

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 9 June 2014
 at 17:00 at Covent Garden Community Centre (Shelton Room), 42 Earlham Street WC2H 9LA
 www.CoventGarden.org.uk Facebook: TheCGCA Twitter: @TheCGCA

1. Attendance

1.1 Apologies received: David Bieda, Rhu Weir

1.2 Present: Jo Weir, Elizabeth Bax, Robert Bent, Shirley Gray, Selwyn Hardy, Jim Monahan, Christina Smith, Meredith Whitten

2. Presentation: Jim Monahan re: Old Post Office Sorting Office in New Oxford Street – Public meeting with developers will be held Monday, 7 July 2014.

3. Planning Applications & Appeals

| | Address & Application No. | Proposal | Comments |
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| CAMDEN APPLICATIONS | | | |
| 3.1 | 17 Shorts Gardens WC2H 9AT 2014/3410/P B1/Acemark Properties Limited; Brooks/Murray Architects (agent) | Variation of condition 3 of permission 2013/7185/P dated 07-03-14 (for erection of a mansard roof extension with front and rear dormer windows), namely to replace front mansard windows with folding doors and increase size of rear mansard windows. | No objection Photo: http://tiny.cc/yu9zgx Documents: http://tiny.cc/nusvgx Note: Original application on 09-12-13 agenda. CGCA had no objection. |
| 3.2 | 166 Drury Lane WC2B 5PF 2014/2188/P New London Theatre/Really Useful Group Theatres; Lee/Fitzgerald Architects (agent) | Installation of 12 floodlights to various canopies on Drury Lane and Parker Street. | No objection Photos: http://tiny.cc/nw8zgx & http://tiny.cc/ox8zgx Documents: http://tiny.cc/Ofrvgx |
| 3.3 | 4-5 Neal's Yard WC2H 9DP 2014/3399/P SOUK Medina/Shaftesbury; Rolfe Judd (agent) | Use as either continued restaurant (Class A3) or retail (Class A1) at basement, ground and first (mezzanine) floors. | Objection. The CGCA consistently objects to permission for dual use, and we have legal advice to support our position that dual use is unlawful. Granting the applicant continuing permission to potentially change use at some point in the future without the need to apply for planning permission or consult with neighbouring residents at that time effectively removes this premise from planning control. The CGCA questions how Camden can accurately enforce planning policies without knowing what use a property currently has? No photo Documents: http://tiny.cc/67qvgx |
| 3.4 | 27-29 Macklin Street WC2B 5LX 2014/3213/P Dragon Court/Royal London Mutual Insurance Society Ltd.; Orbit Architects (agent) | Installation of decking with glass balustrade and timber planters to existing roof terrace and the addition of 3 x glazed entrance doors to west and east elevations at third floor level all in connection with offices (Class B1a). | The CGCA does not object on the condition that the hours of use for the roof terrace are limited to normal office hours (08:00-21:00) in order to protect residential amenity from the negative impacts of noise generated from the roof terrace, as outlined in policies under CPG6, Policy 4 (in particular, see 4.8). Photo: http://tiny.cc/h99zgx Documents: http://tiny.cc/cdrvgx |

WESTMINSTER APPLICATIONS

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| 3.5 | 15 Garrick Street WC2E 9AY 14/03666/FULL The Garrick Club/ <i>Garrick Club; Building Design Partnership (agent)</i> | Alterations to roof including installation of mechanical plant unit and railings. | No objection provided a condition is included to require the applicant to comply with the mitigation measures recommended in the noise report and the WCC planning officer is satisfied these measures will mitigate the negative impacts from noise on residential amenity, as the Garrick Club is surrounded by local residents. Mitigation measures include providing attenuators on the Air-Discharge and Air-Intake outlets of the Library Heat Recovery Fan to mitigate in-duct noise emissions generated by the plant. Although the noise emissions from the Library Heat Recovery Fan alone at the nearest noise sensitive receiver is 10 dB less than the lowest measured background noise level and therefore complies with Westminster City Council's noise policy, the CGCA note that the cumulative noise emissions levels of all new (including previously approved) rooftop plant is equal to the pre-existing measured background noise level, which does not comply with the local authority's noise policy. Photo: http://tiny.cc/x58zgx Documents: http://tiny.cc/b4nvgx Note: Listed building. |
| 3.6 | 409-410 Strand WC2R ONS 14/04371/LBC <i>Byron/Byron; Michaelis Boyd Associates (agent)</i> | Installation of internally illuminated hanging lettering above fascia measuring 1.03m x 2.658m, internally illuminated fascia signage and an internally illuminated projecting sign measuring 0.65m x 0.55m. | Objection. While the CGCA does not oppose the new shopfront, we do object to the use of internally illuminated hanging lettering, which are inappropriate on a listed building and in a conservation area (as stated in "Shopfronts, Blinds & Signs" and "Advertisement Design"). Photo: http://tiny.cc/uq9zgx Documents: http://tiny.cc/8vlgvx Note: Listed building. Approved shopfront application 13/12245/FULL grants permission for the removal of the existing signage and metal decorative metal fan work. |
| 3.7 | 18 Wellington Street WC2E 7DD 14/04490/FULL <i>Christopher's/ Christopher's; Man & Man Planning Consulting (agent)</i> | Installation of rib canopies to existing windows at ground floor level on Exeter Street and Wellington Street facades. | No objection Photos: http://tiny.cc/kj9zgx & http://tiny.cc/yj9zgx Documents: http://tiny.cc/lsnvgx Note: Listed building |
| 3.8 | Tavistock Street 14/04564/ADV <i>Various/Shafesbury; Rolfe Judd Planning (agent)</i> | Display of decorative pea-lighting for a temporary period from 1 October until 28 February annually within Opera Quarter Village (Tavistock Street, Wellington Street, Russell Street and Catherine Street). | No objection provided the lights are required by condition to be turned off by midnight each night. The CGCA notes that the previous permission (13/07882/ADV) did not include any conditions stating the hours at which the winter lights had to be turned off. To protect residential amenity, a condition specifying midnight must be included. Photo: http://tiny.cc/nta0gx Documents: http://tiny.cc/xwnvgx |
| 3.9 | Flat M 49 Wellington Street WC2E 7BN 14/04593/FULL | Extension and alterations to Flat M at fourth floor level. | No objection provided the planning officer is satisfied that the revised proposals go far enough to address the reasons for previous refusal, namely |

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| | C3/Firstplan (agent) | | <p>that the proposals do not deter from or mar the character and appearance of the Covent Garden Conservation Area.</p> <p>Photo: http://tiny.cc/cm9zgx</p> <p>Documents: http://tiny.cc/4znvgx</p> |
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4. Tables and Chairs

| CAMDEN APPLICATIONS | | | |
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| 4.1 | 190 Shaftesbury Avenue WC2H 8JL 2014/3556/TC The Diner/Mr Hide Morinaga (agent) | 8 tables and 16 chairs | <p>The CGCA objects to the hours of use for Saturday and Sunday. Residential premises are in the immediate vicinity. This is not a primarily commercial area where permission for tables and chairs should be granted later than 21:00.</p> <p>Photo: http://tiny.cc/x78zgx</p> <p>No documents</p> <p>Note: Renewal. No changes in use or hours SU-TH 9:00-23:30; F-SA 9:00-24:00.</p> |
| 4.2 | 77a Kingsway WC2B 6SR 2014/3571/TC Cafe Rouge/Tragus Group Ltd. | 8 tables, 32 chairs and 11 barriers | <p>No objection</p> <p>Photo: http://tiny.cc/mb9zgx</p> <p>No documents</p> <p>Note: Renewal. No change in use or hours. M-TH 8:00-23:00; F-SA 8:00-23:30; SU 8:00-22:30.</p> |
| 4.3 | 236 Shaftesbury Avenue WC2H 8EG 2014/3558/TC Bloomsbury Tavern/Shepherd Neame Ltd. | 4 tables, 16 chairs, 2 umbrellas and 7 barriers | <p>No objection</p> <p>Photo: http://tiny.cc/n98zgx</p> <p>No documents</p> <p>Note: Renewal. No change in use or hours. M-SA 11:00-23:00</p> |
| 4.4 | 37 Shelton Street WC2H 9HN 2014/3680/TC Costa Coffee/Costa Limited | 7 tables and 14 chairs (to be placed in Nottingham Court) | <p>Note – application was withdrawn, so no comments submitted.</p> <p>Photo: http://tiny.cc/tf9zgx</p> <p>No documents</p> <p>Note: Renewal. No change in use or hours. M-F 9:00-18:00; SA-SU 10:00-18:00</p> |
| WESTMINSTER APPLICATIONS | | | |
| 4.5 | 24 Rose Street WC2E 9EA 14/01470/TCH Bagerit the Swedish Bakery/Bageriet | Use of an area of public highway measuring 1.8m x 1m for the placing of one table and two chairs in connection with existing coffee shop. | <p>The CGCA does not object to the 1T&2CH proposed. However, no proposed hours were listed. To protect residential amenity from the negative impact of noise and disturbance, hours for the use of tables and chairs should be no later than 21:30.</p> <p>Photo: http://tiny.cc/t59zgx</p> <p>Documents: http://tiny.cc/jtavgx</p> <p>Note: New application. No hours listed.</p> |

5. Camden Advertising and Listed Building Applications – Camden does not consult on these applications. They are provided for your information; the Planning Committee will not be discussing them.

| CAMDEN APPLICATIONS |
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| None |

6. Other Business

7. Next meetings & future presentations

- 7.1 23rd June 2014
- 7.2 14th July 2014