 per bench) on Remnant Street; 7 chairs only on Kingsway</p>	<p>(1) Remnant Street elevation: The CGCA objects to the use of tables and chairs/benches on the Remnant Street elevation. This is a narrow pavement with high footfall between Kingsway (notably Holborn station) and Lincoln’s Inn (see photo). Placing street furniture on this elevation, which the Council has never permitted in the past, is inappropriate for this location and presents a health and safety concern, as pedestrians will be forced to walk in the road due to the heavy volume of footfall and the obstruction that the tables and chairs would create.</p> <p>The Council specifies that, at a minimum, 1.8m clear width must be left between the edge of the chairs and the kerb or other obstructions. The CGCA notes that the Council specifies that 1.8m is a minimum and in some instances, particularly areas with high volumes of pedestrian and/or vehicular traffic, a wider clearance will be required.</p> <p>Indeed, CPG5 6.11 states that, “The area where tables and chairs may be placed must be designated and must not interrupt the area of footway for pedestrian movement.” (Also see CPG5 6.10.) Further, the “Pedestrian Comfort Guidance for London,” published by the GLA, recommends total footway widths for different levels of pedestrian flow.</p> <p>(2) Kingsway elevation: Whilst the applicant claims to propose only seven chairs on Kingsway, the proposed plans show a timber shelf, which clearly is meant for vertical drinkers to rest their drinks (see 2017/2979/P). The position of the shelf makes it impossible for the tables and chairs to be laid out as shown in the layout (see drawing 3470 08 Rev. C) because vertical drinkers will stand next to the shelf (e.g. between the shelf and the chairs), meaning the chairs will be pushed further into the public highway. Further, to service the street furniture on Kingsway, staff will have to regularly go further out into the public highway, commandeering more of the pavement for the applicant’s private use and causing an even greater obstruction. This amounts to pavement grabbing.</p> <p>Both the timber shelf and the chairs should not be permitted, as there is not enough space for all of this furniture and the customers who are meant to use it. Should the shelf be permitted (2017/2979/P), the chairs on Kingsway should be refused. Further, if the shelf for vertical drinkers is refused, the number of any permitted chairs on Kingsway should be reduced to five.</p> <p>The CGCA asserts that the pavement on Kingsway is wide precisely to accommodate the excessive footfall. This public realm does not exist to expand the applicant’s business.</p> <p>Comments by 12-09-17</p>



			<p>Photos: <a href="https://goo.gl/fFgSQL">https://goo.gl/fFgSQL</a> (Remnant Street) &amp; <a href="https://goo.gl/rnrscx">https://goo.gl/rnrscx</a> (Kingsway)</p> <p>Documents: <a href="https://goo.gl/v3ysZz">https://goo.gl/v3ysZz</a></p> <p>Note: New application. Proposed hours: M-TH 08:00-23:00; F-SA 08:00-23:30; SU 08:00-22:30.</p>
4.2	<p>38 Monmouth Street WC2H 9EP 2017/4637/TC Pierre Hermes Paris</p>	2 tables and 4 chairs	<p>The CGCA does not object to the use of two tables and four chairs, provided a condition is included that specifies that the tables and chairs must always be configured flush with the shopfront, as they are on the proposed drawings.</p> <p>Comments by 13-09-17</p> <p>Photo: <a href="https://goo.gl/n9jBrD">https://goo.gl/n9jBrD</a></p> <p>Documents: <a href="https://goo.gl/62xHvY">https://goo.gl/62xHvY</a></p> <p>Note: Renewal. No change in use or hours: M-TH 10:00-19:00; F-SA 10:00-20:00; SU 12:00-18:00. On 11-07-16 agenda.</p>
4.3	<p>51 New Oxford Street WC1A 1BL 2017/4641/TC The Crown/<i>Samuel Smith ( Southern) Ltd.; Andrews + Boyd Consultants Limited (agent)</i></p>	9 tables, 45 chairs and 9 barriers	<p>No objection</p> <p>Comments by 13-09-17</p> <p>Photo: <a href="https://goo.gl/oTk6SS">https://goo.gl/oTk6SS</a></p> <p>Documents: <a href="https://goo.gl/DQRf7a">https://goo.gl/DQRf7a</a></p> <p>Note: Renewal. No change in use or hours: M-SA 11:00-23:00; SU 11:00-22:30. On 26-09-16 agenda.</p>
4.4	<p>33 Earlham Street WC2H 9LD 2017/4744/TC Canela Café/<i>Canela Covent Garden Ltd.; Thomas &amp; Thomas Partners LLP</i></p>	2 tables and 4 chairs	<p>No objection</p> <p>Comments by 19-09-17</p> <p>Photo: <a href="https://goo.gl/5erz5C">https://goo.gl/5erz5C</a></p> <p>Documents: <a href="https://goo.gl/eRCwRx">https://goo.gl/eRCwRx</a></p> <p>Note: Renewal. No change in use or hours: M-SU 08:00- 21:00. On 25-07-16 agenda. Proposals revised to CGCA's recommendations (current use).</p>
<b>WESTMINSTER APPLICATIONS</b>			
None			

## 5. Other business

Comments submitted since last meeting.

5.1	<p>41 Earlham Street WC2H 9LX, 2017/4620/A A3 (Bone Daddies)/<i>Bone Daddies; Firstplan (agent)</i></p>	<p>Display of an internally illuminated (halo-lit) fascia sign and 2 internally illuminated (back-lit LED) menu cases.</p>	<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 Camden planning policy (see CGP1, 8.11-8.15; &amp; DP25). 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). Further, Camden's Seven Dials (Covent Garden) Conservation Area Statement states that "signage should be non-illuminated or externally illuminated" (see SD19, p. 28-29).</p> <p>Documents: <a href="https://goo.gl/6ippCa">https://goo.gl/6ippCa</a></p>
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## 6. Next meetings & future presentations

6.1 11 September 2017

6.2 25 September 2017