

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 6 June 2017	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward involved</b> St James's	
<b>Subject of Report</b>	<b>Carriage Hall, 28 to 30 Floral Street and 19-25 Long Acre, WC2E 9DP.</b>		
<b>Proposal</b>	Installation of gates to Banbury Court and associated works.		
<b>Agent</b>	Ms Charlotte McManus		
<b>On behalf of</b>	Capital & Counties CG Limited		
<b>Registered Number</b>	17/01008/FULL	<b>Date amended/ completed</b>	15 February 2017
<b>Date Application Received</b>	8 February 2017		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Covent Garden		

## 1. RECOMMENDATION

Grant conditional permission.

## 2. SUMMARY

Banbury Court is a pedestrian passage running between Floral Street and Long Acre. Permission is sought to install gates to a side passage off Banbury Court which provides access to the rear of the buildings fronting Long Acre and Floral Street. The proposed gates are not located on the public highway and pedestrian access along Banbury Court will not be affected.

As a result of the wider development works currently underway at Carriage Hall and surrounding buildings a modern metal gate from the 1980s, which was located in a similar location as that proposed, has been removed. The purpose of the replacement gate is to improve security and deter anti-social behaviour. The gates would generally be left open during the day.

The Covent Garden Community Association and Covent Garden Area Trust both object on the grounds that the solid, plain design of the proposed gates fail to maintain or improve (preserve or enhance) the character and appearance of the Covent Garden Conservation Area.

The proposed gates will be simple black metal in a utilitarian style similar to the original gates. The solidity of the gates decreases from bottom to top and they mimic the footprint of the building footprint immediately to the south. From a design perspective both the principle and the detailed design of the gates are acceptable given their location which is a service route off a pedestrian alley. Permission could not reasonably be withheld on the basis that a more flamboyant or intricate design is not sought.

When considered in context the works will not harm the character and appearance of the Covent Garden Conservation Area or the host buildings and as such complies with S25 and S28 of Westminster's City Plan and DES1, DES5 and DES6 of the Unitary Development Plan. In all other respects the application is considered acceptable and conditional permission is recommended.

### 3. LOCATION PLAN



This production includes mapping data licensed from Ordnance Survey with the permission of the controller of Her Majesty's Stationary Office (C) Crown Copyright and/or database rights 2013.

4. PHOTOGRAPHS



02 - VIEW TOWARDS CARRIAGE HALL



03 - ANTI-SOCIAL BEHAVIOUR



01 - VIEW OF BANBURY COURT

## 5. CONSULTATIONS

### COVENT GARDEN COMMUNITY ASSOCIATION

Object. Whilst appreciate the rationale, the design fails to maintain or improve (preserve or enhance) the character and appearance of the Covent Garden Conservation Area.

### COVENT GARDEN AREA TRUST

The Trust supports the comments of the CGCA regarding the design of the proposed gate. The solid, plain design of the proposed gates will fail to maintain or improve (preserve or enhance) the character and appearance of the Covent Garden Conservation Area.

### HIGHWAYS PLANNING

No objection. The gates are not on highway, neither do the plans show them opening out over the highway.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 24

Total No. of replies: 0

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## 6. BACKGROUND PAPERS

1. Application form.
2. Email for Highways Manager dated 24 March 2017.
3. Response from Covent Garden Community Association dated 6 March 2017.
4. Response from Covent Garden Area Trust dated 15 March 2017.

(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: VINCENT NALLY BY EMAIL AT VNALLY@WESTMINSTER.GOV.UK

7. KEY DRAWINGS

Location of proposed gates



**DRAFT DECISION LETTER**

**Address:** Carriage Hall, 28 to 30 Floral Street and 19-25 Long Acre, WC2E 9DP.

**Proposal:** Installation of gates to Banbury Court and associated works.

**Reference:** 17/01008/FULL

**Plan Nos:** SK-1096, SK-1097, SK-1098, SK-1099, SK-1100; Design and Access Statement dated January 2017.

**Case Officer:** Vincent Nally

**Direct Tel. No.** 020 7641 5947

**Recommended Condition(s) and Reason(s)**

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
- o between 08.00 and 18.00 Monday to Friday;
  - o between 08.00 and 13.00 on Saturday; and
  - o not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

- o between 08.00 and 18.00 Monday to Friday; and
- o not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 You must hang the gates so that they do not open over or across the pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan (November 2016) and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

**Informative(s):**

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.