

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Tuesday, 15th November 2011
at 17.30 hrs in 21, Macklin Street WC2B 5NN

1. Attendance

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

2. Planning Applications & Appeals – comments required

	Date	Address	Proposal	Comments & Notes
CAMDEN APPLICATIONS				
2.1	04-11-11	69A Endell Street, WC2H 9AJ The Covent Garden Salon 2011/4345/A & 2011/4474/L	Display of an externally illuminated hanging sign to the front façade of a shop (Class A1) (retrospective).	K The CGCA objects to this application as the design – particularly the illumination – is not appropriate on a Grade II listed building in the Seven Dials Conservation Area. Should Camden be minded to approve this retrospective application, the CGCA requests that a condition on approval be included to require the applicant to turn off the illuminated sign by 20:00. Documents: http://tiny.cc/j4dyz
2.2	07-11-11	Craven House, 119-123 Kingsway, WC2B 6PA Office use; retail vacant 2011/5166/P	Alterations to front facade including installation of new glazed shopfronts and entrance doors at ground floor level, replacement of all windows from first to sixth floor level, and uplighters at first floor level all in connection with existing retail (Class A1) and offices (Class B1).	D No objection Documents: http://tiny.cc/z6ant
2.3	07-11-11	Craven House, 119-123 Kingsway, WC2B 6PA Office use; retail vacant 2011/5174/P	Infill extension to two lightwells between first and fifth floor levels on south and north elevations, including partial demolition of rooftop plant room, installation of new condenser units and acoustic metal louvres at roof level in connection with existing office use (Class B1).	D No objection Documents: http://tiny.cc/eokvb
2.4	10-11-11	48 Neal Street, WC2H 9PA Residential flat 2011/5376/P	Conversion of 1st to 4th floors of existing residential dwelling (Class C3) for the provision of 2 X 1 bed and 1 X 2 bed self-contained flats including replacement of existing single glazed conservatory with double glazed	D No objection Documents: http://tiny.cc/1ziyp

			conservatory at rear second floor level and associated alterations to windows and doors to existing single family dwelling (Class C3).	
2.5	03-11-11	54 Lincoln's Inn Fields, WC2A 3LJ LSE New Academic Building 2011/5411/P	Installation of 8x solar panels at roof level.	D No comment Documents: http://tiny.cc/bs0fk
2.6	08-11-11	60 Kingsway, WC2B 6DS Brittania (the Co-operative bank) 2011/5467/P	Installation of ATM cash machine to front elevation in connection with retail use (Class A1)	D No comment No documents
2.7	01-11-11	8 Parker Street, WC2B 5PH Residential flat 2011/5022/P	Erection of front and rear extensions at ground floor level, creation of an enlarged terrace at rear first floor level involving the installation of a balustrade and alterations including the installation of two new doors and replacement of a door with a window to existing flat (Class C3).	D No objection Documents: http://tiny.cc/377vu
2.8	01-11-11	8 Tower Court, WC2H 9NU Residential flat 2011/5062/P	Alterations to include replacement of existing single glazed front windows with double glazed windows to first, second and third floor level, the enlargement of existing roof lights into one large roof light, new access hatch and installation of cooling system to rear roof slope in connection with internal alterations to dwelling house (Class C3).	D No objection Documents: http://tiny.cc/ztcv9
2.9	01-11-11	8 Tower Court, WC2H 9NU Residential flat 2011/5063/L	Internal and external alterations to include new layout, removal of internal partitions and new openings to all floors, relocation of stairs at basement and second floor levels, bathrooms and kitchen, new glazed roof, stairs and doors to utility room at ground floor level, replacement of existing single glazed front windows with double glazed windows to first, second and third floor level, installation of cooling system to rear roof slope and associated internal ductwork to all floors, enlargement of existing roof lights into one large roof light and new access hatch to dwelling house (Class C3).	D No objection Documents: http://tiny.cc/ztcv9
2.10	01-11-11	Rear of 81 Endell	Use of ground and first floor at rear of	D

		Street, WC2H 9AJ New residential development 2011/5204/P	No.81 as a one bedroom residential unit (Class C3).	No objection Documents: http://tiny.cc/wfkrf
WESTMINSTER APPLICATIONS				
2.11	25-10-11	40 The Market, WC2E 8RF The Punch & Judy 11/02282/LBC	Replacement of front entrance doors (like for like replacement).	D No comment Documents: http://tiny.cc/26d6n
2.12	26-10-11	112 St. Martin's Lane, WC2N 4AZ Vacant 11/08454/FULL	Use of the basement, ground and rear first floor as a restaurant and part ground (entrance), part first floor and second to fifth floors as a seven bedroom apart hotel (sui generis). Enlargement of sub-basement, use of rear part of the first floor as a smoking terrace and removal of internal lobbies to apart-hotel rooms.	K No objection, provided the restaurant is truly used as a restaurant, as defined by Westminster's Licensing Policy 2.5.3. In particular, the restaurant should provide food in the form of substantial table meals prepared on the premises and are served and consumed at the table; and, where intoxicating liquor shall not be sold, supplied or consumed on the premises otherwise than to persons who are bona fide taking substantial table meals and provided that the consumption of intoxicating liquor by such person is ancillary to taking such meals. Documents: http://tiny.cc/xtg7h
2.13	01-11-11	20 Wellington Street, WC2E 7DD Vacant (formerly a sandwich shop) 11/09588/FULL	Installation of a new shopfront and awning.	D No objection Documents: http://tiny.cc/hjikv
2.14	07-11-11	1A Henrietta Street, WC2E 8PS Pizza Hut, Lloyds TSB and office use 11/10169/FULL	Use of basement, ground and first floor for Class A1 retail purposes. Use of the second to fifth floors as six residential flats (Class C3). External alterations to include the removal of the ground floor Pizza Hut entrance and railings, construction of an infill extension to rear, construction of an extension at fifth floor level, alterations at roof level, creation of terraces to rear of building at second to roof floor, installation of plant and alterations to all facades including reconfiguration/ installation of windows	D No comment Documents: http://tiny.cc/6witg

			and doors, new shopfront, new stone work and new bottle balustrade at roof level. (Site includes 22-25 Southampton Street)	
2.15	08-11-11	The Market, WC2E 8RA 11/10336/FULL	Refurbishment/alteration of existing access ramps.	D No objection Documents: http://tiny.cc/t6lk3

3. Tables and Chairs

CAMDEN APPLICATIONS				
3.1	09-11-11	63 Neal Street, WC2H 9PJ Pix Bar 2011/5643/TC	2 Tables and 8 Chairs Monday to Sunday: 12:00 to 21:00 <i>Renewal and variation of hours.</i>	D No objection No documents Previous permission (2010/3285/TC) was for 3T & 8CH. M-SA 10:00-21:00; SU 12:00-21:00
WESTMINSTER APPLICATIONS				
3.2	25-10-11	55-56 Long Acre, WC2E 9JL Starbucks 11/09507/TCH	Use of an area of public highway for the placing of three tables and six chairs in an area measuring 1m x 8.1m on the Hanover Place elevation in connection with the existing coffee shop.	D No objection No documents No change in use. No hours noted. Previous hours were M-SA 08:00-20:00 and Su 08:00-19:30.
3.3	02-11-11	Basement & Ground Floor, 33-35 Wellington Street, WC2E 7BN Byron 11/09767/TCH	Use of the public highway for the placing of three tables and six chairs in one area measuring 1m x 3.4m and one area measuring 1m x 1.8m on the Wellington Street frontage in connection with the basement and ground floor premises.	D No objection provided the hours are limited to within 08:00-23:00. Documents: http://tiny.cc/3ua5m Comments by 03-12-11 No change in use. No hours noted.
3.4	08-11-11	51 St. Martin's Lane, WC2N 4EA Cote restaurant 11/09468/TCH	Use of public highway measuring 0.9m x 6.9m for the placing of four tables, eight chairs and two planters in connection with the existing restaurant.	K The CGCA objects to this application, as the space on the public highway is 1.8m, which is less than Westminster's standard 2m standard. Given this, the CGCA is surprised the application was validated. Also, the drawings do not indicate the pavement drop in front of the restaurant. Documents: http://tiny.cc/w8ilf Comments by 09-12-11 Hours: M-SU 08:00-23:00. No previous consent. TCH & planters currently in use.

3.5	08-11-11	10-11 St. Martin's Court, WC2N 4AJ Café Koha 11/08536/TCH	Use of the public highway for the placing of four tables and eight chairs in an area measuring 4.5m x 1.4m in connection with the existing ground floor premises. (Site includes No. 10.)	D No objection No documents No hours noted.
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4. Licensing matters – comments required

5. Miscellaneous consultations – comments required

6. Information or up-dates received – no action required

7. Next meeting & future presentations

7.1 Tuesday, 29th November 2011

7.2 Tuesday, 13th December 2011

8. Any Other Business