

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 28 September 2015
at 17:30 at Covent Garden Community Centre (Shelton Room), 42 Earlham Street WC2H 9LA

www.CoventGarden.org.uk



TheCGCA



@TheCGCA

1. Attendance

1.1 Present: Elizabeth Bax, Jo Weir, Robert Bent, Shirley Gray, Gary Hayes, Meredith Whitten

1.2 Apologies received: David Bieda, Selwyn Hardy, Richard Hills, Kester Robinson, Rhu Weir

1.3 Comments received: Selwyn Hardy, Rhu Weir

2. Presentations: London Communications Agency (re: rehearsal space at 90 Long Acre)

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	Centre Point 101-103 New Oxford Street 5-24 St. Giles Street WC1A 1DD 2015/5068/P & 2015/5069/L <i>C3/Almacantar; Gerald Eve (agent)</i>	Internal and external alterations associated with the erection of a ground floor extension partially infilling beneath Centre Point Link affecting a Grade II Listed Building.	<p>The CGCA supports the Council's decision to refuse permission because of concern regarding pedestrian movement and safety, particularly in relation to Crossrail, and the Council's concern about antisocial behaviour and over-saturation of A3 use in the area.</p> <p>The information the applicant has provided does not sufficiently address these concerns. With Crossrail, this exact location is predicted to have the highest number of pedestrian movements in the country, significantly higher than now. The applicant's designs would result in a significant obstacle, as pedestrians would be funnelled into an inadequate space. As a result, the sheer number of pedestrians would be forced to find other ways of manoeuvring through the space, such as walking in the streets, causing a serious health and safety concern.</p> <p>The applicant's explanation regarding antisocial behaviour is also insufficient, as the applicant essentially states that the retail tenant's security team will be responsible. The concern regarding antisocial behaviour exists 24 hours, though, and would be particularly likely during late-night hours when the retail establishment is not open.</p> <p>Finally, the applicant justifies additional A3 usage by saying it is only an additional 445sqm. With this logic, A3 use would only be a concern if a larger restaurant was proposed. The applicant has missed the point that it is the cumulative impact of A3 use, including the use of small A3 sites, which has saturated the area.</p> <p>No photo Documents: http://goo.gl/L6Vq5R Note: Listed building</p>
3.2	60-72 Shorts Gardens 14-16 Betterton Street WC2H 9AU 2015/4851/P	Details of management plan for the basement uses, specifying the capacity (persons), access arrangements and management of persons entering and leaving the	<p>No objection, provided the officer is satisfied the details meet the intent of the conditions and these conditions have been met within the time permitted.</p> <p>No photo</p>

	Various/ <i>Span Group; Method Architects Ltd. (agent)</i>	building required by condition 11, condition 12 (external door) and condition 14 (ambulant disabled employees and visitors) of planning permission 2008/1401/P granted on appeal reference (08/2089789) on 10-06-2009 for: Alterations, extension (including roof extensions) and refurbishment of existing commercial/office use (B1), change of use of ground floor of Shorts Gardens to create small units (A1/A2 and D1), and change of use of basement to either B1/D1 or D2 use.	Documents: http://goo.gl/jpgJH5
3.3	60-72 Shorts Gardens 14-16 Betterton Street WC2H 9AU 2015/4850/P Various/ <i>Span Group; Method Architects Ltd. (agent)</i>	Details of waste storage and removal required by condition 7 of planning permission 2012/1533/P dated 25/02/2013 to replace / extend the time limits for implementation of, planning permission ref: 2008/1401/P, granted on appeal 10/06/2009 for 'alterations and extensions (including roof extensions) and refurbishment of existing commercial/office use (Class B1), change of use of ground floor of Shorts Gardens to create small units (Class A1/A2 and D1), and change of use of basement to either B1/D1 or D2 use.'	The CGCA is deeply concerned about the applicant's proposed details. There is no mention of hours for waste removal, as well as deliveries. Conditions or limitations must be placed on these hours to protect residential amenity, as Shorts Gardens and Betterton Street are both narrow, quiet residential streets. In particular, the proposed refuse parking point in Short's Gardens is inappropriate, as the highway is far too narrow at this location, causing traffic to mount the pavement to pass a parked vehicle, which would result in a serious health and safety concern for pedestrians. The applicant has not provided details regarding the hours of waste removal. Hours must be limited to protect residential amenity. Only small delivery and waste-removal vehicles should be used and these vehicles should be electric and low-emission vehicles, as stated in Camden's planning policy (see CS11 and DP18). No photo Documents: http://goo.gl/nlOKLY
3.4	Dragon Court 27 Macklin Street WC2B 5LX 2015/4889/P B1/ <i>Reed Specialist Recruitment; Davies Vickery Associates (agent)</i>	Installation of 4x outdoor air conditioning condenser units at 4th floor level.	No objection, provided any permission granted includes 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. Use should also be restricted to business hours. Photo: https://goo.gl/8qBqil Documents: http://goo.gl/MoHtMY
WESTMINSTER APPLICATIONS			
3.5	St Martin's Place WC2N 4JJ 15/07536/FULL St Martin-In-The-Fields Church / <i>Platform 5 Architects (agent)</i>	Removal of Condition 2 and variation of Condition 9 of the planning permission dated 12-06-2012 (11/11556) namely, to allow the permanent siting of the cafe kiosk and remove reference to the dates to allow the kiosk to remain on site permanently.	The kiosk's design is inappropriate for a conservation area and a listed building. As a temporary structure, this did not cause the harm to the character of the conservation area and the listed building that it would as a permanent structure. The applicant is missing an opportunity for a more appropriate design that preserves and enhances the conservation area.

			<p>Photo: https://goo.gl/nSY3qw</p> <p>Documents: http://goo.gl/hrclpi</p> <p>Note: Listed building</p>
3.6	<p>Flat M 49 Wellington Street WC2E 7BN 15/06475/FULL C3/Kingconroy Architects (agent)</p>	<p>Installation of three air handling units on the roof terrace.</p>	<p>No objection, provided any permission granted includes 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/iT82G0</p> <p>Documents: http://goo.gl/S5DXzU</p> <p>Note: Retrospective application</p>
3.7	<p>Flat C 49 Wellington Street WC2E 7BN 15/06441/FULL C3/Kingconroy Architects (agent)</p>	<p>Installation of air handling unit on terrace.</p>	<p>No objection, provided any permission granted includes 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/iT82G0</p> <p>Documents: http://goo.gl/mNbKZK</p>
3.8	<p>42 Drury Lane WC2B 5RT 15/07688/FULL A1, A2 or B1/Company M Ltd.; Firstplan (agent)</p>	<p>Alterations to shopfront including timber louvres to fenestration, installation of CCTV camera at ground floor level front elevation, and insertion of louvres within rear ground floor window. Internal alterations.</p>	<p>Objection. The proposed shopfront is inappropriate because it is not in keeping with the character of this listed building. The proposals would result in a loss of symmetry with the shopfront at 43 Drury Lane, which is directly next door in the same building.</p> <p>The proposed front elevation also seems to indicate that the shopfront will be openable, which is in opposition to Westminster planning policy, 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. The CGCA also notes that Westminster has consistently refused permission for similar requests.</p> <p>Should the Council be minded to grant permission for the proposed external plant, conditions must be included 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/cx9Adc</p> <p>Documents: http://goo.gl/Cq8XUe</p> <p>Note: Listed building</p>
3.9	<p>42 Drury Lane WC2B 5RT 15/07664/FULL A1, A2 or B1/Company M</p>	<p>Variation of Condition 9 and removal of Condition 10 of planning permission dated 28-10-2013 (13/08360/FULL) for the</p>	<p>Objection. The CGCA strongly objects to the removal of condition 9, which would allow the class of use to include food-oriented retail. The CGCA supports the Council's position that a food-oriented retail unit</p>

	<i>Ltd.; Firstplan (agent)</i>	variation of Condition 1 of planning permission dated 5-04-2013 (13/00900/FULL) , namely, to allow food to be sold from the premises, and to provide details of the waste and recycling storage.	<p>would cause an unacceptable level of servicing that would obstruct the surrounding streets and harm the amenities and welfare of occupiers of adjoining properties by reason of noise and disturbance as well as from servicing.</p> <p>Removal of condition 9 would also contribute to an overconcentration of food-related retail and restaurants in the area.</p> <p>Further, the applicant has provided no evidence to refute WCC's Highways' position that there is inadequate on-street parking. See UDP TRANS20 and CMP CS42. Drury Lane is a narrow one-way street with consistent traffic from Aldwych through to Long Acre and Holborn. In front of and near this premise, vehicles are continuously parked on both sides of the road, highlighting Highways' concern about a lack of on-street parking. Each delivery would take up to 20 minutes, according to the applicant. Should the delivery drivers not find on-street parking, the only option would be to block Drury Lane for up to 20 minutes. The location does not have internal delivery access.</p> <p>The applicant says that for the first 24 months of operation vehicles 3m or less will be used, but does not indicate what will happen after 24 months. The applicant also does not indicate how many deliveries will take place per day.</p> <p>Photo: https://goo.gl/cx9Adc Documents: http://goo.gl/xG8Kzd Note: Listed building</p>
3.10	The Market WC2E 8RA 15/07502/ADV <i>Various/Capco; Gerald Eve (agent)</i>	Display of 11 no. Christmas trees around The Piazza in front of the Royal Opera House Colonnade.	<p>The proposed Christmas trees are too large and, thus, pose a security risk. Thieves can easily hide behind the trees, increasing the potential for security and safety issues in this area that is heavily used by both local residents and tourists.</p> <p>Additionally, the planters in which the trees would be located are excessively large and could be used for concealing drugs and needles, given the increasing amount of drug dealers in the area.</p> <p>Further, the CGCA is concerned that the trees and planters would encourage public urination, a recognised concern in the area, particularly in the evening and during nighttime hours.</p> <p>The applicant also has not clarified if the trees would be real or fake. Any trees or plantings used must be real.</p> <p>No photo Documents: http://goo.gl/TZZyxe Note: Listed building</p>
3.11	Flat 3 15 Broad Court WC2B 5QN 15/07822/FULL <i>B1/Rolfe Judd (agent)</i>	Dual/alternative use as a continued office (B1a) or a residential flat (C3).	<p>The CGCA objects to the proposals for dual B1/C3 use. Granting the applicant permission to potentially change use at some point in the future without the need to apply for planning permission or consult with neighbouring residents at that time effectively removes this premise from planning control. The impacts on local residents of B1 and C3 use vary,</p>

			<p>such as with noise, hours and transport needs.</p> <p>The CGCA questions how affected neighbours can raise their concerns and be consulted on such changes if there is no planning application on which to consult. Similarly, how can Westminster enforce its policies or respond to a complaint when an applicant has such wide leeway in regards to the type of development permitted at any time?</p> <p>Photo: https://goo.gl/Ob8MZy</p> <p>Documents: http://goo.gl/TCNBDS</p> <p>Note: Listed building</p>
3.12	<p>36 King Street WC2E 8JS 15/06725/FULL B1/ <i>Mayfair Property and Estates LLP; Scott Brownrigg Planning (agent)</i></p>	<p>Use of ground and basement floor levels as retail (A1). Use of first to fourth floor level as 4 residential flats (C3)(1 x 1 bed and 3 x 2 bed). Installation of new shopfront, alterations to front railings entrance steps and lightwell stairs. Use flat roof as terrace, alterations to rooflight, installation of green wall and installation of mechanical plant at rear first floor. Alterations to windows and doors. Replacement of plant room and installation of skylights at roof level.</p>	<p>The CGCA does not object to the change of use. However, we do object to the proposed shopfront. This shopfront is not in keeping with the character of the conservation area or the listed building of which it is a part. The proposal would replace a charming, historic shopfront with a sleek, modern shopfront that does not fit in with the rest of the building or neighbouring buildings. In particular, the addition of a door, removal of a window and new steps completely alter the character of the building. As illustrated in the attached photo and in the applicant's drawings, neighbouring buildings, as well as the existing shopfront, have arched doorways. The proposals would remove this and install a contemporary, sharp-edged doorway, which is not in keeping with the building or the area.</p> <p>Photos: https://goo.gl/Rge1MI & https://goo.gl/z7frNP</p> <p>Documents: http://goo.gl/NCcEf</p> <p>Note: Listed building</p>
3.13	<p>34 King Street WC2E 8JD 15/07981/FULL B1/Capco; Gerald Eve (agent)</p>	<p>Use of first floor and second floors from office (B1) use to residential (C3) use to provide 2 x 2 bedroom flats, installation of two air conditioning units to the flat roof at rear first floor level, satellite dish at roof level and replacement windows to front and rear.</p>	<p>No objection</p> <p>Photo: https://goo.gl/aEv1Wm</p> <p>Documents: http://goo.gl/OpH4XZ</p>
3.14	<p>20 Upper St Martin's Lane WC2H 9DL 15/07226/FULL A4 (the Sussex) & B1/<i>Longmartin Properties Ltd.; Ian Ritchie Properties Ltd. (agent)</i></p>	<p>Refurbishment of building including facade replacement on Upper St Martin's Lane and Long Acre frontages; infill of rear lightwell; demolition and replacement of sixth floor to provide a roof terrace with canopy and plant equipment; alterations to highway; 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 fifth floor levels as offices (Class B1).</p>	<p>Objection. Whilst Westminster has observed that "this site has the potential for a visually striking building," the CGCA objects to the specific design proposals, as they fail to preserve or enhance the character of the Covent Garden Conservation Area, as required by S25 and S28 of Westminster's City Plan and strategic policies DES1, 6 & 9 of the UDP. The proposed design also has no positive relationship with adjoining buildings. As Westminster and the applicant acknowledge, this is a highly visible gateway to the conservation area and, thus, a more appropriate design is required.</p> <p>Photos: https://goo.gl/tojrnI & https://goo.gl/cCkily</p> <p>Documents: http://goo.gl/OE5V1i</p>
3.15	<p>5 Aldwych WC2B 4LD 15/05529/LBC</p>	<p>Stonework and brickwork cleaning of Aldwych, Catherine Street and Tavistock Street elevations.</p>	<p>No objection provided the appropriate specialist cleaning materials are used. Also, a condition must be included that limits the hours that scaffolding</p>

	Novello Theatre/Aedas <i>RHWL Ltd (agent)</i>	Erection of a scaffold shroud for a temporary period between 01 July 2015 and 31 December 2015.	can be erected to 08:00-20:00. Photo: https://goo.gl/kCmieC Documents: http://goo.gl/aeFutf Note: Listed building
3.16	12 Great Newport Street WC2H 7JA 15/07338/FULL C3/JLL (<i>agent</i>)	Demolition of the existing rear two storey lean-to structure at basement and ground floor levels and reduction in height of the existing rear wall (retrospective application).	No objection Photo: https://goo.gl/okSkbO Documents: http://goo.gl/qu1ToA Note: Retrospective application.

4. Tables and Chairs

CAMDEN APPLICATIONS			
None			
WESTMINSTER APPLICATIONS			
4.1	40 St Martin's Lane WC2N 4ER 15/08130/TCH Café La Roche/ <i>Strettons Ltd. (agent)</i>	Use of the public highway for the placing of 12 tables, 24 chairs, two planters and barriers in two areas measuring 5.6m x 2.5m and 1.6m x 2.5m on the Mays Court frontage.	The layout submitted by the applicant is unrealistic and, thus, the CGCA cannot comment on the proposals. Although the number of tables and chairs has not changed, the configuration has. However, in the drawing submitted by the applicant, the chairs are shown pushed under the table, yet abutting each other, thus leaving little to no room for customers to maneuver. For example, customers seated at the table in the corner would not be able to get past the table perpendicular to it. The inevitable result is that the area of the public highway will expand. Photos: https://goo.gl/kCHrNd & https://goo.gl/x0x6sC Documents: http://goo.gl/4MBFZK Note: No change in use or hours. Current hours: M-SU 08:00-23:00.
4.2	32-34 Wellington Street WC2E 7BD 15/08343/FULL Café Rouge/ <i>Tragus Limited; Berwin Leighton Paisner (agent)</i>	Variation of Condition 3 of planning permission dated 8-06-2015 (15/03814/TCH) namely, to extend the hours of use from 11am to 9am.	Objection. The proposed opening hours for tables and chairs are too early. Inevitably, tables and chairs are put out on the pavement earlier, so they are ready for the opening hours. This is a very noisy process, which greatly disturbs the amenity of nearby residents, including those who live directly above and adjacent to this premise. The CGCA receives complaints from residents about the early start time. Thus, the applicant's hours should remain as existing (11:00-23:00), which also match neighbouring businesses' hours. Photo: https://goo.gl/3ZJQsz Documents: http://goo.gl/iDLSyb Note: Current hours: 11:00-23:00. Proposed hours: M-SU 09:00-23:00. On 25-05-15 agenda. CGCA objected to the use of T&CH, but not to hours.
4.3	1 Cambridge Circus WC2H 8PA 15/07160/TCH Bocca di Lupo/ <i>Vico Restaurants; Rolfe Judd Eve (agent)</i>	Use of the public highway for the placing of 4 tables, 16 chairs, 4 barriers and 2 umbrellas in two separate areas measuring both 4 x 2m.	Objection. The pedestrian traffic at this location is excessively heavy, as illustrated by the attached photos. Additionally, the vehicular traffic at this junction of Shaftesbury Avenue and Charing Cross Road is extremely high. Safety concerns already exist, as a tourist was hit and killed by a bus at this location in recent years. The applicant also has submitted an erroneous,

			<p>misleading layout, as it does not show permanent fixtures on the pavement, as required by Westminster's planning policies. For example, as the photos show, there is a rubbish bin, a large permanent map, a light pole and two poles supporting a "City of Westminster" sign in the pavement directly in front of this location. When factoring in these permanent items, there is even less room for the large volume of pedestrians to maneuver. Further, the CGCA notes that pedestrian crossing lights are located directly in front of and to the side of this premise and large groups of pedestrians are consistently present.</p> <p>The previous tenant, also a restaurant, did not have permission for T&CH. Other establishments on Cambridge Circus, notably McDondald's at 24 Cambridge Circus, have permission because the pavement is considerably deeper.</p> <p>Photos: https://goo.gl/xrPiGT & https://goo.gl/jhLhVV Documents: http://goo.gl/gDKZiq</p> <p>Note: New application. Proposed hours: M-SU 07:30-23:00.</p>
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5. Other business

6. Next meetings & future presentations

6.1 12 October 2015

6.2 26 October 2015