

Agenda

Covent Garden Community Association

Planning Sub-Committee meeting to be held on Monday, 23 October 2017
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	12 Earlham Street WC2H 9LN 2017/5397/P C3/Johanna Molineus Architects (agent)	Installation of air-conditioning unit to rear roof at first floor level.	Comments by 02-11-17 Photo: https://goo.gl/4rrGtt Documents: https://goo.gl/AYudLa
3.2	42 Seven Dials Warehouse Earlham Street London WC2H 9LA 2017/5591/P B1/PEC Neale; CBRE (agent)	Variation of condition 4 (roof terrace hours of use) of planning permission granted on 21/12/2016 (2016/5939/P), as amended by application 2017/1723/P granted on 20/06/2017, for creation of terrace at roof level, alterations to ground floor façade and fenestration, and replacement of rooftop plant.	Comments by 07-11-17 Photo: https://goo.gl/B7EGqU Documents: https://goo.gl/ZsYSbh Note: Variation is for 08:00-21:00.
WESTMINSTER APPLICATIONS			
3.3	132 Long Acre WC2E 9DL 17/06725/FULL & Other Stories/H&M; Quadrant Design (agent)	Existing double door to be removed and replaced with glazed panel to change door to display window on the Slingsby Place elevation.	Comments by 07-11-17 Photos: https://goo.gl/oGVEvJ & https://goo.gl/rQTi5B Documents: https://goo.gl/NDv73A Note: 17/03761/FULL on 12-06-17 agenda. CGCA objected solely to the use of internal illumination.
3.4	28 Bow Street WC2E 7AW 17/08881/FULL Bow Street Magistrate's Court /Bow Street Hotel Ltd.; Gerald Eve (agent)	Variation of Conditions 1, 15, 16, 23, 30 and 33 of planning permission dated 30-12-2014 (14/06785/FULL), namely, internal reconfiguration and alterations to reduce total number of bedrooms to 90; reconfiguration and increase of ancillary restaurant, bar and associated facilities; infilling of courtyard to create a covered atrium; creation of additional door to Broad Court elevation; associated minor internal and external alterations.	Comments by 08-11-17 Photo: https://goo.gl/pQkwjd Documents: https://goo.gl/XiutFP Note: Grade II-listed building
3.5	61 Long Acre WC2E 9JL 17/08855/FULL A3/CTIL & Telefonica UK Ltd.; Sitec Infrastructure Services Ltd (agent)	Removal of 2 microcell antennas, the installation of 1 replacement microcell antenna, and repositioning of 1 approved antenna. (Linked to 17/08856/LBC)	Comments by 13-11-17 Photo: https://goo.gl/hNZcKp Documents: https://goo.gl/WZpiRU Note: Grade II-listed building

3.6	Telephone Box Opposite 8 Duncannon Street 17/08838/FULL N/A/Red Kiosk Co. (agent)	Use of telephone kiosk as retail unit.	Comments by 14-11-17 Photos: https://goo.gl/RpeUqe & https://goo.gl/NVmQTd Documents: https://goo.gl/KDLY7e
3.7	5 Mercer Walk WC2H 9FA 17/08901/FULL A1/Tempor; Gundry and Ducker Architecture (agent)	Replacement of shopfront with bi-folded doors, replacement of door opening with fixed glazing panel and installation of 7 new fixed awnings.	Comments by 16-11-17 Photo: https://goo.gl/cmQVeS Documents: https://goo.gl/vnQKoA

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	35 Great Queen Street WC2B 5AA 2017/5495/TC Shoryu (previously Tandoori Nights)	2 tables and 4 chairs	Comments by 31-10-17 Photo: https://goo.gl/koQ5Xf Documents: https://goo.gl/qjRsd1 Renewal: No change in use or hours: M-SA 11:30-23:00; SU 11:30-21:00. 2016/3043/TC on 13/6/16 agenda for 4T & 8CH. CGCA objected and recommended 2T & 4CH, positioned flush with the shopfront. Applicant revised proposals and LBC approved.
4.2	50-52 Monmouth Street WC2H 9EP 2017/5326/TC Rossopomodoro	5 tables and 10 chairs	Comments by 01-11-17 Photo: https://goo.gl/W8Nytn Documents: https://goo.gl/E6jVCd Note: Renewal. No change in use or hours: M-SA 10:00-23:00; SU 10:00-22:00. 2015/6157/TC on 09-11-15 agenda. CGCA objected because the applicant consistently disregards the permitted layout of 5 tables and 10 chairs and instead regularly uses 20 chairs. This results in a configuration that has the tables and chairs backing into the narrow public highway and impeding pedestrian flow, and creates a health and safety issue, as pedestrians often walk in the roadway because there is no room on the pavement for them to pass. The CGCA also objects to hours that extend beyond 21:00. <i>LBC approved application.</i>
4.3	1 Neal 's Yard WC2H 9DP 2017/5520/TC 26 Grains	6 tables and 12 chairs	Comments by 01-11-17 Photo: https://goo.gl/7H1GKQ Documents: https://goo.gl/fVTnqL Note: Renewal. No change in use or hours: M-SU 08:00-21:00. 2016/4708/TC on 12-09-16 agenda. CGCA objected, and recommended proposal be revised to 4T and 8CH. CGCA also objected to hours and recommended a start time no earlier than 09:00 and an end time of 21:00. CGCA also requested a condition that specifies that any tables and chairs may not be set out and must be put away within the permitted hours. In other words, a 9 p.m. end time means that all street furniture is put away by 9 p.m. When street furniture is not put away until after the end time for tables and chairs it results in noise and disturbance to nearby residents well beyond the Council's framework hours. The Council's policy justification for having tables-and-chairs hours end at 21:00 is to protect nearby residents from such disturbance. <i>LBC approved applicant's proposals.</i>
4.4	18 Great Queen Street WC2B 5DG	4 tables and 12 chairs	Comments by 01-11-17

	2017/5518/TC Hercules Pillars		Photo: https://goo.gl/xgHQTG Documents: https://goo.gl/C5iUNc Note: Renewal. No change in use or hours: M-TH 09:00-23:00; F-SU 09:00-00:00. 2016/5713/TC on 11-11-16 agenda. CGCA had no objection to the use of 4T & 12CH, but we did object to the proposed layout, which we noted the applicant does not use. The applicant revised the layout and LBC approved. CGCA also objected to the proposed hours. LBC approved as proposed.
4.5	86 Kingsway WC2B 6AE 2017/5673/TC Café 86/ <i>Knightwalk Restaurant Ltd.; Peter Brooks (agent)</i>	4 tables and 8 chairs	Comments by 08-11-17 Photo: https://goo.gl/GLG5VJ Documents: https://goo.gl/fYAgZE Note: Renewal. No change in use or hours: M-SA 08:00-23:00; SU 08:00-22:00. 2016/5163/TC on 10-10-16 agenda. CGCA objected to original proposal of 4T & 12CH and recommended 4T & 8CH, which LBC approved. CGCA also objected to late hours; LBC approved as proposed.
4.6	26 Earlham Street WC2H 9LN 2017/5772/TC Rosas Thai Cafe	3 tables and 9 chairs	Comments by 13-11-17 Photo: https://goo.gl/Ykk7ia Documents: https://goo.gl/C8Kehx Note: New application. Proposed hours M-SA 11:00-23:00; SU 11:00-22:00.
WESTMINSTER APPLICATIONS			
4.7	26-27 St Martin's Court WC2N 4AL 17/08824/TCH Round Table/ <i>TLT LLP (agent)</i>	Use of an area of highway measuring 2.1 metres by 6.4 metres for the placement of 4 tables and 20 chairs.	Comments by 10-11-17 Photo: https://goo.gl/R8efN1 Documents: https://goo.gl/vkH9oA Note: Renewal. No change in use. No proposed hours. Existing hours: M-SU 11:00-23:00. 17/03464/TCH on 08/05/17 agenda for 6T & 20CH. CGCA objected. Application was withdrawn. 16/04316/TCH on 23/05/16 agenda, which increased proposal from 4T & 16CH. Westminster approved.
4.8	376 Strand WC2R 0LQ 17/08988/TCH Eat/ <i>Eat Ltd.; BA Law (agent)</i>	Use of two areas of the public highway measuring 8.3m x 1.8m for the placing of five tables, 14 chairs and two barriers on the Southampton Street frontage and an area measuring 6.5m x 0.9m for the placing of five tables, 10 chairs and two barriers on the Strand frontage.	Comments by 13-11-17 Photo: https://goo.gl/BbH9Nd (Strand elevation) & https://goo.gl/AJ2bLY (Southampton Street elevation) Documents: https://goo.gl/oRnoAE Note: Renewal. No change in use or hours: M-SA 07:00-22:00; SU 07:00-21:00. 16/05853/TCH on 25/07/16 agenda. CGCA objected to amount of furniture on the Southampton Street frontage and proposed 5T & 10CH, with no chairs positioned to back into the public highway. CGCA also request an informative that states, "You do not have planning permission to place a third chair at each table and we may take enforcement action to secure their removal." For precedent, see 14/00995/TCH, informative 4. <i>Westminster approved, with conditions requested by CGCA.</i>
4.9	22 Cranbourn Street WC2H 7AA 17/08668/TCH Falafel King/ <i>Ramat Ltd.</i>	Use of the public highway for the placing of 2 tables and 4 chairs in an area measuring 0.75m x 3.3m.	Comments by 15-11-17 Photo: https://goo.gl/Kska4K Documents: https://goo.gl/8RoyRC Note: Renewal. No change in use. Existing hours: M-SU 10:00-23:00. No proposed hours listed.

			15/04694/TCH on 27-07-15 agenda. CGCA objected to any T&CH at this location because of the heavy footfall. WCC permitted use, as T&CH have been used at this location since 2008 with no complaints. CGCA also objected to the proposed hours, which were M-SA 09:00-03:00; SU 09:00-00:00. WCC approved hours of 10:00-23:00.
4.10	Aldwych WC2B 4DD 17/05886/TCH Waldorf Hotel/ Eversheds Sutherland LLP (agent)	Use of an area of the public highway for the placing of 18 tables, 24 chairs and 6 benches, in connection with the ground floor use.	Comments by 15-11-17 Photos: https://goo.gl/NKtXyz , https://goo.gl/K5Nza7 & https://goo.gl/xLumgE Documents: https://goo.gl/qKr4HF Note: New application. No proposed hours listed.

5. Other business

COMMENTS SUBMITTED SINCE LAST MEETING			
5.1	The Market WC2E 8RF 17/08013/LBC N/A/Field & Lawn (agent)	Temporary installation of festive wreath on front (north) elevation of The Market Building. Linked to 17/08025/ADV	No objection No photo Documents: https://goo.gl/rkBgRD Note: Grade II* listed building
5.2	King Street 17/08016/LBC N/A/Field & Lawn (agent)	Temporary installation of festoon lighting to facades of King Street, using removable velcro pads and cable clips; each year for a period of 5 years (affected listed buildings: nos. 8, 14-16, 26-33 (inc. Bedford Chambers), 37, 38, and 40-43 King Street). Linked to 17/08023/ADV.	No objection No photo Documents: https://goo.gl/Q84vGW Note: Grade II-listed building
5.3	16 King Street WC2E 8JF 17/08019/LBC N/A/Field & Lawn (agent)	Temporary installation of illuminated festive bow and ribbon.	No objection No photo Documents: https://goo.gl/G4GHUA
5.4	The Market 17/08278/LBC N/A/Capco; Gerald Eve (agent)	Installation of Christmas decorations within the Market Building for a temporary period each year for five years. Linked to 17/08276/ADV	No objection No photo Documents: https://goo.gl/jC5j7b Note: Grade II*-listed building
5.5	Bedford Street WC2E 9ED 17/08014/LBC St Pauls Church/Field & Lawn (agent)	Temporary installation of festive wreath to the front elevation of St Paul's Church, located between the central columns. Linked to 17/08025/ADV	No objection No photo Documents: https://goo.gl/QcLgpE Note: Grade I-listed building
5.6	Henrietta Street 17/08020/LBC N/A/Field & Lawn (agent)	Display of temporary Festive festoon lighting along North and South of Henrietta Street, for a temporary period each year (October to January) for period of five years. Linked to 17/08022/ADV.	No objection No photo Documents: https://goo.gl/shphap Note: Grade II-listed building

6. Next meetings & future presentations

- 6.1 13 November 2017
- 6.2 27 November 2017
- 6.3 11 December 2017 (e-meeting due to CGCA Carol Service)