

# Minutes

## Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 16<sup>th</sup> January 2012  
at 17.30 in 21, Macklin Street WC2B 5NN

### 1. Attendance

1.1 Apologies received: Jo Weir; David Kaner

1.2 Present: Mike Leeson; Rhu Weir; Elizabeth Bax; Sam Kung; Meredith Whitten

### 2. Presentation – None

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

|                            | Date     | Address   | Proposal   | Comments   |
|----------------------------|----------|---|--|--|
| <b>CAMDEN APPLICATIONS</b> |          |   |  |  |
| 3.1                        | 11-01-12 | 64-78 Kingsway<br>WC2B 6AH<br><br>2011/6439/P<br><br>Africa House         | Samples required by condition 2 of Planning Permission Ref 2008/5547/P dated 31/03/2009 for amendments to planning permission 2007/4108/P, dated 09/11/2007, for refurbishment of building including erection of new roof extension and rear extension to provide additional office space (Use Class B1), works to office core and lightwell and reversion of entire third floor to office use from part office/part D1 education use. Revisions include alterations to the rear (Gate Street) façade, roof level plant and front (Kingsway) elevation entrance. | Noted – no objection<br><br>Comments on fulfilment of condition 2<br><br>No documents<br><br><i>No photo, as building is completely hidden by scaffolding.</i>   |
| 3.2                        | 11-01-12 | 15-17 Macklin<br>Street WC2B 5NG<br><br>2011/6406/P                       | Details of glazing material required by condition 2 and drawings or samples of windows, doors and glazed extension required by condition 8 of Planning Permission Ref 2011/4292/P dated 31/10/2011 for alterations and extension to include two storey glazed roof extensions above no. 17, alterations to the front and rear fenestration including creation of a new opening and the erection of a plant enclosure at roof level of no. 15 in association with the refurbishment and extension of existing office accommodation.                               | Noted – no objection<br><br>Comments on fulfilment of condition 2<br><br>Documents:<br><a href="http://tiny.cc/pwv35">http://tiny.cc/pwv35</a><br><br>Photo: <a href="http://tiny.cc/113in">http://tiny.cc/113in</a> |
| 3.3                        | 12-01-12 | Earlham Street<br>WC2H 9HU<br><br>2011/4905/L<br><br>Cambridge<br>Theatre | Retrospective application for internal alterations in respect of removal of wood and concrete through section of front stage area and insertion of steel beams to provide additional staging area.   | Noted – no objection<br><br>Documents:<br><a href="http://tiny.cc/kr25e">http://tiny.cc/kr25e</a><br><br>Photo: <a href="http://tiny.cc/8xzk8">http://tiny.cc/8xzk8</a>  |

| <b>WESTMINSTER APPLICATIONS</b> |          |  |   |   |
|---------------------------------|----------|--|---|---|
| 3.4                             | 21-12-11 | 4 Garrick Street<br>WC2E 9BH<br><br>11/10107/FULL<br><br>Angus<br>Steakhouse (to<br>be Steak & Co)                 | Minor alterations to shopfront and<br>installation of canvas canopy.  | No objection<br><br>Documents:<br><a href="http://tiny.cc/k4v1k">http://tiny.cc/k4v1k</a><br><br>No photo   |
| 3.5                             | 21-12-11 | 460 Strand WC2R<br>ORG<br><br>11/10517/FULL<br><br>Vacant (formerly<br>Strand Café; will<br>be Umai<br>restaurant) | Installation of new shopfront.  | No objection<br><br>Documents:<br><a href="http://tiny.cc/0skyd">http://tiny.cc/0skyd</a><br><br>Photos: <a href="http://tiny.cc/8z2tm">http://tiny.cc/8z2tm</a><br>and <a href="http://tiny.cc/mbrm5">http://tiny.cc/mbrm5</a><br><br>Within Trafalgar Square<br>Conservation Area |
| 3.6                             | 21-12-11 | 14 King Street<br>WC2E 8HN<br><br>11/10137/LBC<br><br>Oliver Sweeney   | Installation of one externally illuminated<br>fascia sign and one externally illuminated<br>projecting sign.  | No objection<br><br>Documents:<br><a href="http://tiny.cc/j9i0a">http://tiny.cc/j9i0a</a><br><br>Photo: <a href="http://tiny.cc/qm88w">http://tiny.cc/qm88w</a><br><br>Listed building  |
| 3.7                             | 22-12-11 | 17-19 Bedford<br>Street WC2E 9HE<br><br>11/11847/FULL  | Variation of Condition 1 of planning<br>permission dated 26 September 2011<br>(RN: 11/02894) for the partial demolition<br>and rebuilding of the rear extension to<br>17-19 Bedford Street including the<br>erection of an additional floor, installation<br>of plant at basement level and the<br>creation of a loading bay and refuse area<br>to the rear of the building (accessed from<br>Bedford Court). Installation of<br>photovoltaic panels at roof level of the<br>new extension, use of the building as 18<br>residential units with retail (Class A1) at<br>ground and lower ground floor levels,<br>namely to change the mix of proposed<br>residential units to 10x1 bed, 2x2 bed and<br>6x3 bed flats, alterations to the internal<br>layouts of the residential units, provision<br>of double glazing instead of single glazing<br>to sash windows, omission of the<br>basement to rear yard, lowering of<br>basement and ground floor levels and<br>relocation of bin store to basement level. | No objection<br><br>Documents:<br><a href="http://tiny.cc/d3os1">http://tiny.cc/d3os1</a><br><br>Photo: <a href="http://tiny.cc/44umf">http://tiny.cc/44umf</a><br><br>Listed building – see<br>11/11848/LBC  |
| 3.8                             | 22-12-11 | 79 St Martin's<br>Lane WC2N 4AA<br><br>11/10119/FULL<br><br>Steak & Co.  | Minor alterations to existing shopfront.  | No objection<br><br>Documents:<br><a href="http://tiny.cc/7n2pv">http://tiny.cc/7n2pv</a><br><br>Photo: <a href="http://tiny.cc/vm5ei">http://tiny.cc/vm5ei</a>   |

|      |          |   |  |   |
|------|----------|---|--|---|
| 3.9  | 22-12-11 | 11-12 Russell Street WC2B 5HZ<br>11/11787/FULL<br>Russell Chambers            | Variation of Condition 1 of planning permission dated 19 July 2011 (RN:11/02645) for: use of second to fifth floors as four residential units (Class C3) comprising 2 x 3 bedroom, 1 x 2 bedroom, 1 x 1 bedroom flats. External alterations including the replacement of the windows on the Russell Street and Piazza elevations and installation of a new external entrance lobby at ground floor level on the Piazza elevation. Installation of mechanical plant within enclosures at fifth and third floor levels, replacement of existing plant at fourth floor level. Namely to vary approved drawings in order to provide a terrace at roof level. | No objection<br><br>Documents: <a href="http://tiny.cc/3lww5">http://tiny.cc/3lww5</a><br>Photo: <a href="http://tiny.cc/vxpoc">http://tiny.cc/vxpoc</a>  |
| 3.10 | 04-01-12 | St Martin's Place WC2N 4JJ<br>11/11556/FULL<br>St Martin-In-The-Fields Church | Use of the eastern courtyard for the erection of a cafe kiosk and the placing of 14 tables and 40 chairs for a temporary period of three years (beginning April to the end of October).  | No objection provided the café's assembly and stocking begins at 08:00 (instead of 07:30). The CGCA supports closing at dusk, but requests that permission specifies that the café is closed and all disassembling is completed no later than 23:00. CGCA requests these conditions to ensure nearby residents are not harmed by noise outside of Westminster's core hours.<br><br>Documents: <a href="http://tiny.cc/6sc85">http://tiny.cc/6sc85</a><br>Photo: <a href="http://tiny.cc/waxhv">http://tiny.cc/waxhv</a><br><br>On operating days the café would be assembled and stocked from 07:30 am with a view to opening for 10:00 am closing at dusk. |
| 3.11 | 05-01-12 | 11 Long Acre WC2E 9LH<br>11/11803/FULL<br>Numum                               | Dual/alternative use of part of the ground floor (Rose Street frontage) and the first to fourth floor for either continued office (Class B1) and/or residential use (Class C3). External alterations at first floor level on the Long Acre and Rose Street elevations including alterations to existing window openings and insertion of Juliette balconies at first to third floor level, new window opening and creation of a terrace at fourth floor level on the Rose Street elevation. Insertion of a new staircase smoke vent at roof level.   | No objection. The CGCA trusts that, as noted in the acoustic report, appropriate construction and design will be used to ensure noise exposure will be kept to a minimum and within acceptable limits.<br><br>Documents: <a href="http://tiny.cc/p9iia">http://tiny.cc/p9iia</a><br>Photos: <a href="http://tiny.cc/12wfr">http://tiny.cc/12wfr</a> and <a href="http://tiny.cc/qodgr">http://tiny.cc/qodgr</a>   |

#### 4. Tables and Chairs

| <b>CAMDEN APPLICATIONS</b>      |          |  |   |  |
|---------------------------------|----------|--|---|--|
| 4.1                             | 03-01-12 | 40 Monmouth Street WC2H 9EP<br>2012/0030/TC<br>The Two Brewers | 2 Tables, 8 chairs and 1 barrier<br>M-SA 11:00 to 23:00; SU 12.00 to 22.30  | The CGCA does not object to the tables and chairs, but does object to the barrier. The public house currently has five barriers as well as two A-boards on the public highway, despite not having permission. The use of the barriers also prevents a minimum clear width of 1.8m, often forcing pedestrians to walk in the street. See photos.<br><br>No documents<br>Photo: <a href="http://tiny.cc/hau8f">http://tiny.cc/hau8f</a> & <a href="http://tiny.cc/csivr">http://tiny.cc/csivr</a><br><br><i>Renewal – No changes in use or hours</i>   |
| 4.2                             | 11-01-12 | 40 Great Queen Street WC2B 5AA<br>2012/0199/TC<br>O'Neill's    | 3 Tables, 12 Chairs and 6 Barriers<br>M-TH 08:00 to 23:00; F-SA 08:00 to 23:30; SU 08:00 to 22:30   | No objection<br>No documents<br>Photo: <a href="http://tiny.cc/aoar9">http://tiny.cc/aoar9</a><br><br><i>Renewal – No changes in use or hours</i>  |
| <b>WESTMINSTER APPLICATIONS</b> |          |  |   |  |
| 4.3                             | 21-12-11 | 1 Garrick Street WC2E 9AR<br>11/03875/TCH<br>Roundhouse        | Use of two areas of the public highway measuring 1.32m x 3.048m and 1.34m x 3.81m for the placing of four tables and 16 chairs in connection with the public house.<br><br>Proposed hours: M-SA 11:00-23:00; SU 12:00-23:00 | <i>Deferred, pending additional information</i><br>Comments by 21-01-12<br>Documents: <a href="http://tiny.cc/bg4fh">http://tiny.cc/bg4fh</a><br>Photo: <a href="http://tiny.cc/xb72o">http://tiny.cc/xb72o</a><br><br>Last permission granted 11/2008 (08/05897/TCH) for 4T & 16CH. Site had a complaint (2007) re: T&CH obstructing public highway. Case was closed because public house had permission.   |
| 4.4                             | 28-12-11 | 419 Strand WC2R 0PT<br>11/10174/TCH<br>Garfunkel's             | Use of an area of public highway measuring 7.1m x 2m for the placing of three tables, 12 chairs and planters in connection with existing restaurant at No. 420.<br><br>Proposed hours: M-SU 08:00-00:00                     | The CGCA objects to the request for extended hours of use for tables and chairs. The hours should remain within the framework hours as they currently are, at M-SU 09:30-23:00. Note that the applicant previously requested an extension of hours (10/03629/TCH), but WCC did not approve the extended hours in the interest of public safety and to avoid blocking the road.<br><br>Documents: <a href="http://tiny.cc/4mu6i">http://tiny.cc/4mu6i</a><br>Photo: <a href="http://tiny.cc/1n6pq">http://tiny.cc/1n6pq</a><br><br><i>No change in usage. Change in hours.</i> Hours requested are M-SU 08:00-00:00. Previous permission was for M-SU 09:30-23:00, although applicant asked for M-SU 08:00-00:00 and is doing so again. |

- 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, 31 January 2012
- 9. Any Other Business**