

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 9th September 2013
 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: Shirley Gray, Sam Kung, Christina Smith

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

2. Presentation – None

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	Craven House 121 Kingsway WC2B 6PA 2013/5363/P Turkish Culture and Tourism Office / <i>Turkish Culture and Tourism Office; MAF Planning Limited (agent)</i>	Change of use of fourth floor from office (Class B1(a)) to Turkish Culture and Tourism Office (Sui Generis).	No objection Photo: http://tiny.cc/4ajy2w Documents: http://tiny.cc/ebiw2w
3.2	192 Shaftesbury Avenue WC2H 8JL 2013/5218/P Franx bar/ <i>Franx bar; Tsuruta Architects (agent)</i>	Installation of extractor duct to rear elevation (class A3).	No objection. To protect current and future residential amenity, the CGCA supports the mitigation measures recommended in the acoustic report. Photo: http://tiny.cc/bcijy2w Documents: http://tiny.cc/teiw2w
3.3	24 Endell Street WC2H 9HQ 2013/5200/P <i>The Hospital/The Hospital Group; Gerald Eve LLP</i>	Change of use at third-floor level to 15 overnight bedrooms.	Objection. While it is reasonable to offer overnight accommodation for private members, the CGCA strongly objects to overnight bedrooms being available to the general public, as this essentially changes the use of the third floor to hotel use. The proposals for 15 rooms seems likely to be aimed at the public, thus the CGCA prefers that permission be restricted to the original permission for four bedrooms for private members only. In addition, we note that The Hospital is located in a residential area and, thus, conditions are needed to protect residential amenity, should Camden grant any permission for overnight accommodations. These conditions include prohibiting late-night or early-morning entry, as the noise and disturbance (such as of taxis and trolleys outside the premises) is disruptive. Also, a condition should prohibit outside smoking in the evenings and at night, as this also causes great disturbance to adjacent residents. The CGCA has great concern about the applicant adhering to any limitations not spelled out in conditions, given the applicant's dismal record of adhering to the current servicing plan. Photo: http://tiny.cc/pgjy2w Documents: http://tiny.cc/6giw2w

3.4	12 Flitcroft Street WC2H 8DJ 2013/5025/L	Details pursuant to condition 2 for planning permission granted 03-09-2012 (2012/3299/L) for alterations to include replacement of all windows from timber and metal to steel framed, replacement of roof coverings and rooflights, removal of two ground floor shutters and installation of new glazed and timber doors within the existing loading arch on the front elevation at ground floor level, and internal alterations to include new WCs, internal lifts and stairs and alterations to partitioning.	No objection Photo: http://tiny.cc/z1922w No documents Note: Original application on 23-07-12 agenda. CGCA comments: The CGCA does not object to this application; however we believe the windows should be replaced with like-for-like materials, as this is a listed building.
WESTMINSTER APPLICATIONS			
3.5	38 Bedford Street WC2E 9EU 13/06312/FULL B1/ <i>Julia Budworth; Mr M. Smith (agent)</i>	Use of ground, first and second floors from office (Class B1) into three self-contained flats (Class C3). Alterations to rear ground floor rooflights.	No objection. To protect current and future residential amenity, the CGCA supports the mitigation measures recommended in the acoustic report. Photo: http://tiny.cc/tjy2w Documents: http://tiny.cc/smgw2w
3.6	55-58 St Martin's Lane WC2N 4EA 13/07807/FULL Retail at ground; C3 above/ <i>Shaftesbury; Rolfe Judd (agent)</i>	Use of the second and third floor to provide a two-bed duplex flat in No. 58. Internal alterations at first-, second- and third-floor levels including creation of a new access route to the proposed flat at second-floor level between 58 and 55-57. External alterations to 55-57 in connection with the existing use of the building as 10 residential flats comprising erection of a single storey extension with terrace over at rear first-floor level of 57, a two storey extension at rear first and second-floor level of 56 with existing terrace at rear first floor of 56 and new terrace at rear third floor of 56. Excavation of the basement floor of 58 including vaults to increase floor to ceiling height.	While the CGCA does not object to this resubmitted application, we remain concerned about the impact on residents in Goodwin Court and want to ensure that they have been consulted. Also, there is no information regarding the reason the applicant is lowering the level of the basement floor of No. 58. We also ask whether there are any archaeological concerns about the proposed excavation. Photo: http://tiny.cc/5mjy2w Documents: http://tiny.cc/tqgw2w Note: Previous application (12/11349/FULL) for similar proposal was withdrawn. See 28-01-13 agenda. Only No. 58 is listed. 55-57=retail on ground and residential at upper floors; 58=public house on all levels.
3.7	11-14 Hanover Place WC2E 9JP 13/07750/FULL B1/ <i>Royal London Mutual Insurance Society Ltd.; Capita Symonds (agent)</i>	Use of second floor from office (Class B1) to 2 x 2 bedroom residential units (Class C3).	No objection. To protect current and future residential amenity, the CGCA supports the mitigation measures recommended in the acoustic report. Photo: http://tiny.cc/hxy2w Documents: http://tiny.cc/f0gw2w
3.8	23 Tavistock Street WC2E 7NX 13/07865/FULL B1/ <i>London & Central Investments Ltd.; Rolfe Judd (agent)</i>	Works to include the construction of a two-storey extension at rear of site to enclose a new staircase extension at fourth- and fifth-floor level, replacement windows on upper floors, installation of rooflights; creation of a new glazed terrace at the rear of fifth floor and creation of a new terrace at the front of the fifth floor, behind existing facade; all in	No objection. To protect current and future residential amenity, the CGCA supports the mitigation measures recommended in the acoustic report. Photo: http://tiny.cc/n0jy2w Documents: http://tiny.cc/u2gw2w Note: 36 supporting documents

		association with change of use of the first to fifth floors of the building from offices (B1) to provide four residential flats.	
3.9	110 St Martin's Lane WC2N 4BA 13/07915/FULL Premier Inn/ <i>Premier Inn Limited; Gerald Eve (agent)</i>	Variation of Conditions 1, 6 and 7 of planning permission dated 29-04-2013 (13/01889) for use as a 163 bedroom hotel (Class C1), namely, to increase the size of the retail element (Class A1).	No objection Photo: http://tiny.cc/z1jy2w Document: http://tiny.cc/u2b32w Note: CGCA considered original application on 26-11-12. We did not object.
3.10	20 Southampton Street WC2E 7QG 13/07468/ADV Driscoll House/ <i>Octink; AAH Planning Consultants (agent)</i>	Display of two advertisement hoardings at first and second floor levels attached to scaffolding on the north elevation of the building for a temporary period measuring 25m x 5m and 10m x 5m.	No objection Photo: http://tiny.cc/daky2w Documents: http://tiny.cc/38gw2w
3.11	85-89 St Martin's Lane WC2N 4AU 13/06427/FULL Noel Coward Theatre/ <i>Delfont Mackintosh Theatres Ltd.</i>	Upgrade of existing lightning protection system.	No objection Photo: http://tiny.cc/4kky2w Documents: http://tiny.cc/achw2w Note: Listed building
3.12	Charing Cross Road WC2H ODA 13/06451/FULL Wyndhams Theatre/ <i>Delfont Mackintosh Theatres Ltd.</i>	Upgrade of existing lightning protection system.	No objection Photo: http://tiny.cc/gtky2w Documents: http://tiny.cc/4fhw2w Note: Listed building
3.13	5 Aldwych WC2B 4LD 13/06449/FULL Novello Theatre/ <i>Delfont Mackintosh Theatres Ltd.</i>	Upgrade of existing lightning protection system.	No objection Photo: http://tiny.cc/gvky2w Documents: http://tiny.cc/Oihw2w Note: Listed building
3.14	11 Henrietta Street WC2E 8PS 13/07526/FULL Sticks & Sushi / <i>Sticks & Sushi UK Ltd.; Firstplan (agent)</i>	Alterations to shopfronts on 11 Henrietta Street and 33 Maiden Lane.	No objection Photo: http://tiny.cc/2wky2w Documents: http://tiny.cc/fmhw2w Note: Original application on 24-06-13 (13/04469/FULL). Application withdrawn to work on more traditional proposals with retention of Henrietta Street shopfront. CGCA comments: No objection, provided benches are a separate application that also addresses hours of use.
3.15	1A Henrietta Street WC2E 8PS 13/08370/FULL C3; A1/ <i>Capco; Gerald Eve LLP (agent)</i>	Variation of Condition 2 of permission dated 19-12-2012 (12/10269),.	No objection Photo: http://tiny.cc/valy2w Documents: http://tiny.cc/9bly2w
3.16	45 St Martin's Lane WC2N 4EJ 13/07623/FULL St. Martin's Lane Hotel/ <i>Capital Hills Hotel Group; Aukett Fitzroy Robinson (agent)</i>	Insertion of four windows to side elevation facing Mays Court at ground floor level. Single storey infill extension at first floor level to create meeting room facilities.	<i>Deferred to next meeting (23 Sept.)</i> Photo: http://tiny.cc/rwly2w Documents: http://tiny.cc/oely2w

3.17	25-29 Henrietta Street WC2E 8NA 13/07960/FULL C3; St Peter's Court / Kelly Hoppen (agent)	Domestic gas boiler flue to rear elevation to serve Flat 4 on second floor.	No objection Photo: http://tiny.cc/yly2w Documents: http://tiny.cc/fmwx2w
3.18	Development Site At 20-26 Wellington Street WC2E 7DD 13/07884/LBC Various/Shafesbury; Rolfe Judd (agent)	Installation of temporary wall brackets in association with the temporary display of Christmas Decorations at 20-26, 28-30 and 38 Wellington Street, 11 (including 3-9), 13, 15, 31, 34-38 and 40-42 Tavistock Street and 15 Catherine Street.	While the CGCA does not object to the proposals, we note that in 2012, the installation work was mainly carried out in the very early hours of the morning by workers who were quite loud (use of colourful language and loud singing) and who seemed unaware of residents living in and adjacent to the buildings. Conditions could restrict the hours of installation. Photo: http://tiny.cc/v8ly2w Documents: http://tiny.cc/olwx2w Note: Listed building
3.19	Tavistock Street 13/07882/ADV Various/Shafesbury; Rolfe Judd (agent)	Display of Christmas decorations for a temporary period within the Opera Quarter Village (Tavistock Street, Wellington Street, Russell Street and Catherine Street).	While the CGCA does not object to the proposals, we note that in 2012, the installation work was mainly carried out in the very early hours of the morning by workers who were quite loud (use of colourful language and loud singing) and who seemed unaware of residents living in and adjacent to the buildings. Conditions could restrict the hours of installation. No photo Documents: http://tiny.cc/jkwx2w

4. Tables and Chairs

CAMDEN APPLICATIONS			
None			
WESTMINSTER APPLICATIONS			
4.1	17-18 Henrietta Street London WC2E 8QH 13/06633/TCH Porters/Porters English Restaurant	Use of an area of public highway measuring 7.62m x 0.75m for the placing of four tables and eight chairs.	Objection. The pavement is too narrow and the footfall too heavy at this site to accommodate tables and chairs. And, as shown in the attached photo, the applicant has not shown the pole, which typically has a bicycle attached to it, in its drawings. This further narrows the available space for pedestrians to pass if tables and chairs were located here. Photos: http://tiny.cc/tbmy2w & http://tiny.cc/jcmy2w Documents: http://tiny.cc/3vgw2w Note: New application. No hours listed.
4.2	28 Wellington Street WC2E 7BD 13/08050/TCH Bella Italia/Tragus Limited; BLP (agent)	Use of an area of the public highway on Wellington Street frontage measuring 0.96m x 6.85m and two areas of the public highway on the Tavistock Street frontage each measuring 0.96m x 1.81m for the placing of a total of six tables and 12 chairs in connection with the existing restaurant.	Objection. The CGCA supports Westminster's policy of a minimum unobstructed width for pedestrians of 2m. With this in mind, the applicant's drawings clearly show the pavement at this location does not meet Westminster's 2m-minimum requirement. For example, on the Wellington Street frontage, the drawing shows a width of 1.8m; the 2m minimum is only shown at the corner by measuring diagonally. Photo: http://tiny.cc/y6my2w (Tavistock Street frontage); no photo of Wellington Street frontage Documents: http://tiny.cc/s0my2w Note: Renewal. No change in use or hours. M-SU 10:00-23:00.

4.3	30 Henrietta Street WC2E 8NA 13/08053/TCH Bella Italia/ <i>Tragus Limited</i> ; BLP (agent)	Use of an area of public highway measuring 1.9m x 0.9m for the placing of one table and two chairs in connection with the existing restaurant.	No objection Photo: http://tiny.cc/lfmy2w Documents: http://tiny.cc/1qhw2w Note: Renewal. No change in use or hours. M-SU 10:00-23:00.
4.4	26-27 St Martin's Court WC2N 4AL 13/07667/FULL Round Table/ <i>Spirit Pub Company (Services) Ltd</i> ; TLT LLP (agent)	Use of an area of the public highway measuring 1.58m x 6.04m for the placing of four tables and 16 chairs.	No proposed layout was included in this application. The CGCA does not object to the layout shown in the drawing from one year ago (see drawing 2382-05 on application 12/08669/TCH). Photos: http://tiny.cc/ojmy2w & http://tiny.cc/5jmy2w Documents: http://tiny.cc/uuhw2w Note: Renewal. No change in use or hours. M-SU 11:00-23:00. Application to increase T&CH (13/01468/TCH) was on 11-03-13 agenda. CGCA objected. Application was refused.
4.5	13 Tavistock Street WC2E 7PA 13/08049/TCH <i>Strada/Tragus Limited</i> ; BLP (agent)	Use of an area of the public highway measuring 3.14m x 0.72m for the placing of two tables and four chairs in connection with the existing restaurant.	Objection. The proposed layout shows that the pavement is not wide enough to include tables and chairs and still meet Westminster's 2m clearance requirement. There is even less clearance near the lamppost, as the drawing shows a measurement of only 1.8m and this is measured at a diagonal and not a straight measurement. In addition, the proposal and the drawings show two tables and four chairs, but as the attached photos show, the applicant is using four tables and eight chairs. Photos: http://tiny.cc/iummy2w & http://tiny.cc/rxmy2w Documents: http://tiny.cc/fxhw2w Note: Renewal. No change in use or hours. M-SU 10:00-23:00.

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.

CAMDEN APPLICATIONS
None

6. Other Business

7. Next meetings & future presentations

- 9.1 Monday, 23rd September 2013, 17:00
- 9.2 Monday, 14th October 2013, 17:00