

Agenda

Covent Garden Community Association

Planning Sub-Committee meeting to be held on Monday, 23 April 2018
at 6:30 p.m. at the Hospital Club, 24 Endell Street WC2H 9HQ

www.CoventGarden.org.uk



TheCGCA



@TheCGCA

1. **Attendance**
 - 1.1 **Present:**
 - 1.2 **Apologies received:** Jane French
 - 1.3 **Comments received:**
2. **Presentations:** None scheduled
3. **Planning Applications & Appeals**

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	125 Shaftesbury Avenue WC2H 8AD 2018/1543/A N/A/WeWork; Left City (agent)	Display of internally illuminated (lettering only) sign to existing canopy and non-illuminated projecting blade sign at fascia level.	Comments by 30-04-18 Photo: See documents Documents: http://bit.ly/2J6u0Fh
3.2	Central St Giles Piazza WC2H 8AG 2018/1134/P Sui generis/Broadgate Estates (agent)	Temporary erection of a structure incorporating a LED screen (for advertising purposes) between 9th June 2018 and 18th August 2018 within Central St Giles Piazza.	Comments by 03-05-18 Photo: http://bit.ly/2qLKdrZ (applicant's document) Documents: http://bit.ly/2vraykH Note: Similar application (2017/1938/P) 08-05-17 agenda. CGCA's comments: The CGCA objects due to the impact on residential amenity and on local businesses. As the photos in the applicant's supporting documents illustrate, the oversized LED screen is placed directly under residential terraces and windows, resulting in overlooking and a loss of privacy, as well as severe disturbance from noise, particularly during the proposed time period, when residents are more likely to have their windows open in the warmer months. There are numerous local businesses, such as pubs, where residents and visitors can watch sport and news. The Council should be supporting these local businesses, not taking business away from them.
WESTMINSTER APPLICATIONS			
3.2	419-420 Strand WC2R 0PT 18/02272/FULL A3/Mercury X; SKK Design Ltd. (agent)	Replacement shopfront.	Comments by 07-05-18 Photo: http://bit.ly/2HcKuPW (older photo) Documents: http://bit.ly/2F0lhll
3.2	419-420 Strand WC2R 0PT 18/02605/FULL A3/Mercury X; SKK Design Ltd. (agent)	Installation of mechanical plant at roof level including kitchen supply and extract system, air handling and condenser units and acoustic enclosure and full height extract duct within internal lightwell area.	Comments by 13-05-18 Photo: http://bit.ly/2HcKuPW (older photo) Documents: http://bit.ly/2HNatdu

3.3	First Floor 30 Jubilee Hall Jubilee Market WC2E 8BE 18/02041/FULL Jubilee Hall Gym/ <i>Jubilee Hall Trust; Wharmby Kozdon Architects (agent)</i>	Internal alterations to Jubilee Hall Gym.	Comments by 13-03-18 Photo: http://bit.ly/2J6bflo (applicant's document) Documents: http://bit.ly/2HOixek Note: Grade II-listed building. Jubilee Hall Trust presented to CGCA planning committee at 12-03-18 meeting.
3.4	The Market 18/02826/FULL <i>Sushi Samba/Sushi Samba; Gerald Eve (agent)</i>	Installation of air conditioning units within a dormer roof recess on the north range of the central roof and on the roof of the north range flat section, internal alterations to fit out the unit including; removal of brick nibs in the north wing; replacement and relocation of two staircases; installation of new flooring, wall ceiling linings; and associated works. (Site includes Opera Terrace, Units 35, 36, 45 And 7).	Comments by 15-05-18 Photo: See documents Documents: http://bit.ly/2HKf7Jv Note: Grade II*-listed building. 17/09680/LBC on 13-11-17 agenda. CGCA had no objection. Application was withdrawn.
3.5	53 Chandos Place WC2N 4HS 18/02861/FULL <i>Z Hotel (C1)/Z Hotels; Planning Resolution Ltd. (agent)</i>	Use of ground to fourth floor of the building as a hotel (C1) with ancillary cafe at ground floor level. External alterations to include 5 No. new windows on the west elevation and installation of new and relocated mechanical plant and photovoltaics at roof level. Alterations to windows on the rear elevation to include etched glazing and provision of a louvred screen (ground to fifth floor level) fronting rear courtyard area and alterations to rear courtyard area.	Comments by 15-05-18 Photo: See documents Documents: http://bit.ly/53chandos

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	236 Shaftesbury Avenue WC2H 8EG 2018/1709/TC <i>Bloomsbury Tavern/ Shepherd Neame Ltd.</i>	4 tables, 16 chairs, 2 umbrellas and 7 barriers	Comments by 08-05-18 Photo: http://bit.ly/2EZ2J5a Documents: http://bit.ly/2Hy2689 Note: Renewal. M-SA 11:00-23:00; SU 12:00-20:00. 2017/2028/TC on 24-04-17 agenda. CGCA's comments: No objection. However, the CGCA notes that the current/proposed hours do not comply with Camden's tables and chairs guidance, which specify that hours will not be allowed past 9 p.m., unless the site is located in a predominantly commercial street, which Shaftesbury Avenue is not. Whilst we acknowledge Camden's position that reducing the existing hours is difficult, the CGCA strongly objects to this premise's hours being used as a precedent for other premises in the area.

WESTMINSTER APPLICATIONS

4.2	19 Henrietta Street WC2E 8QH 18/02642/FULL <i>All Bar One/Mitchells & Butlers Leisure Retail Limited; Poppleston Allen Solicitors (agent)</i>	Use of two areas of the public highway measuring 7.8m x 0.8m and 10m x 0.8m for the placing of three tables and six chairs to the Henrietta Street frontage and four tables and eight chairs to the Bedford Street frontage.	Comments by 14-05-18 Photos: https://goo.gl/E1GrpR (Henrietta frontage) & https://goo.gl/zCUI9g (Bedford Street frontage) Documents: http://bit.ly/2HfmTKI Note: Renewal. No change in use or hours: M-SU 11:00-23:00. 17/00480/FULL on 13-02-17 agenda. CGCA's comments: The CGCA continues to be concerned about the obstacle the tables and chairs cause on the public highway. A clearance of less than the required minimum of 2m is available on the public highway on both Henrietta and Bedford streets after placement of the tables and chairs. The lack of space is further indicated by the crowd of vertical drinkers that gather at this site, making the public highway impassable for pedestrians, including those using pushchairs and prams. Whilst the CGCA recognises that permission was originally granted before the Council had its 2m policy, the CGCA notes that the footfall and number of vertical drinkers has increased, exacerbating the lack of space on the public highway for pedestrians to safely pass.
4.3	1 Cambridge Circus WC2H 8PA 18/02387/TCH <i>Shake Shack/Zebra Projects (agent)</i>	Use of two areas of the public highway measuring 1.32m x 6.00m and 1.32m x 6.00m for placing of 12 tables and 24 chairs.	Comments by 15-05-18 Photo: http://bit.ly/2J7tsyV Documents: http://bit.ly/2qKa3gT Note: New application. Proposed hours: M-SA 10:00-03:00; SU 11:00-22:30.

5. Other business**6. Next meetings & future presentations**

- 6.1 14 May
- 6.2 28 May (will be rescheduled due to Bank Holiday)
- 6.3 11 June
- 6.4 25 June