

Minutes

Covent Garden Community Association

Planning Committee meeting held on Tuesday, 4th October 2011
at 17.30 hrs in 21, Macklin Street WC2

1. Attendance

- 1.1 Apologies received: EB, DK
- 1.2 Present at tonight's meeting: RW, JAW, RB, ML, JR, MW
- 1.3 In attendance:

2. Presentation

3. Planning Applications & Appeals – comments required

	Date	Address	Proposal	Comments & Decisions
CAMDEN APPLICATIONS				
3.1	23-09-11	6 Gate Street Holborn Chambers (legal chambers) 2011/4508/P	Mixed change of use from legal chambers (Class B1a) to retail (Class A1) at basement and ground floor level and to the residential use (Class C3) to create 2 x one bedroom self contained flats at third and fourth floor level, 1 x two bedroom self contained flat at fifth and sixth floor level; alterations to front elevation at ground floor level in connection with the change of use to retail unit including new entrance door to access first and second floor level, new duct louvres at ground and fifth floor levels rear elevation.	D No objection Documents: http://tiny.cc/itc34
3.2	23-09-11	10 New Square Office use 2011/4678/L	Internal alterations to existing room to accommodate a new female WC including sanitary fittings and partitions, replacement of existing facility fittings and general internal refurbishment in the male WC to office (Class B1a) at ground floor level.	D No objection Documents: http://tiny.cc/9puuh
3.3	26-09-11	41-43 Neal Street Speedo 2011/4736/P	Alteration to existing retail (Class A1) shopfront.	D No objection Documents: http://tiny.cc/nqjf6
3.4	26-09-11	41-43 Neal Street Speedo 2011/4772/A	Display of internally illuminated fascia sign and illuminated projecting sign.	K Objection. CGCA objects to this application. The illuminated fascia and projecting signs are inappropriate with the

				Seven Dials Conservation Area. The colour is out of keeping with the area and would set a bad precedent for Neal Street and the area. In addition, the light pollution from the signs would have a detrimental effect on local residents. The size of the fascia sign is also out of proportion with the area. No documents
3.5	26-09-11	1-30 Aldwych Buildings, Parker Mews Residential flats 2011/4756/P	Installation of 2 communal satellite dishes, a new antenna with associated equipment, a cabinets and new external cable runs to each residential flat (Class C3).	D No objection Documents: http://tiny.cc/7r20o
3.6	19-09-11	8 Flitcroft Street Ian Johnson Publicity 2011/4507/P	Replacement of 2x existing timber framed windows with x2 double glazed aluminium windows at rear second floor level and removal of steel beam fixed in front of the existing windows.	D No objection Documents: http://tiny.cc/nyqhn
WESTMINSTER APPLICATIONS				
3.7	14-09-11	Development site 13 Bull Inn Court and 12 Maiden Lane 11/05932/FULL	Variation of Condition 3 of planning permission dated 19 August 2008 (RN: 08/04386); namely, to allow use of the terrace as a sitting out area, access for maintenance and planters and erection of an obscure glazed balustrade.	D No objection, provided officers are convinced nearby residents will not be affected. Documents: http://tiny.cc/ki1be
3.8	20-09-11	12 Floral Street The Sanctuary 11/05272/FULL	Installation of two air conditioning condensers and associated pipework and wiring on flat roof adjacent to existing units at roof level. SEE ALSO 11/05273/LBC	D No objection Documents: http://tiny.cc/qtkyg
3.9	20-09-11	453-454 Strand Pizza Express 11/05844/FULL	Alterations to shopfront, in association with the extension of the Pizza Express restaurant - approved on 17 March 2011 (RN:10/10768/FULL)	K Objection. The CGCA objects to the appalling illuminated graphics, as well as the black-and-white stripes on the exterior of the shopfront. We are severely disappointed in

				the new colour scheme, as we prefer the existing colour scheme. Documents: http://tiny.cc/1dv96
3.10	21-09-11	10 Long Acre Jeans West 11/06533/FULL	Use of part of ground floor level and first to third floor levels to provide a single family dwelling (Class C3). Provision of a roof terrace and installation of two air conditioning units within an enclosure at roof level and solar panels.	D No objection – The CGCA welcomes the change of use to residential and appreciation of local architecture. Documents: http://tiny.cc/c9dg6
3.11	21-09-11	40 The Market Punch and Judy 11/08380/FULL	Installation of a retractable awning measuring 14.2m by 3m above the first floor balcony of The Punch And Judy public house and relocation of two existing external lanterns. SEE ALSO 11/08381/LBC	K The CGCA objects to this application, as we consider the awning an unnecessary addition to this very attractive building in the conservation area. Documents: http://tiny.cc/mocm5
3.12	21-09-11	St. Peter's Court 25-29 Henrietta Street Self-contained flat (flat #7) 11/08135/FULL	Replacement of existing single glazed dormer window casements with double glazed casements to match existing. Internal alterations to the third and fourth floor residential unit including minor alterations to the central cupola, replacement access stair, new stair up to cupola and new internal partitions to No. 27. SEE ALSO 11/08136/LBC	D No objection Documents: http://tiny.cc/ntrsg
3.13	27-09-11	14 New Row O'Neil's (formerly the White Swan) 11/07171/LBC	Installation of one externally illuminated fascia sign, one externally illuminated projecting sign at first floor level, one internally illuminated brass menu box, one brass plaque and three amenity boards.	D No objection Documents: http://tiny.cc/cqsry

4. Tables and Chairs

CAMDEN APPLICATIONS				
4.1	27-09-11	84-86 Charing Cross Road/Cambridge Circus Leon de Bruxelles	16 tables, 32 chairs and 12 barriers M-TH: 08:00-23:00: F-SA: 08:00-23:30 SU: 08:00-22:30 New application	K The CGCA objects to this application because it is an excessive number of tables and

		(previously Med Cafe) 2011/4808/TC		<p>chairs for this extremely busy area. Whilst the previous restaurant use included tables and chairs within barriers, clientele frequently strayed outside of the barriers – which were highly ineffective – and caused vertical drinking and crowds that impeded pedestrian traffic on the pavement. This caused restrictions for people with wheelchairs or prams and caused disturbance to local residents. The barriers further restricted access on the pavement, particularly near the bus stop and the nearby tree and, thus, the CGCA strongly objects to the 12 barriers, as well.</p> <p>The CGCA also objects to the opening hours on Sundays. We believe the opening hours on Sundays should be noon because of the disruptive impact the earlier time has on residents in the immediate vicinity.</p> <p>No documents</p>
4.2	28-09-11	64-78 Kingsway Shakespeare's Head 2011/4840/TC	3 Tables, 12 Chairs and 11 Barriers M-SU: 09:00-20:00 Renewal	D No objection No documents
4.3	16-09-11	16 Endell Street The 10 Cases Bistrot a Vin 2011/4633/TC	5 Tables and 5 chairs (5 further chairs on private forecourt) Monday to Sunday: 12:00 to 21:00 New Application	K Objection. The CGCA objects to the five tables and 10 chairs because the pavement is too narrow at this location for this number of tables and chairs. The result will be serious pavement

				restrictions. We do not object to three tables and six chairs, as was the previous consent, provided the tables and chairs are positioned in the same way (as they appear in the existing ground floor layout in the supporting documents of 2011/4359/A. No documents
WESTMINSTER APPLICATIONS				
4.4	15-10-11	29-30 Maiden Lane Jewel 11/02705/TCH	Use of two areas of public highway measuring 3m x 0.8m and 2m x 0.8m for the placing of three tables and six chairs in connection with the existing bar. Hours: 11:00-23:00 M-SU Renewal – No changes	D No objection Documents: http://tiny.cc/adqc2
4.5	20-09-11	418 Strand Wrap It 11/02943/TCH	Use of public highway measuring 2m x 3.5m for the placing of four tables and eight chairs in connection with coffee shop. Hours: 08:00-23:00 New application	K No objection to the tables and chairs application. However, we are verifying that the establishment has consent for A3/A5. Comments by 11-10-11 Documents: http://tiny.cc/lekpg

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, 18th October 2011
 - 8.2 Tuesday, 1st November 2011
9. **Any Other Business**