

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 10th March 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: Jo Weir, Selwyn Hardy, Sam Kung

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

2. Presentation – None scheduled

3. Planning Applications & Appeals

| | Address & Application No. | Proposal | Comments |
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| CAMDEN APPLICATIONS | | | |
| 3.1 | 11-13 Neal's Yard WC2H 9DP 2014/1300/P Homeslice (A3) at basement and ground floor; C3 at 1 st -3 rd floors/ <i>Shaftesbury; Rolfe Judd (agent)</i> | Use of the first floor for either continued residential (Class C3), retail (Class A1) or office (Class B1) and part flexible/alternative use at second floor for either continued residential (Class C3) or office (Class B1). | <p>Objection. The CGCA objects to allowing dual use. As the supporting documents indicate, the applicant has not needed this permission for 10 years, as the premise has consistently remained C3.</p> <p>In the cover letter, the applicant cites Camden's Core Strategy Policy CS6, which lays out Camden's strategy for meeting housing targets and providing quality homes. However, by citing this policy, the applicant actually argues against their proposal, as the premise already is residential. Granting the applicant permission to change it to another use in the future would actually result in a net loss of residential units in Camden. Thus, the applicant's assertion that the proposals provide additional residential space is incorrect.</p> <p>Also, 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.</p> <p>Photo: http://tiny.cc/nmp9bx Documents: http://tiny.cc/gfd7bx</p> |
| 3.2 | 20 Earlham Street WC2H 9LG 2014/1435/P C3/ <i>Shaftesbury; Rolfe Judd (agent)</i> | Use of first, second and third floor for alternative office (Class B1a) or as one studio and one 2-bedroom residential (Class C3) units. | <p>Objection. The CGCA objects to allowing dual use. As the supporting documents indicate, the applicant has not needed this permission for 10 years, as the premise has consistently remained C3.</p> <p>In the cover letter, the applicant cites Camden's Core Strategy Policy CS6, which lays out Camden's strategy for meeting housing targets and providing quality homes. However, by citing this policy, the applicant actually argues against their proposal, as the premise already is residential. Granting the applicant permission to change it to another use in the future would actually result in a net loss of residential units in Camden. Thus, the applicant's assertion that the proposals provide additional residential space is incorrect.</p> |

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| | | | <p>Also, 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.</p> <p>Photo: http://tiny.cc/ygm9bx</p> <p>Documents: http://tiny.cc/8id7bx</p> |
| WESTMINSTER APPLICATIONS | | | |
| 3.3 | <p>77 Long Acre WC2E 9LB 14/00907/FULL B1/<i>Tailwind Advisory and Management Ltd.; Sacks Maguire Architects (agent)</i></p> | <p>Formation of a new roof terrace incorporating rooflight access, ancillary to the existing office use of the property.</p> | <p>The CGCA maintains its objection to the proposed hours of use for the roof terrace, which should be no later than 21:00. We question why office space needs access to a roof terrace until 23:00.</p> <p>The applicant's statement that the office is located in the West End, where theatres, bars and restaurants are open until 23:00, is irrelevant, as those activities have a different class of use that has been approved for such entertainment purposes.</p> <p>The CGCA notes the presence of many residents in the vicinity of this building, including – as the applicant observes – directly next to the applicant's premises. The noise impact from the roof terrace would harm residential amenity, as the terrace is isolated at the top of the building where noise emanating from it is not buffered by the distance that a ground-level unit would be.</p> <p>Photo: http://tiny.cc/f3l9bx</p> <p>Documents: http://tiny.cc/e0s3bx</p> <p>Note: Replaces 13/10884/FULL, which was withdrawn. Was on 09-12-13 agenda. Comments were: 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, as outlined in policies under CMP 3.6 (see policies 3.15-3.17).</p> |
| 3.4 | <p>30 Wellington Street WC2E 7BD 13/12502/FULL PJ's Grill/<i>Harnbury Holdings Ltd.; Carroll Design (agent)</i></p> | <p>Alterations to the existing shopfront and installation of a lighting flambeaux at fascia level.</p> | <p>No objection</p> <p>Photo: http://tiny.cc/jdzcgx</p> <p>Documents: http://tiny.cc/e4s3bx</p> |
| 3.5 | <p>406-407 Strand WC2R ONE 14/01129/FULL C3/<i>English Rose Estates (Strand) Limited; Leith Planning Limited (agent)</i></p> | <p>Variation of Conditions 1 and 18 of planning permission dated 13-05-2013 (12/09240), namely, to change to residential mix on first, second and third floors to provide an overall total of 16 self-contained units.</p> | <p>The CGCA prefers the currently approved residential mix, which included more family-sized units. There is a proliferation of small, one-bedroom flats in the conservation area recently. Providing a family unit would be more in line with Westminster policies, including CMP4.6 and 4.31; CS14; and UDP H5(A).</p> <p>Photo: http://tiny.cc/q0k9bx</p> <p>Documents: http://tiny.cc/d9s3bx</p> <p>Note: Original application on 08-10-12 agenda. Comments were: The CGCA objects to the disturbance of the tiles at the proposed residential entrance, as this would inevitably disrupt the</p> |

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| | | | <p>symmetry of the complete composition of the panels of tiles, which contribute to the character of the building. We note that previous works that involved moving the tiles led to some of the original tiles being broken, given how the tiles were affixed to the wall. Given that the proposed kiosk would be located adjacent to residential, its hours of use should be limited to protect residential amenity.</p> |
| 3.6 | <p>23 Tavistock Street WC2E 7NX 14/00616/FULL B1 at 1st-5th/ London & Central Investments Ltd.; Rolfe Judd (agent)</p> | <p>Erection of a single storey extension at the rear (north) fourth floor level to provide additional residential accommodation.</p> | <p>While the CGCA does not object to the extension, we are concerned about the second window in the study overlooking residences in Sterling Court. We feel that one window as originally proposed and that does not overlook flats at Sterling Court is sufficient and does not harm residential amenity in Sterling Court.</p> <p>Photo: http://tiny.cc/rok9bx</p> <p>Documents: http://tiny.cc/pdt3bx</p> <p>Note: Restaurant on ground floor and basement (Class A3). Offices on 1st-5th floors (Class B1) – extant planning consent for use of 1st-5th floors as four residential flats (C3).</p> |
| 3.7 | <p>409-410 Strand WC2R 0NS 14/00908/FULL C3/Enstar Capital (London) Ltd.; Peek Architecture Ltd. (agent)</p> | <p>Replacement of windows to front (Strand) elevation, internal lightwell elevation and side (Bull Inn Court) elevation.</p> | <p>No objection</p> <p>Photo: http://tiny.cc/erk9bx</p> <p>Documents: http://tiny.cc/6ht3bx</p> <p>Note: Current use is language school.</p> |
| 3.8 | <p>110 St Martin's Lane WC2N 4BA 14/01180/FULL Premier Inn /Premier Inn Limited; Gerald Eve (agent)</p> | <p>Variation of Condition 1 of planning permission dated 04-10-2013 (13/07915/FULL) for use as a 163 bedroom hotel (Class C1), reconfiguration of retail (Class A1) at ground floor and increase the size of the retail element and use for mixed retail/cafe use (Class A1/A3), extensions at ground floor to front and side elevations, installation of new plant and associated works namely, incorporate basement ventilation at a low level, provide a fascia for additional signage and provide improved and direct access to the retail space at ground floor and louvres to the rear elevation of the building.</p> | <p>No objection</p> <p>Photo: http://tiny.cc/gwk9bx</p> <p>Documents: http://tiny.cc/k5h7bx</p> <p>Note: CGCA considered 13/07915/FULL on 09-09-13 and 13/01889/FULL on 26-11-12. No objection to either.</p> |
| 3.9 | <p>St Martin's Place WC2N 4JJ 14/01260/FULL St Martin-In-The-Fields Church/St Martin- in-the-Fields; Platform 5 Architects (agent)</p> | <p>Installation of a retractable sun shade canopy in connection with the use of the eastern courtyard for the erection of a cafe kiosk and the placing of 14 tables and 40 chairs for a temporary period (beginning April to the end of October each</p> | <p>No objection</p> <p>Photo: http://tiny.cc/6tk9bx</p> <p>Documents: http://tiny.cc/h6w3bx</p> <p>Note: Application (14/00503/FULL) for tables and chairs was on 24-02-13 agenda.</p> |

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| | | year) until 31 October 2015. | |
| 3.10 | 67-68 Chandos Place WC2N 4HG 14/01219/FULL B1/BIS (Postal Services Act 2011) Company Ltd; Jones Lang LaSalle (agent) | Use of part ground, first, second and third floor level as a single dwelling house (Class C3). Minor alterations to entrance door on front elevation and replacement windows to the rear elevation and new door. Associated internal alterations. | No objection Photo: http://tiny.cc/kbk9bx Documents: http://tiny.cc/d2h7bx |
| 3.11 | 67-68 Chandos Place WC2N 4HG 14/01213/FULL B1/BIS (Postal Services Act 2011) Company Ltd; Jones Lang LaSalle (agent) | Use of part ground, first, second and third floor level as three residential flats (Class C3). Minor alterations to entrance door on front elevation and replacement windows to the rear elevation and new door. Associated internal alterations. | No objection Photo: http://tiny.cc/kbk9bx Documents: http://tiny.cc/n9h7bx Note: 13/10439/FULL on 11-11-13 agenda. CGCA had no objection. |
| 3.12 | 17 Bedford Street WC2E 9HP 14/01352/FULL C3/Renaissance Planning (agent) | Alterations to terrace comprising retractable awning, bronze cladding to planter, new decking and additional planting to serve Flat 1.4, 17-19 Bedford Street. | Objection. The CGCA objects based on the negative impact the proposals will have on residential amenity, which would violate Westminster's noise pollution policies. The location of the terrace is adjacent to other residences, including those at Davey's Court. The open space at the rear of the buildings creates a sound box or echoing effect, which magnifies noise for residents. The use of the terrace at all hours would have a detrimental impact on residential amenity at all hours, including unsociable hours. This will be amplified when the applicant has visitors and particularly children using the hot tub. Photo: http://tiny.cc/mkk9bx Documents: http://tiny.cc/fdi7bx |

4. Tables and Chairs

| CAMDEN APPLICATIONS | | | |
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| 4.1 | 4 Parker Street WC2B 5PH 2014/1483/TC Ideal Sandwiches/Dritan Rista | 2 tables and 4 chairs | Objection. As illustrated in the attached photo, the applicant is currently using three tables and seven chairs, as well as two A-boards that block more than half the width of the pavement and is, thus, not complying with current permission. Because of the oversized A-board and the use of more than the permitted number of tables and chairs (including a third chair backing into pedestrian traffic), pedestrians regularly step into the street, as there is not enough room to pass on the pavement. This creates a serious safety hazard. Photos: http://tiny.cc/trm9bx , http://tiny.cc/lsm9bx & http://tiny.cc/5sm9bx No documents Note: Renewal. No change in use or hours: M-SA 08:00-16:00. Note that applicant is using more T&CH than permitted. |
| 4.2 | 39 Endell Street WC2H 9BA 2014/1521/TC Diana's Diner/Henrique | 3 picnic tables | While the CGCA has no objection, we question whether the applicant can place tables and chairs in the pavement when the café is not operating. |

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| | <i>Fernandes Conceicao</i> | | (See attached photo.) Photos: http://tiny.cc/l9l9bx & http://tiny.cc/dam9bx No documents Note: Renewal. No change in use or hours: M-SU 08:00-21:00. |
| 4.3 | 45-47 Endell Street WC2H 9AJ 2014/1525/TC The Rock & Sole Plaice/ Mr ALi Ziyaeddin | 7 picnic tables, 4 heaters and 3 umbrellas | Without being provided any documents, the CGCA cannot determine whether the applicant is complying with current permission or requesting any layout changes. The CGCA objects to the serving trolley, which the applicant has been asked to remove in the past. Also, the umbrellas are too large for the space, giving the pavement a feeling that it is a private space and not a public walkway. Because the picnic tables and benches extend to the edge of the pavement, pedestrians have only one way to pass. Photos: http://tiny.cc/3cp9bx & http://tiny.cc/rdp9bx No documents Note: Renewal. No change in use or hours: M-SU 11:00-22:30. |
| WESTMINSTER APPLICATIONS | | | |
| 4.4 | 23 The Market WC2E 8RD 14/01204/TCH Shake Shack/Lounge Dining Ltd; Thomas & Thomas Partners LLP (agent) | Use of the public highway for the placing of 16 tables, 46 chairs and seven parasols in two areas measuring 11.8m x 4.3m and 8m x 3.9m in connection with Unit 23 and Unit 24. | While the CGCA does not object to the continued use of tables and chairs, we note that the ropes used for the queue on the south side of the piazza result in an obstruction for people trying to pass by. The applicant does not mention the ropes in the renewal application and, thus, we question whether they should be permitted. See attached photo. Also, the CGCA notes that the renewal application does not list hours. We do not object to the currently permitted hours, but would object if these hours are extended. Photos: http://tiny.cc/oto9bx & http://tiny.cc/juo9bx Documents: http://tiny.cc/llw3bx Note: Renewal. No change in use. No hours listed. Current hours: M-SA 08:00-23:00; SU 09:00-22:00. |
| 4.5 | 40 St Martin's Lane WC2N 4ER 14/01048/TCH La Roche/Asaria; Strettons Ltd. (agent) | Use of the public highway for the placing of 12 tables and 24 chairs, two pot plants and temporary cafe barriers/screens in connection with associated restaurant. | No objection Photos: http://tiny.cc/04l9bx & http://tiny.cc/t5l9bx Documents: http://tiny.cc/unw3bx Note: Renewal. Proposed hours as per restaurant. |
| 4.6 | 24-25 Cranbourn Street WC2H 7AA 14/00995/TCH Spaghetti House/ Spaghetti House Ltd. | Use of the public highway measuring 1.0m x 16.0m for the placing of 7 tables, 14 chairs and four non-branded banners in connection with the existing restaurant. | Objection. As illustrated in the photo provided by the applicant (on the document labelled "proposed footpath table layout"), the applicant is not complying with the current permitted layout by having a third chair backing directly into pedestrian flow. This location is located near Leicester Square station and has very heavy pedestrian traffic at all times. T&CH create problems for pedestrians because of obstruction of the public highway. This is particularly the case when a third chair is placed at |

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| | | | <p>the table and backs into the pavement. Having a third chair goes against policies laid out in Westminster's "Guidelines for the placing of tables and chairs on the highway" by causing an obstruction.</p> <p>Also, the CGCA notes that the renewal application does not list hours. We do not object to the currently permitted hours, but would object if these hours are extended.</p> <p>Photos: http://tiny.cc/kdm9bx & http://tiny.cc/aem9bx</p> <p>Documents: http://tiny.cc/now3bx</p> <p>Note: Renewal. No change in use. Current hours: M-SU 10:00-23:00. No proposed hours listed.</p> |
| 4.7 | <p>2-4 Upper St Martin's Lane WC2H 9DL 14/00874/TCH Subway/Mr. Chintan Patel</p> | <p>Use of the public highway for the placing of two tables, six chairs and canvas barriers in an area measuring 1.2m x 5.1m in connection with associated restaurant.</p> | <p>No objection. However, the CGCA notes that the renewal application does not list hours. We do not object to the currently permitted hours, but would object if these hours are extended.</p> <p>Photo: http://tiny.cc/vkm9bx</p> <p>Documents: http://tiny.cc/ogi7bx</p> <p>Note: No change in use. No proposed hours. Current hours: M-SA 08:00-23:00.</p> |
| 4.8 | <p>10 Upper St Martin's Lane WC2H 9FB 14/00519/TCH Jamie's Italian/Jamie Oliver Restaurants; MBDS (agent)</p> | <p>Use of two areas of the highway measuring 1.5m x 7.5m for the placing of 8 tables, 16 chairs and six barriers on the Upper St Martin's Lane frontage and 1.5m x 10.5m x 3.5m for the placing of 15 tables, 40 chairs, one waiter station, seven planters and seven screens on the St Martin's Courtyard (rear frontage) in connection with restaurant at Unit 33.</p> | <p>The CGCA has no objection to additional tables and chairs on the St. Martin's Lane frontage provided this does not expand the existing footprint, which already extends to the maximum allowable space.</p> <p>The CGCA objects to the proposed change in hours. As stated in Westminster's "Licensing Guidelines for the placing of Tables and Chairs on the Highway," the permitted hours for tables and chairs on the public highway is 23:00. We note that Upper St. Martin's Lane, as well as Monmouth and Mercer streets which are adjacent to this location, are residential areas.</p> <p>Photos: http://tiny.cc/som9bx & http://tiny.cc/3nm9bx</p> <p>Documents: http://tiny.cc/8ji7bx</p> <p>Note: Renewal. Change in use on Upper St. Martin's Lane frontage, from 4 tables to 8. Change in hours. Current hours: M-SU 09:00-23:00. Proposed hours: M-SA 12:00-23:30; SU 12:00-10:30.</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.

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| CAMDEN APPLICATIONS |
| None |

6. Other Business

7. Next meetings & future presentations

- 7.1 24th March 2014
- 7.2 14th April 2014