

Minutes

Covent Garden Community Association

Planning Committee meeting held on Tuesday, 12th July 2011
at 17.30 hrs in 21, Macklin Street WC2

1. Attendance

- 1.1 Apologies received: PC
- 1.2 Present at tonight's meeting: RW, JW, EB, RB, ML, MW

2. Presentation (17:30)

Loraine Kelly & Nicholas Jewell, DPP
RE: proposal for an extension and external refurbishment works at 15-17 Macklin Street

The Committee welcomed the proposals for these two properties. The refurbishment, as proposed at this stage, would put into use two currently vacant, lifeless buildings for office accommodation. Our members notified the Architect that when the CGCA officially comments on the application, we will request a condition if planning consent is granted that the hours of use of the lightweight glazed walkway on No. 17 should be limited to normal office hours in order to protect the adjacent residential amenity.

3. Planning Applications & Appeals – comments required

	Date	Address	Proposal	Notes, Comments & Decisions
CAMDEN APPLICATIONS				
3.1 40	28-06-11	Flat 9 Cambridge Court 4 Earlham Street 2011/3066/P	Retention of an air conditioning heat pump on balcony of flat on the third floor of the internal courtyard elevation (Class C3).	K Objection. The CGCA objects to this application on the same grounds as we did to the previous application on 19-04-11. The leaseholder of this flat has never lived there and the property is used as a holiday let. Putting the air conditioning unit on the balcony is a luxury for the holiday tenants, but a noise and amenity nuisance for the residents, who have the right to the peaceful enjoyment of their homes. Nearby residents have complained about the existing high levels of noise pollution levels and this application would exacerbate the problem.
3.2	05-07-11	100 Charing Cross Road Blackwell's 2011/3181/P	Conversion of existing retail unit into two units (Class A1) with installation of new entrance to Charing Cross Road elevation.	D No objection

3.3 1	04-07-11	Lincoln's Inn New Hall Lincoln's Inn Fields 2011/2646/P	Installation of 2x air conditioning units at roof level	No objection	D
3.4	04-07-11	Lincoln's Inn New Hall Lincoln's Inn Fields 2011/2644/L	Installation of 2x air conditioning units at roof level with associated pipework to lower floors	No objection	D
WESTMINSTER APPLICATIONS					
3.5	27-06-11	25 Catherine Street Taste of India 11/05230/FULL	Installation of a new shopfront and replacement awning.	No objection. While the CGCA does not object to this application, we do suggest that the property owners or tenants take this opportunity to improve upon the property's visual impact, including the signage used on the property, in the conservation area.	D
3.6	24-06-11	15 Kean Street 11/05353/FULL	Extension of time for the commencement of development granted planning permission on 17 July 2006 (RN: 05/04715) for use of second floor as 1 x 2-bed and 2 x 1-bed residential flats.	No objection	D
3.7	23-06-11	36 Tavistock Street Sofra Restaurant 11/00744/FULL	Replacement of existing roof with a glazed roof at first floor level.	No objection SEE ALSO 11/00745/LBC	D
3.8	31-05-11	1-5 Exchange Court 11/05142/FULL	Use of the building to provide nine flats (Class C3) comprising of 1 x 2 bed, 2 x 5 bed and 3 x 2 bed. Removal of the existing fifth floor and replacement with a new fifth floor and extension at roof level to provide a new sixth floor level. Creation of terrace at roof level and at rear first floor level. Alterations to the front courtyard area including creation of basement lightwells and installation of railings to the courtyard	Objection. The CGCA strongly objects to this application. From the drawings, the development would have a significant negative impact on nearby residents, particularly the residents of Turner House. These negative impacts include: -Creation of even more of a tunnel effect due to the high walls. -Loss of privacy, as the proposed terrace overlooks existing residents' windows.	K

			area. Installation of air conditioning at rear fourth floor level.	-Loss of light into existing residents' flats. -Increased noise and disturbance, from air-conditioning units and from parties and other gatherings.
3.9	10-06-11	24 Charing Cross Road Byron Hamburgers 11/01934/FULL	Retention of mechanical plant (four air conditioning units, two fridge freezer units and extract fan) to the third floor flat roof area.	K Objection. The CGCA objects to this application until there is sufficient evidence indicating that work to mitigate to the noise emissions from the kitchen extract identified in the commissions testing report (which accompanied the application) have been completed to a level of standard that complies with WCC's noise policy and has been approved by an inspector at WCC.
3.10	20-06-11	28 Bow Street Bow Street Magistrate's Court 11/05757/FULL	Extension of time for the commencement of development granted planning permission on 5 November 2008 (extant permission: RN 07/04852) for refurbishment, development and conversion of Bow Street Magistrate's Court and Police Station including six storey extension plus two basements and plant enclosure over in rear courtyard and extension at rear second floor level to the Magistrates' Court with plant enclosure over, to provide a 76 bedroom hotel with restaurant, bar and associated facilities and museum/interpretive centre with 16 sleepover cells.	D No objection

4. Tables and Chairs

CAMDEN APPLICATIONS				
4.1 115	08-07-11	43 Monmouth Street	3 Tables and 12 Chairs Monday to Sunday: 10:00 until 22:00 Renewal	D No objection

		The Crown 2011/3327/TC	application	No documents. Note that TCH list from Camden notes that current licensing permission is until 23:00 M-Sa and 12:00-22:30 Su.
4.2 11	08-07-11	77 Kingsway Caffe Nero 2011/3320/TC	6 Tables, 20 Chairs and 2 Barriers Monday to Friday: 08:00 until 20:00 Saturday 08:00 until 19:30 Sundays 08:30 until 19:00pm Renewal Application	D No objection No documents. No change in hours or use.
WESTMINSTER APPLICATIONS				
4.3	27-06-11	28 Wellington Street Bella Italia 11/05458/TCH	Use of one area of public highway on Wellington Street frontage measuring 0.96m x 6.85m and two areas of the public highway on the Tavistock Street frontage each measuring 0.96m x 1.81m for the placing of a total of 6 tables and 12 chairs in connection with restaurant.	D No objection, provided the hours of operation conform to WCC's core hours for premises that supply alcohol for consumption on the premises (Policy HRS1) and the hours stated in WCC's Tables & Chairs policy (23:00, as noted in WCC's "Guidelines for the placing of tables and chairs on the highway."
4.4	28-06-11	2 Russell Street Gelatorino 11/04657/TCH	Use of the public highway for the placing of three tables and eight chairs in an area measuring 1.2m x 4m in connection with retail use on ground floor.	D No objection, provided the hours of operation conform to WCC's core hours for premises that supply alcohol for consumption on the premises (Policy HRS1) and the hours stated in WCC's Tables & Chairs policy (23:00, as noted in WCC's "Guidelines for the placing of tables and chairs on the highway."
4.5	27-06-11	5-6 Henrietta Street Henry's Café Bar 11/05287/TCH	Use of an area of the public highway measuring 1m x 12.6m for the placing of four tables and eight chairs in connection with Cafe/Bar.	D No objection, provided the hours of operation conform to WCC's core hours for premises that supply alcohol for consumption on the premises (Policy HRS1) and the hours stated in WCC's Tables & Chairs policy (23:00, as noted in WCC's "Guidelines for the placing of tables and chairs on the highway."
4.6	06-07-11	91-92 Strand Coal Hole 11/05116/TCH	Use of the public highway measuring 3.6m x 1.7m to Strand frontage for the placing of two tables and eight chairs in association	D No objection, provided the hours of operation conform to WCC's core hours for premises that supply alcohol for consumption on the

			with existing public house.	premises (Policy HRS1) and the hours stated in WCC's Tables & Chairs policy (23:00, as noted in WCC's "Guidelines for the placing of tables and chairs on the highway."
4.7	06-07-11	48 Charing Cross Road The Porcupine 11/05092/TCH	Use of two areas of the public highway each measuring 2.25m x 1.65m either side of the corner entrance for the placing of two tables and eight chairs in connection with the existing public house.	D No objection, provided the hours of operation conform to WCC's core hours for premises that supply alcohol for consumption on the premises (Policy HRS1) and the hours stated in WCC's Tables & Chairs policy (23:00, as noted in WCC's "Guidelines for the placing of tables and chairs on the highway."

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, 26th July 2011

8.2 Tuesday, 9th August 2011

9. Any Other Business