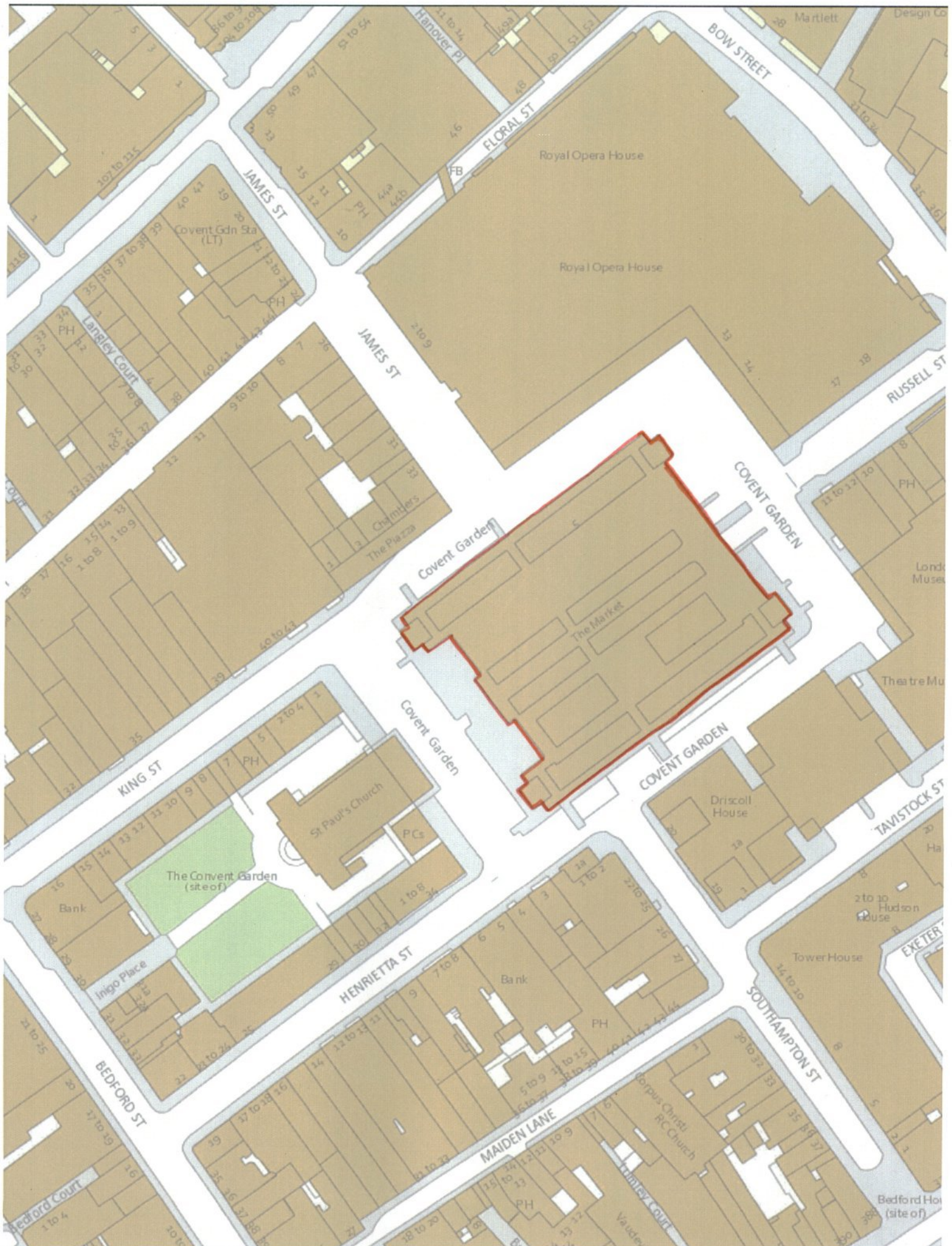


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 25 August 2015	Classification For General Release	
Report of Director of Planning		Wards involved St James's	
Subject of Report	The Market, Covent Garden, London, WC2		
Proposal	Installation of 32 planters to the ground floor railings surrounding the South Wells for a temporary period between 1 June 2015 and 30 September 2015		
Agent	Gerald Eve		
On behalf of	Capital and Counties CG Ltd		
Registered Number	15/04885/LBC	TP / PP No	TP/12017
Date of Application	02.06.2015	Date amended/ completed	02.06.2015
Category of Application	Other		
Historic Building Grade	Grade II* Listed Building		
Conservation Area	Covent Garden		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone Within Central Activities Zone		
Stress Area	Within Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

1. Grant conditional listed building consent.
2. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.





THE MARKET, COVENT GARDEN, WC2

2. SUMMARY

The application site comprises the main Grade II* listed Covent Garden Market building. The application seeks listed building consent for a total of 32 planters fixed to the railings surrounding the two galleries in the south market hall. Six of these planters have already been installed and as such the application seeks retrospective consent for those in situ.

Objections have been received from two local amenity groups on the grounds of visual clutter, and inappropriate greening.

The key issue in this case is:

- The impact of the proposed works on the listed building.

The proposal is considered to comply with the Council's policies in relation to design and conservation as set out in Westminster's City Plan: Strategic Policies (City Plan) and the Unitary Development Plan (UDP) and the application is recommended for approval.

3. CONSULTATIONS

HISTORIC ENGLAND

Do not wish to comment. Authorisation to determine received 27 July 2015.

COVENT GARDEN AREA TRUST

Objection:

- Greening inappropriate to industrial character;
- Visual clutter;
- Could set a precedent for other attachments;
- Planting with artificial hedges;
- Contrary to Trust's Conservation and Management Guide regarding hanging baskets.

COVENT GARDEN COMMUNITY ASSOCIATION

Objection:

- Greening inappropriate to industrial character;
- Visual clutter;
- Could set a precedent for other attachments;
- Planting with artificial hedges;
- Contrary to Trust's Conservation and Management Guide regarding hanging baskets;
- Application does not refer to proposals being retrospective.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 0; Total No. of Replies: 0.

ADVERTISEMENT/SITE NOTICE: Yes.

4. BACKGROUND INFORMATION

4.1 The Application Site

The application site comprises the main Grade II* listed Covent Garden Market building, the focus of the Covent Garden Conservation Area. The building is currently used as a collection of shops and restaurants and is a major tourist attraction for Central London. The Market is the focal point of the Covent Garden Piazza and the wider area.

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9

4.2 Relevant History

None relevant to the current proposal.

5. THE PROPOSAL

The application seeks listed building consent for the installation of 32 planters fixed to the balustrades that mark the edge of the two galleries in the south hall. The planters each measure 1500mm x 150mm x 200mm and would sit on the stone edge of the galleries and fixed to the balustrades by steel eyelet bolts. Six of the planters have already been installed.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The proposed development does not raise any land use issues.

6.2 Townscape and Design

Located centrally in the Piazza within Covent Garden, the Market is an early 19th century covered former market hall. It is formed of three brick and stone built ranges of buildings linked by two large glazed canopies (added 1874-5 and 1888-9) covering the covered market hall areas, north and south. It is a Grade II* listed building.

In the southern hall the original market undercrofts have been opened to form a sunken shopping/café area surrounded by the ground floor gallery balustrades. Between the balustrades and the edge of the gallery is a narrow ledge onto which the planters have been/would be installed, one positioned centrally over each of the undercroft arches below.

Objections have been received from the Covent Garden Area Trust and the Covent Garden Community Association, raising concerns about visual clutter, that the planters are inconsistent with the industrial character of the market hall, and that the false planting within them is of insufficient quality. They also flag that some of the planters have been installed already and that the Trust's own Conservation and Management Plan (2007) guidance document advises against similar green items such as hanging baskets for the Market Hall itself.

The robust character of the market hall is vital to its special architectural and historic significance and modern decorative paraphernalia such as planters and hanging baskets should be carefully controlled, where permission is required, as advised by the Trust's Conservation and Management Plan. However, some discrete decorative elements in carefully selected positions, to relate the site to its modern use as a shopping, eating and entertainment space, can be tolerated in some circumstances as an inevitable part of the building's modern use.

The proposed/installed planters are, whilst numerous, small and unobtrusive in comparison to the large scale and visually dominant architecture of the building. They are mounted on what is a modern feature (the gallery copings/balustrades). The planters would not therefore obscure any features of primary or even secondary architectural significance, and would not detract from such features elsewhere. They are temporary (until the end of September 2015) which reduces any minor contrast with the character of the site to a very short period of time.

Whilst natural planting would undoubtedly be preferred, this is outside the scope of planning control. The artificial planting is of a high quality and is only apparent as being artificial upon closer inspection.

The temporary period proposed, between 1 June 2015 and 30 September 2015, is considered to be appropriately restrained.

For these reasons the proposed retention of the planters do not harm the special architectural or historic significance of the listed building, and would comply with Policies DES1, DES5 and DES10 in the UDP and Policies S25 and S28 in the City Plan. Listed building consent should therefore be granted.

6.3 Amenity

The proposal raises no amenity issues.

6.4 Transportation/Parking

Not applicable.

6.5 Economic Considerations

Not applicable.

6.6 Access

Not applicable.

6.7 Other City Plan/ UDP/ Westminster Policy Considerations

None relevant.

6.8 London Plan

The proposal does not raise strategic issues.

6.9 National Policy/Guidance Considerations

Central Government's National Planning Policy Framework (NPPF) came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be applied. The NPPF has replaced almost all of the Government's existing published planning policy statements/guidance as well as the circulars on planning obligations and strategic planning in London. It is a material consideration in determining planning applications.

Until 27 March 2013, the City Council was able to give full weight to relevant policies in the Core Strategy and London Plan, even if there was a limited degree of conflict with the framework. The City Council is now required to give due weight to relevant policies in existing plans "according to their degree of consistency" with the NPPF. The City Plan was adopted by Full Council on 13 November 2013 and is fully compliant with the NPPF. For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

The UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

6.10 Planning Obligations

Not applicable.

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

The proposal is of an insufficient scale to require an environmental assessment.

6.12 Other Issues

None relevant.

6.13 Conclusion

The planters are acceptable in design terms for the period proposed, and would cause no harm to the special architectural or historic significance of the listed building or surrounding conservation area. For these reasons the planters accord with the relevant design and amenity policies in the UDP and City Plan and the application is therefore recommended for approval.

BACKGROUND PAPERS

1. Application form.
2. Letters from Historic England dated 30/06/2015.
3. Representation from the Covent Garden Area Trust dated 13/07/2015.
4. Representation from the Covent Garden Community Association dated 09/07/2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT VINCENT NALLY ON 020 7641 5947 OR BY E-MAIL – vnally@westminster.gov.uk

DRAFT DECISION LETTER

Address: The Market, Covent Garden, London, WC2

Proposal: Installation of 32 planters to the ground floor railings surrounding the South Wells for a temporary period between 1 June 2015 and 30 September 2015

Plan Nos: Site location plan J5720; 001; 002; 003; 004; 005.

Case Officer: Andrew Barber

Direct Tel. No. 020 7641 7708

Recommended Condition(s) and Reason(s):

- 1 The works 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 The planters can remain until 30th September 2015. After that you must remove them and return the land to its previous condition. (C03CA)

Reason:

The planters should not remain for a longer period because they are of a temporary quality of insufficient durability for long term installation. (R03BB)

Informative(s):

- 1 **SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT -**
In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan July 2011, Westminster's City Plan: Strategic Policies adopted November 2013, and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

The City Council decided that the proposed works would not harm the character of this building of special architectural or historic interest.

In reaching this decision the following were of particular relevance:

S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.2, 2.3 and 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:

- * any extra work which is necessary after further assessments of the building's condition;
- * stripping out or structural investigations; and
- * any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us

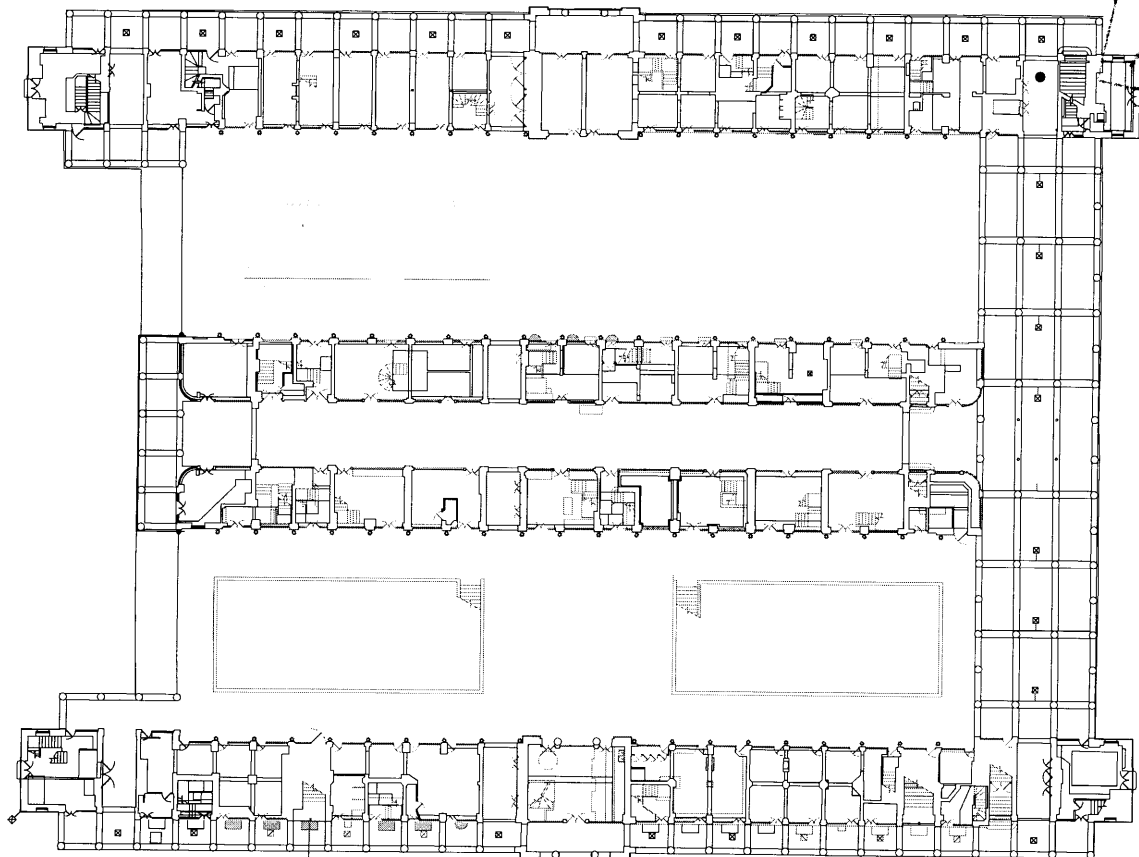
further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (159AA)

In red line for proposed changes only. Subject to the survey and all necessary
consents. All drawings to be checked by sign and only discrepancies
refer or corrections to be reported to the architect before work commences.
This drawing is to be read in conjunction with all other relevant drawings.

File: Revision Date: 1/1

CASE COPY
TP: 12017
RN: 15/04885
ADDRESS:



EXISTING LAYOUT

Job
MARKET BUILDING PLANTER
INSTALLATION

Drawing
EXISTING LAYOUT

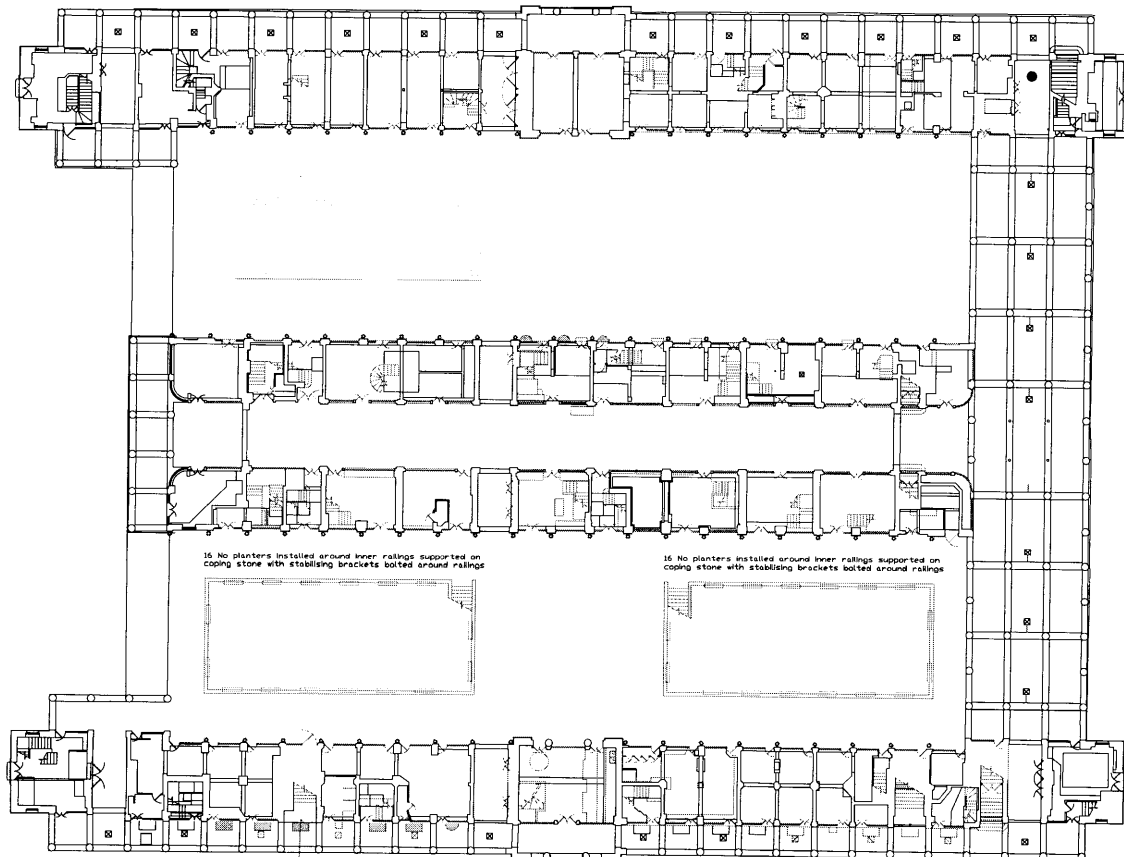
Scale Date
1:200BA1 23/05/2015

Job No/Draw	Rev	Checked
001	-	TP

In not scale. The figures shown are subject to the survey and all necessary
corrections. All quantities to be checked by survey and all dimensions
shown on drawings to be reported to the architect before work commences.
This drawing is to be read in conjunction with all other relevant drawings.

Author: [] Reviewer: [] Date: []

CASE COPY
TP: 12017
RN: 15/04885
ADDRESS:



16 No planters installed around inner railings supported on coping stone with stabilising brackets bolted around railings

16 No planters installed around inner railings supported on coping stone with stabilising brackets bolted around railings

PROPOSED LAYOUT

Job	MARKET BUILDING PLANTER INSTALLATION		
Drawing	PROPOSED LAYOUT		
Scale	Date		
1:2000A1	23/05/2015		
Job No/Range	Rev	Checked	
002	-	TP	