

# Minutes

## Covent Garden Community Association

Planning Sub-Committee meeting held on Tuesday, 31<sup>st</sup> January 2012  
at 17.30 in 21, Macklin Street WC2B 5NN

### 1. Attendance

1.1 Apologies received: Jo Weir

1.2 Present: Mike Leeson, Rhu Weir, Elizabeth Bax, Robert Bent, Sam Kung, Meredith Whitten

### 2. Presentation – None scheduled

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

|                            | Address   | Proposal  | Comments   |
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| <b>CAMDEN APPLICATIONS</b> |   |   |  |
| 3.1                        | 15-17 Macklin Street<br>WC2B 5NG<br>2012/0404/P   | Details of programme of archaeological investigation required by condition 7 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 erection of a plant enclosure at roof level of no. 15 associated with refurbishment and extension of existing office accommodation.  | Noted.<br>Documents: <a href="http://tiny.cc/v453w">http://tiny.cc/v453w</a><br>Photo: <a href="http://tiny.cc/ofu3d">http://tiny.cc/ofu3d</a>   |
| 3.2                        | Pavement near 33<br>Shelton Street,<br>Entrance to Martins<br>Court Yard, St Martins<br>Court Yard Slingsby<br>Place, Seven Dials<br>roundabout and Front<br>of 8-10 Neal's Yard<br>2012/0020/P | Temporary installation of 4x fibreglass egg sculptures on plinths and 1x hanging within Covent Garden for a 3 month period between 21st February 2012 and 5th April 2012.<br><br>Benefits the Elephant Family & Action for Children   | The CGCA objects to the siting of the egg sculpture at the Seven Dials monument plinth, as placing an egg in this position is likely to interfere with proposed electrical works on the island. We suggest it is instead placed on one of the street corners. We do not object to the other sites.<br><br>Documents: <a href="http://tiny.cc/v2rt9">http://tiny.cc/v2rt9</a><br><br>See "OS Extract & Photographs" in link above for photos and exact locations. |
| 3.3                        | 63 Shelton Street<br>WC2H 9HE<br>2012/0120/P<br>Edgware Academy   | Change of use of existing language school (D1) from 1st to 4th floors following the demolition of existing plant enclosure at roof level and erection of a new roof extension for the provision of 3X2 Bed maisonettes, installation of glazed screening and balustrade for a new roof terrace, relocation of air conditioning units to the rear at ground floor roof level, and installation of a new shopfront, entrance door to ground floor at front elevation all associated with use of upper floors as self-contained maisonette (C3). | No objection<br><br>Documents: <a href="http://tiny.cc/tdwrw">http://tiny.cc/tdwrw</a><br>Photo: <a href="http://tiny.cc/5t9fs">http://tiny.cc/5t9fs</a>   |

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| 3.4                             | 190 Shaftesbury Avenue WC2H 8JL<br>2012/0382/P<br>Vacant                                     | Alterations to the front elevation for the replacement of existing shopfront and relocation of access ramp at ground floor level.  | No objection<br>Documents: <a href="http://tinyurl.com/6tf2hc3">http://tinyurl.com/6tf2hc3</a><br>Photo: <a href="http://tiny.cc/zbech">http://tiny.cc/zbech</a>  |
| <b>WESTMINSTER APPLICATIONS</b> |  |  |   |
| 3.5                             | 11-12 Russell Street WC2B 5HZ<br>11/11791/FULL<br>Russell Chambers                           | Use of first floor from office (Class B1) to 1x2 bedroom residential unit (Class C3), ancillary concierge and associated alterations including ventilation grilles.  | No objection<br>Documents: <a href="http://tiny.cc/y08ko">http://tiny.cc/y08ko</a><br>Photo: <a href="http://tiny.cc/a0edr">http://tiny.cc/a0edr</a>  |
| 3.6                             | 15 King Street WC2E 8HN<br>11/11527/FULL<br>Ground & basement retail vacant                  | Installation of replacement shopfront.   | No objection<br>Documents: <a href="http://tinyurl.com/7zl6oau">http://tinyurl.com/7zl6oau</a><br>Photo: <a href="http://tiny.cc/bsgke">http://tiny.cc/bsgke</a><br>Listed building   |
| 3.7                             | 53 St Martin's Lane WC2N 4EA<br>11/12228/FULL<br>(Sergio Giannasso and Cote at ground level) | Erection of a roof extension on nos. 50-51 and use of the first, second and third floors of nos. 50-51 and 53 to provide seven residential flats (C3). Creation of terraces at rear second and third floor level of nos. 50-51 and at rear second floor level and roof level of no. 53. Erection of stair enclosure to roof of no. 53 and single storey rear extensions to nos. 50-51. Associated external alterations including existing extract duct to be increased in height and building up of existing chimneys. | No objection<br>Documents: <a href="http://tinyurl.com/6vgkmosp">http://tinyurl.com/6vgkmosp</a><br>Photo: <a href="http://tiny.cc/6576w">http://tiny.cc/6576w</a><br>53 is a listed building.<br>Site includes 50-53 St Martin's Lane.   |
| 3.8                             | 35 King Street WC2E 8JD<br>11/12334/FULL<br>Office (B1)                                      | Use of basement and ground floors as retail (Class A1) and installation of replacement shopfront, enclosing of pavement lightwells and associated external alterations.  | Objection. Although we recognise the need to provide a shopfront design that attracts retailers and allows easy access to their customers, we would prefer the ornate archways over the windows are incorporated into the new design. Too many of the building's existing features, while not original, are being discarded. Contrary to the applicant's assertion, we believe that the features, such as the arches over the windows, do contribute to the distinctive character of Covent Garden, particularly in an area so near the piazza.<br>Documents: <a href="http://tinyurl.com/7vxkagx">http://tinyurl.com/7vxkagx</a><br>Photo: <a href="http://tiny.cc/190as">http://tiny.cc/190as</a> |
| 3.9                             | 37 King Street WC2E 8JS<br>11/12335/FULL<br>Vacant (formerly                                 | Alterations to existing shopfront and associated external alterations including partial infilling of lightwell.  | Objection. The CGCA believes that the proposed design for the window is too plain and needs more joinery, particularly when considering the application alongside the application for 35 King Street (11/12334/FULL) as   |

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|  | Scotscare)  |   | suggested by the applicant. The CGCA also believes the design could include improved railings that better contribute to Covent Garden's distinctive character than the ones that currently exist and are being retained.<br><br>Documents: <a href="http://tinyurl.com/7v5szj8">http://tinyurl.com/7v5szj8</a><br><br>Photos: <a href="http://tiny.cc/dyrna">http://tiny.cc/dyrna</a> & <a href="http://tiny.cc/6gjcj">http://tiny.cc/6gjcj</a><br><br>Listed building |
| 3.10   | Oscar House 18 Bow Street WC2E 7AA<br>11/11645/FULL<br>London Marathon Store                    | Use of part of ground floor as one bed residential flat (Class C3) (relates to rear/side of 63 Long Acre).  | No objection<br><br>Documents: <a href="http://tinyurl.com/7xmjh8b">http://tinyurl.com/7xmjh8b</a><br><br>Photo: <a href="http://tiny.cc/xuhw8">http://tiny.cc/xuhw8</a> (Web photo)   |
| 3.11   | 30-32 Southampton Street WC2E 7HE<br>12/00295/FULL<br>Office (B1) (Above the North Face retail) | Use of first to fifth floors from (B1) offices to (C3) residential use, comprising seven flats (1x3 bed, 6x2 bed), replacement roof top extension to rear, alterations at roof level including installation of plant, construction of conservatory extension at fifth floor level including a terrace, creation of a terrace at fourth floor, replacement of windows to Maiden Lane & Southampton elevations at first to fifth floor level. | No objection<br><br>Documents: <a href="http://tinyurl.com/6s8st6b">http://tinyurl.com/6s8st6b</a><br><br>Photo: <a href="http://tiny.cc/nmlkh">http://tiny.cc/nmlkh</a>   |
| 3.12   | 30 Wellington Street WC2E 7BD<br>12/00039/FULL<br>Office (Above PJ's)                           | Dual/alternative use of the first to third floor for office (B1) or residential (C3) use comprising 1x studio and 2x1 bed flats. Installation of rooflights and pipework and flues on front and rear elevations.  | No objection<br><br>Documents: <a href="http://tinyurl.com/72xkvny">http://tinyurl.com/72xkvny</a><br><br>Photo: <a href="http://tiny.cc/o37r9">http://tiny.cc/o37r9</a><br><br>Listed building  |
| <b>FOR INFORMATION ONLY – NO CONSULTATION NEEDED – CAMDEN APPLICATIONS</b> |   |   |  |
| 3.13   | 190 Shaftesbury Avenue WC2H 8JL<br>2012/0425/A<br>Vacant  | The display of 1 x 1 externally illuminated hanging sign and 1 x1 externally illuminated fascia sign at the ground floor front elevation level.   | Noted.<br><br>See 3.4<br><br>Documents: <a href="http://tiny.cc/hcd1w">http://tiny.cc/hcd1w</a>  |

#### 4. Tables and Chairs

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| <b>CAMDEN APPLICATIONS</b> |  |  |  |
| 4.1                        | 18 Great Queen Street WC2B 5DG<br>2012/0359/TC<br>Hercules Pillars | 5 Tables and 12 Chairs<br><br>Monday to Saturday: 09:00 to 23:00; Sunday: 09:00 to 22:30 | The CGCA does not object to the renewal application for tables and chairs. However, we note that use of multiple A-boards limits pedestrian access on the pavement, particularly with the A-boards placed on the pavement farthest from the public house as evident in the attached photo taken on Friday, 27-01-12.<br><br>No documents<br><br>Photo: <a href="http://tiny.cc/5y6dc">http://tiny.cc/5y6dc</a><br><br>Renewal. No change in use or hours |

| <b>WESTMINSTER APPLICATIONS</b> |   |   |   |
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| 4.2                             | 19 Henrietta Street<br>London WC2E 8QH<br>12/00141/TCH<br>All Bar One | Use of two areas of the public highway measuring 15.8m x 0.8m and 10m x 0.8 m for the placing of two tables and four chairs to the Henrietta Street frontage and five tables and 10 chairs to the Bedford Street frontage in connection with existing public house. | No objection, providing hours continue to be limited to core hours of 11:00-23:00.<br>No documents<br>Photo: <a href="http://tiny.cc/giwrg">http://tiny.cc/giwrg</a><br>No change in use. Current hours are M-SU 11:00-23:00.   |
| 4.3                             | 10-12 Garrick Street WC2E 9BH<br>11/12083/TCH<br>Le Garrick           | Use of two areas of the public highway measuring 7.3m x 9.5m and 1.95m x 0.95m for the placing of five tables and 10 chairs in connection with the existing restaurant.   | The CGCA believes that the table and two chairs on the corner of Garrick Street and Floral Street, as shown in the drawing, is inappropriate given the heavy footfall in the area. We do not object to the other four tables and eight chairs. Hours should be limited to core hours of 11:00-23:00.<br>Documents: <a href="http://tinyurl.com/78oqtac">http://tinyurl.com/78oqtac</a><br>Photos: <a href="http://tiny.cc/y23ol">http://tiny.cc/y23ol</a> and <a href="http://tiny.cc/f1dl5">http://tiny.cc/f1dl5</a><br>No previous history found online |
| 4.4                             | 55-56 Long Acre<br>WC2E 9JL<br>12/00235/TCH<br>Starbucks              | Use of an area of the public highway measuring 1.5m x 7.6m for the placing of three tables, six chairs and six barriers on the Hanover Place elevation in connection with the coffee shop at 55-56 Long Acre.   | No objection, providing the hours are limited to current hours (M-SU 08:00-20:00).<br>Documents: <a href="http://tiny.cc/qq5gd">http://tiny.cc/qq5gd</a><br>Photo: <a href="http://tiny.cc/ne2xz">http://tiny.cc/ne2xz</a><br>Current permission: 3T, 6CH & 2 planters on Hanover Place. Hours are 08:00-20:00.   |

**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, 13 February 2012

8.2 Monday, 27 February 2012

**9. Any Other Business**

The Committee agreed that meetings will be held on the second and fourth Monday of each month instead of fortnightly Tuesdays.