

## Minutes

### Covent Garden Community Association

Planning Sub-Committee meeting to be held via email. Comments due by 6 p.m. on Wednesday, 7<sup>th</sup> August 2013

www.CoventGarden.org.uk

Facebook: TheCGCA

Twitter: @TheCGCA

#### 1. Attendance

1.1 Apologies received: Sam Kung

1.2 Present: Mike Leeson, Shirley Gray, Rhu Weir, Meredith Whitten

#### 2. Presentation – None

#### 3. Planning Applications & Appeals

	Address	Proposal	Comments
<b>CAMDEN APPLICATIONS</b>			
None			
<b>WESTMINSTER APPLICATIONS</b>			
3.1	1-3 Catherine Street WC2B 5JS 13/06113/FULL Currently Aurora and Franco's Deli/Rossita Ltd; CGMS Consulting (agent)	Amalgamation of 1-3 Catherine Street and 5 Catherine Street for use as restaurant (Class A3) including enclosure of the rear yard area to No. 5, alterations to shop fronts, installation of replacement full height extract duct to rear and installation of air-handling unit and associated ducting also at rear. Use of an area of the public highway measuring 1.5m x 7.7m for the placing of four tables and eight chairs in association with use as a restaurant).	The CGCA does not object to the amalgamation of 1-3 and 5 Catherine Street for restaurant use, or the other proposals for refurbishment.  Regarding the tables and chairs, we note that the premises is at the junction of Catherine Street and Exeter Street, which is quite narrow. It also gets very congested when the many nearby theatres, including those on Aldwych, close, and this junction often becoming quite dangerous with people and traffic (including many rickshaws). Thus, tables and chairs should not be placed near the Exeter Street junction.  The CGCA also notes that many residents live near the premises. Thus, to protect residential amenity, WCC's core hours for tables and chairs should apply.  Photos: <a href="http://tiny.cc/myp70w">http://tiny.cc/myp70w</a> , <a href="http://tiny.cc/ezp70w">http://tiny.cc/ezp70w</a> & <a href="http://tiny.cc/4zp70w">http://tiny.cc/4zp70w</a>  Documents: <a href="http://tiny.cc/I9r50w">http://tiny.cc/I9r50w</a>  Note: The application is for the combination of two units (Aurora restaurant (1-3 Catherine Street) and Franco's deli (5 Catherine Street)) to create a new high-end Italian restaurant, with some outdoor seating (total of 58 covers). Proposed hours: M-SA 07:00-00:00; SU 07:00-23:00. New T&CH application.
3.2	Stanford House 12-14 Long Acre WC2E 9LP 13/06555/FULL 2 <sup>nd</sup> -4 <sup>th</sup> currently B1/Picton UK Real Estate Trust (Property) No.2 Ltd; Turley Associates (agent)	Use of the second, third and fourth floors to provide 10 flats (Class C3). Installation of new plant at fifth-floor level and solar panels at roof level. Associated internal alterations at ground, second to fourth floor levels.	While the CGCA does not object to the proposals, we do support the mitigation measures mentioned in the documents that would address the overlooking that would result.  Photo: <a href="http://tiny.cc/f4p70w">http://tiny.cc/f4p70w</a>  Documents: <a href="http://tiny.cc/ifs50w">http://tiny.cc/ifs50w</a>  Note: Listed building. The existing second to fourth floors are proposed to be converted into a mix of residential use. Of the 10 new units: <ul style="list-style-type: none"><li>• Second 1 x 3bed, 2 x 2bed, 1 x 1bed</li><li>• Third 1 x 3bed, 2 x 2bed, 1 x 1bed</li><li>• Fourth 2 x 3bed</li></ul> 40% are 3-bedroom units. Existing retail unit fronting

			onto Long Acre at ground, first and basement levels will be unchanged. On Floral Street to the rear the existing office entrance would become entrance to the proposed residential accommodation.
3.3	Garrick House 27-32 King Street WC2E 8JD 13/06687/FULL B1/CapCo; Gerald Eve (agent)	Conversion and refurbishment of part basement, part ground and first to third floors of 27-32 King Street to provide 14 residential units (C3); incorporating a replacement closet wing extension to 32 King Street; fourth-floor mansard roof extension to 27-30 King Street; creation of private terrace area to rear of 28 King Street at third-floor level, associated roof-level plant. New retail unit on ground and basement floors of 30 King Street including new shopfront; associated works.	All comments welcomed: This was the subject of a presentation arranged by Capco at our last meeting when there was particular/universal concern shown about increased massing to the Garrick Street end of King Street. Photo: <a href="http://tiny.cc/x5p70w">http://tiny.cc/x5p70w</a> Documents: <a href="http://tiny.cc/9qs50w">http://tiny.cc/9qs50w</a> Note: Listed building. See also 13/06688/LBC. The overall masterplan for the redevelopment of this area also includes Carriage Hall including 28 Floral Street (Site A); and Kings Court including 19 Floral Street, 22-25 Floral Street, 27-28 and 31-31 King Street (Ground and Basement), 34 Rose Street. (Site B).

#### 4. Tables and Chairs

CAMDEN APPLICATIONS			
None			
WESTMINSTER APPLICATIONS			
4.1	6-7 Chandos Place WC2N 4HU 13/06353/TCH BB Bakery Covent Garden/ <i>Metropolis Planning &amp; Design</i> (agent)	Use of the public highway fronting Chandos Place, measuring 7m x 0.4m for the placing of three tables and six chairs.	Objection. The CGCA objects to this application because the pavement is too narrow to accommodate tables and chairs and still allow pedestrians to safely pass. The CGCA, measured the pavement and it is no more than 2.45m, thus the measurement in the drawings is not accurate. A table width of 40cm is so narrow that in practice there is not enough room for tables and chairs, as indicated by the attached photos. Photos: <a href="http://tiny.cc/c7p70w">http://tiny.cc/c7p70w</a> & <a href="http://tiny.cc/k8p70w">http://tiny.cc/k8p70w</a> Documents: <a href="http://tiny.cc/wgr50w">http://tiny.cc/wgr50w</a> Note: New application. Proposed hours: A1 & A3 use: M-SU 08:00-21:00. Previous application was withdrawn (see 12/04027/TCH) following negative comments from officer in relation to the size and positioning of the proposed tables and chairs and also external planters. Previous application was for use of the public highway fronting Chandos Place, measuring 6.8m x 0.7m for the placing of three tables and six chairs. On 28-08-12 agenda. CGCA comment: The CGCA objects to this application because the pavement is too narrow to accommodate tables and chairs and still allow pedestrians to safely pass. Also on 11-06-12 agenda. CGCA objected because the pavements are too narrow (c2m kerb to building line). Also note that applicant was using T&CH without permission.
4.2	419-420 Strand WC2R OPT 13/04571/TCH Garfunkel's/ <i>the restaurant group ltd; i-lid design</i> (agent)	Use of an area of public highway measuring 7.1m x 2m for the placing of three tables, 12 chairs and planters.	While the CGCA does not object to the proposals, we note that the applicant currently is using six bright-red barriers/advertising hoardings and not the planters indicated on existing permission or this proposal. See attached photos. Photos: <a href="http://tiny.cc/4aq70w">http://tiny.cc/4aq70w</a> & <a href="http://tiny.cc/aaq70w">http://tiny.cc/aaq70w</a> Documents: <a href="http://tiny.cc/yxr50w">http://tiny.cc/yxr50w</a> Note: Renewal. No change in use or hours. Current hours: M-SU 09:30-23:00.

4.3	12 St Martin's Court WC2N 4AJ 13/05862/TCH Piazza Restaurant/ <i>Piazza Restaurant</i>	Use of an area of the public highway measuring 1.5m x 4.5m for the placing of five tables and 10 chairs.	No objection, provided hours (which are not listed in the application) remain as they currently are, M-SU 09:00-23:00. Photo: <a href="http://tiny.cc/kcq70w">http://tiny.cc/kcq70w</a> Documents: <a href="http://tiny.cc/6xs50w">http://tiny.cc/6xs50w</a> Note: Renewal. No change in use. Proposed hours not listed. Current hours: M-SU 09:00-23:00.
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- 5. Camden Advertising and Listed Building Applications** – *Note that Camden does not have to consult on these applications. They are provided for your information; the Planning Committee will not be discussing them.*

<b>CAMDEN APPLICATIONS</b>
None

**6. Licensing matters**

**7. Miscellaneous consultations**

**8. Information or up-dates received**

**9. Next meetings & future presentations**

9.1 Monday, 12<sup>th</sup> August 2013, 17:00

9.2 Monday, 27<sup>th</sup> August 2013, 17:00

**10. Other Business**