

# Minutes

## Covent Garden Community Association

Planning Sub-Committee meeting held on Tuesday, 1<sup>st</sup> November 2011  
at 17.30 hrs in 21, Macklin Street WC2B 5NN

### 1. Attendance

- 1.1 Apologies received: None
- 1.2 Present at tonight's meeting: RW, JW, RB, EB, DK, ML, MW

2. **Presentation** – John Carson, re: 8 Parker Street – Mr. Carson discussed his proposal to make internal and external alterations to his flat to increase the light internally and make more efficient use of the flat's layout. Loss of the amenity of a ground-floor garden will be balanced by extending the balcony on the first floor.

### 3. Planning Applications & Appeals – comments required

	Date	Address	Proposal	Comments
<b>CAMDEN APPLICATIONS</b>				
3.1	20-10-11	71 Kingsway, WC2B 6ST  Office building  2011/4479/P	Installation of 5 air conditioning condenser units at roof level of office building (Class B1).	K  The CGCA requests that the proposed air-conditioning plant is turned off outside of business hours (from 20:00 to 8:00). Whilst the applicant says there are no nearby residents, there are recent planning applications that involve residents, namely student accommodation in Wild Court, which is adjacent to this property.  Documents: <a href="http://tiny.cc/n3c5w">http://tiny.cc/n3c5w</a>
3.2	20-10-11	7 Upper St Martin's Lane, WC2H 9DL  Vacant  2011/5003/P	Change of use from retail (A1) at basement and ground floor level, offices (B1) at first, second, third and fourth floor level and residential (C3) at fifth floor level to a mixture of uses (Flexible A1, A2 & D1) at basement & ground floor level and residential (C3) to accommodate 3 x two bedroom and 1 x three bedroom self-contained flats at first, second, third, fourth and fifth floor level and associated works to include the reconstruction of the rear elevation wall of the northern wing with new windows and new plants platforms with balustrade, rebuilding of the roof to existing rear extension at ground floor level; replacement of existing single glazed windows with double glazed windows.	K  The CGCA does not object to this application, provided that it is a condition of use that the hours for any ground-level Class A1 or Class A2 use is limited to 08:00 to 20:00. Limiting use of hours will help ensure that the amenity of nearby residents (including the residents of the new flats of this building) is not disturbed.  The CGCA objects to permission for Class D1 use, as there is already a surplus of such facilities in the area.  Documents: <a href="http://tiny.cc/jgbzv">http://tiny.cc/jgbzv</a>

3.3	20-10-11	7 Upper St Martin's Lane, WC2H 9DL  Vacant  2011/5036/L	Internal and external alterations to include new internal staircase following the removal of 2 x existing internal staircases, part demolition of internal party walls, the reconstruction of the rear elevation wall of the northern wing with new windows and new plants platforms with balustrade, rebuilding of the roof to existing rear extension at ground floor level, the replacement of existing single glazed windows with double glazed windows and replacement of existing front shop at ground floor level and new entrance door to flats in connection with the change of use from retail (Class A1) at basement and ground floor level, offices (Class B1 at first, second, third and fourth floor level and residential (Class C3 at fifth floor level to a mixture of uses (flexible Class A1, A2 & D1) at basement & ground floor level and residential (Class C3) to accommodate 3 x two bedroom and 1 x three bedroom self-contained flats at first, second, third, fourth and fifth floor level.	See 3.2.  No documents  Note that this is a Grade II listed building	K
3.4	17-10-11	24 Cambridge Circus, WC2H 8AA  Leon de Bruxelles  2011/5079/P	Installation of security shutters at ground floor level to cafe/restaurant (Class A3).	The CGCA objects to this application. This site has a long frontage and the impact of the amount of shutters will result in incredible visual blight on what is a very prominent corner in the Conservation Area. The shutters, and the logos painted on each one, would be overpowering to the street scene and would have a negative impact on the amenity of nearby residents, particularly the residents who live above the restaurant.  Documents: <a href="http://tiny.cc/f6i8r">http://tiny.cc/f6i8r</a>	K
3.5	17-10-11	20-23 Lincoln's Inn Fields, WC2A 3ED  Office (B1)  2011/5195/P	Installation of new air handling unit to west side roof level, 7 x air condensing units to north west corner within enclosed screen and 4 x condensing units to south east corner roof level. (RETROSPECTIVE)	No objection, provided the officer is convinced there will be no negative impact on nearby residents.  Documents: <a href="http://tiny.cc/9w7td">http://tiny.cc/9w7td</a>	D
3.6	26-10-11	24 Endell Street, WC2H 9HQ	Installation of internally illuminated sign to the front ground floor elevation.	Objection. The CGCA objects to this application, which will damage	K

		The Hospital Club 2011/5229/A		the beautiful façade and the brickwork of this building in the Seven Dials Conservation Area. In addition, the CGCA objects to the light pollution that will result from the static "h" and sequenced coloured circles in the sign. The flashing, strobe-type lighting is particularly offensive and disturbing to residents directly across from the property. The applicant makes no mention of the hours of operation for the sign and does not designate the speed at which the sequenced lights will run up and down.  Documents: <a href="http://tiny.cc/b3lcl">http://tiny.cc/b3lcl</a>
<b>WESTMINSTER APPLICATIONS</b>				
3.7	20-10-11	19A Floral Street, WC2E 9DS  Office (B1) use  11/08288/FULL	Installation of two air conditioning units to lightwell at rear second and third floor levels.	D  No objection  Documents: <a href="http://tiny.cc/t56wz">http://tiny.cc/t56wz</a>
3.8	06-10-11	43 Drury Lane, WC2B 5RT  Sapori  11/08289/FULL	Alterations to Drury Lane and Broad Court elevations including new ventilation grille and louvred enclosure for air intake and new fenestration; placing of two planters on the public highway at Drury Lane; installation of two new extract ducts and six new condensers at roof level with associated works.	D  Objection. The CGCA finds the external alterations inappropriate to this listed building in the middle of the Conservation Area. We object to the new ventilation grille and louvred enclosure, which is inappropriate on this listed building. The CGCA also objects to the excessive use of air-conditioning units on the roof, particularly in light of the number of residents adjacent to the property. The pavement on Drury Lane is narrow and, thus, the two planters will have a health and safety impact as access for the disabled and for pedestrians with prams and strollers will be impeded. We also object to the operable pivot windows in the shopfront, as this will greatly increase noise emanating from the restaurant and having a negative impact on adjacent residents.  Documents: <a href="http://tiny.cc/g25wd">http://tiny.cc/g25wd</a>
3.9	21-10-11	Garrick House, 63-66 St Martin's	Installation of openable shopfront.	D  The CGCA objects to this

		Lane, WC2N 4JS La Tasca 11/09067/FULL		retrospective application for an openable shopfront. The existing drawings that accompany this application do not show the property as it is today (with an openable shopfront), but instead as it was before the openable shopfront was installed without permission. (See attached photo.) The CGCA has objected to openable shopfronts in the past because they result in increased noise levels and, thus, have a negative impact on the amenity of nearby residents, such as the residents who live above this property. Documents: <a href="http://tiny.cc/114jy">http://tiny.cc/114jy</a>
3.10	14-10-11	Development Site at 13 Bull Inn Court and 12 Maiden Lane, WC2N 4JS  Mixed use (A3, B1, C3) 11/09404/FULL	Variation of Condition 8 of planning permission dated 19 August 2008 (RN: 08/04386) namely, to allow the occupation of the apartments ahead of the completion of the restaurant and commercial unit.	No objection Documents: <a href="http://tiny.cc/c1g18">http://tiny.cc/c1g18</a> D

#### 4. Tables and Chairs

CAMDEN APPLICATIONS				
None				
WESTMINSTER APPLICATIONS				
4.1	24-10-11	37 Cranbourn Street, WC2H 7AD  The Brewmaster 11/09336/TCH	Use of the public highway on the St Martins Court frontage measuring 11.1m x 2.0m for the placing of five tables and 20 chairs in connection with the public house.	No objection Documents: <a href="http://tiny.cc/kzm77">http://tiny.cc/kzm77</a> No changes in hours or usage. D
4.2	20-10-11	29 Maiden Lane, WC2E 7JS  Jewel 11/07141/TCH	Use of two area of public highway measuring 1.4m x 2.5m and 1.85m x 3m for the placing of three tables and 12 chairs and two planters.	No objection No documents available online. D

#### 5. Licensing matters – comments required

#### 6. Miscellaneous consultations – comments required

#### 7. Information or up-dates received – no action required

**8. Next meeting & future presentations**

8.1 Tuesday, 15<sup>th</sup> November 2011

8.2 Tuesday, 29<sup>th</sup> November 2011

**9. Any Other Business**