

## Minutes

### Covent Garden Community Association

Planning Sub-Committee meeting held on Tuesday, 13<sup>th</sup> December 2011  
at 17.30 hrs in 21, Macklin Street WC2B 5NN

**1. Attendance**

1.1 Apologies received: DB

1.2 Present at tonight's meeting: RW, JW, ML, RB, DK, SK, MW

**2. Presentation – None scheduled**

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

	Date	Address	Proposal	Comments
<b>CAMDEN APPLICATIONS</b>				
3.1	05-12-11	Africa House 64-78 Kingsway WC2B 6AH 2011/4865/L Wetherspoons at ground level	Installation of 2x ventilation louvres to replace windows on front elevation at ground floor level.	D No objection Comments by 29-12-11 Documents: <a href="http://tiny.cc/qcucb">http://tiny.cc/qcucb</a> <i>No photo, as building is completely hidden by scaffolding.</i>
3.2	05-12-11	Africa House 64-78 Kingsway WC2B 6AH 2011/4863/P Wetherspoons at ground level	Installation of 2x ventilation louvres to replace windows on Gate Street elevation at ground floor level.	D No objection Comments by 29-12-11 Documents: <a href="http://tiny.cc/b9wqy">http://tiny.cc/b9wqy</a> <i>No photo, as building is completely hidden by scaffolding.</i>
3.3	02-12-11	Basement Floor 41-44 Great Queen Street WC2B 5AA 2011/5856/P Covent Garden Personal Training	Change of use of basement floor from dual use of either Offices (Class B1) and/or Non Residential Institution (Class D1) to multi uses falling within Classes B1 and/or D1 and/or D2 (Assembly & Leisure) and use of existing service/escape route on Drury Lane as main access to basement floor.	D No objection, provided the hours proposed in the application (M-F 07:00-20:00; SA 09:00-15:00; closed SU) are conditions of any permission granted. Comments by 29-12-11 Documents: <a href="http://tiny.cc/bmkhl">http://tiny.cc/bmkhl</a> Photos: <a href="http://tiny.cc/zu8bn">http://tiny.cc/zu8bn</a> <a href="http://tiny.cc/g27pu">http://tiny.cc/g27pu</a>
3.4	02-12-11	25-37 Parker Street WC2B 5PA 2011/5926/A Parker Street House	Display of a non-illuminated projecting sign above main entrance.	D No objection Comments by 23-11-11 Documents: <a href="http://tiny.cc/ap2ki">http://tiny.cc/ap2ki</a> Photos: <a href="http://tiny.cc/rxysi">http://tiny.cc/rxysi</a> <a href="http://tiny.cc/zazli">http://tiny.cc/zazli</a>
3.5	08-12-11	237 Shaftesbury Avenue WC2H 8EH	Replacement of existing timber shopfront and fascia with hardwood timber varnished	D No objection. The CGCA applauds the improvement to this shopfront.

		2011/5986/P Comicana	shopfront and fascia, including widening of entrance opening in connection with retail use (A1).	Comments by 02-12-11 Documents: <a href="http://tiny.cc/pllhm">http://tiny.cc/pllhm</a> Photo: <a href="http://tiny.cc/ni68a">http://tiny.cc/ni68a</a>
3.6	11-11-11	Craven House 119-123 Kingsway WC2B 6PA 2011/5090/P Proposed Wagamama	Change of use of part of existing retail unit (A1) at basement and ground floor to restaurant use (A3), installation of louvres at rear ground floor and mezzanine level and an extract duct on the rear facade from first to fifth floor roof level.	D No objection, provided the hours proposed in the application (M-SA 12:00-23:00; SU 12:00-22:00) are conditions of any permission granted. Comments by 15-12-11 Documents: <a href="http://tiny.cc/vl69w">http://tiny.cc/vl69w</a> Photo: <a href="http://tiny.cc/og5ap">http://tiny.cc/og5ap</a>
<b>WESTMINSTER APPLICATIONS</b>				
3.7	24-11-11	21-22 Maiden Lane WC2E 7NA 11/09702/FULL Porterhouse	Re-installation of black metal bollards and canvas barriers within front courtyard. Alterations to kerb.	D The CGCA does not object, provided there is no advertising or graphics on the canvas barriers, such as those seen on the banner in the far left in the attached photo. The CGCA is deeply concerned that the barriers will be an additional source of advertising and we object to any additional graphics. Comments by 25-12-11 Documents: <a href="http://tiny.cc/kh1vd">http://tiny.cc/kh1vd</a> Photo: <a href="http://tiny.cc/bw7fo">http://tiny.cc/bw7fo</a>
3.8	28-11-11	406 Strand WC2R ONE 11/10661/FULL Santander UK Plc	Replacement of three external air conditioning condensers with one unit in an acoustic enclosure at second/ third floor level on a flat roof and installation of replacement louvred grills facing Bull Inn Court underpass.	D No objection, provided the air-conditioning unit is maintained within 12 months and WCC officers are convinced there will be no impact on nearby residents. Comments by 29-12-11 Documents: <a href="http://tiny.cc/xiklk">http://tiny.cc/xiklk</a> Photo: <a href="http://tiny.cc/nnvig">http://tiny.cc/nnvig</a>
3.9	01-12-11	8 The Market Covent Garden WC2E 8RB 11/09987/FULL Crabtree & Evelyn	Installation of two decorative ventilation panels into existing shopfront stall riser.	D No objection Comments by 01-01-12 Documents: <a href="http://tiny.cc/0qoa5">http://tiny.cc/0qoa5</a> Photos: <a href="http://tiny.cc/7ctss">http://tiny.cc/7ctss</a> <a href="http://tiny.cc/3iqs0">http://tiny.cc/3iqs0</a> <a href="http://tiny.cc/w4hph">http://tiny.cc/w4hph</a>
3.10	02-12-11	43 Chandos Place WC2N 4HS 11/10347/FULL Office	Dual use of the third floor for office (Class B1) or residential (Class C3) use and erection of fourth floor roof extension with terrace for residential use (Class C3).	D No objection. While the CGCA does not object to this application, we do ask that WCC be mindful about the impact that terraces can have on local residents when terraces are used for loud gatherings, particularly late

				at night. Comments by 02-02-12 Documents: <a href="http://tiny.cc/d2bbx">http://tiny.cc/d2bbx</a> Photo: <a href="http://tiny.cc/6mwuh">http://tiny.cc/6mwuh</a>
3.11	05-12-11	Development Site At 13 Bull Inn Court And 12 Maiden Lane WC2E 7NA 11/11164/FULL	Variation of Condition 16 of planning permission dated 14 September 2004 (RN: 04/00665) (as amended by planning permissions 05/10428/FULL and 08/04386/FULL) for partial demolition behind retained facade of disused electricity generating hall and erection of building comprising basement, lower ground, ground and five upper storeys to form a creative/light industrial unit at basement and lower ground floors, retention of Class A3 use at ground floor and creation of 14 residential apartments on upper floors; namely, to alter the triggers and requirements for the provision of public art.	The CGCA is unable to comment on this application as there are no documents or drawings of the artwork to view. Because of past experiences with public art projects in the conservation area, we would request that the applicant attend one of our planning committee meetings. Comments by 05-01-12 No documents <i>No photo</i>
3.12	07-12-11	26-27 Southampton Street London WC2E 7RS 11/11371/FULL	Use of part 26-27 Southampton Street to provide retail (A1) at ground floor level and 10 residential flats (C3) at basement, ground to fourth/fifth floor level and terrace at roof level and associated internal and external alterations including the creation of an additional floor above No. 26 and installation of plant at basement level and associated works.	D No objection Comments by 06-01-12 Documents: <a href="http://tiny.cc/xmw5a">http://tiny.cc/xmw5a</a> Photos: <a href="http://tiny.cc/st2nm">http://tiny.cc/st2nm</a> <a href="http://tiny.cc/z8igb">http://tiny.cc/z8igb</a> <a href="http://tiny.cc/a8k05">http://tiny.cc/a8k05</a> <a href="http://tiny.cc/5tk9s">http://tiny.cc/5tk9s</a>
3.13	08-12-11	Bow Street WC2E 7AA Royal Opera House 11/10237/FULL	Display a three dimensional artwork by Yinka Shonibare MBE on the facade of the building on Russell Street for a period of up to five years.	D No objection Comments by 08-01-12 No documents Photo: <a href="http://tiny.cc/pwd2h">http://tiny.cc/pwd2h</a>
3.14	09-12-11	5a The Market Covent Garden WC2E 8RA 11/10250/LBC Links of London	Alterations to shopfronts including replacement of ironmongery to entrance doors; installation of four non- illuminated fascia signs (two to each frontage) comprising of timber fret cut lettering and one timber hanging sign, internal alterations.	D No objection Comments by 09-01-12 No documents Photos: <a href="http://tiny.cc/i7qcj">http://tiny.cc/i7qcj</a> <a href="http://tiny.cc/15nfh">http://tiny.cc/15nfh</a>

#### 4. Tables and Chairs

CAMDEN APPLICATIONS				
4.1	09-12-11	57-59 Endell Street WC2H 9AJ 2011/6176/TC Cafe Mode	7 tables and 18 chairs M-SA: 09:00 to 23:00; SU: 09:00 to 22:30  NOTE: 2010 permission (2010/5055/TC) was for 4 Tables, 12 Chairs 9:00-23:00 M-SA, 09:00-22:30 SU	Objection. The CGCA objects to the expanded usage of tables and chairs (from 4 tables and 12 chairs to 7 tables and 18 chairs). Residents of nearby sheltered housing frequently complain about the noise from the café. Also, the café currently exceeds the number of tables and chairs authorised and maintains an A-board in the middle of the pavement, impeding pedestrian traffic (see attached photo). The CGCA believes the hours should be limited to the core hours for this area, which are 20:30.  Comments by 06-01-12  No documents  Photo: <a href="http://tiny.cc/qj9la">http://tiny.cc/qj9la</a>
WESTMINSTER APPLICATIONS				
4.2	01-12-11	26-27 St Martin's Court WC2N 4AL 11/10964/TCH The Round Table	Use of an area of the public highway measuring 1.58m x 6.04m for the placing of 4 tables and 16 chairs in connection with the Round Table Public House.  NOTE: Hours limited by WCC condition to 11:00-23:00.	D  No objection  Comments by 01-01-12  Documents: <a href="http://tiny.cc/4duha">http://tiny.cc/4duha</a>  Photos: <a href="http://tiny.cc/d1yvj">http://tiny.cc/d1yvj</a> <a href="http://tiny.cc/ny70v">http://tiny.cc/ny70v</a>
4.3	06-01-11	40 St Martin's Lane WC2N 4ER 11/10140/TCH La Roche	Use of the public highway for the placing of eight tables, 24 chairs and three pot plants in an area measuring 5.6m x 2.5m and 1.6m x 2.5m on Mays Court in connection with the café on the Mays Court frontage.  NOTE: Hours limited by WCC condition to 08:00-23:00.	D  No objection  Comments by 06-01-12  No documents  Photo: <a href="http://tiny.cc/v56ks">http://tiny.cc/v56ks</a>
4.4	06-01-11	92-93 St Martin's Lane WC2N 4AP 11/10141/TCH Cecil Court Piazza	Use of an area of the public highway on the Cecil Court elevation for the placing of six tables and 24 chairs in an area measuring 8.3m x 2.5m in connection with the ground floor premises.  NOTE: Hours limited by WCC condition to 11:00-23:00.	D  No objection  Comments by 06-01-12  No documents  Photo: <a href="http://tiny.cc/o2nz1">http://tiny.cc/o2nz1</a>

- 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 Monday, 16<sup>th</sup> January 2012
  - 8.2 Tuesday, 31<sup>st</sup> January 2012
- 9. Any Other Business**