

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 11 August 2014
at 17:00 at Covent Garden Community Centre (Shelton Room), 42 Earlham Street WC2H 9LA

www.CoventGarden.org.uk



TheCGCA



@TheCGCA

1. Attendance

1.1 Apologies received: Selwyn Hardy, Rhu Weir

1.2 Present: Jo Weir, Elizabeth Bax, Robert Bent, Shirley Gray, Gary Hayes, Christina Smith, Meredith Whitten

2. Presentation: None scheduled

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	2nd & 3rd Floors 76 Neal Street WC2H 9PL 2014/4417/P B1/DOW Properties Limited; Ahmed Warren Associates (agent)	Change of use of 2nd and 3rd floors from office to 2 x 2 bedroom flats.	The CGCA objects to the loss of small office space, which is limited in Covent Garden. Should Camden be minded to permit the change of this office space to C3 residential, a condition should be included to ensure that the residential units are not short lets, days violates Camden's planning policy, particularly DP2. Photo: http://tiny.cc/er16jx Documents: http://tiny.cc/9814jx
WESTMINSTER APPLICATIONS			
3.2	409-410 Strand WC2R 0NS 14/06338/FULL A3 at ground; C3 at upper/ Enstar Capital (London) Ltd.; Peek Architecture Ltd. (agent)	Retention of outward opening door in Bull Inn Court to serve as fire escape and access to residential storage and installation of metal vent in fanlight.	The CGCA has no objection to reversing the opening of the door so that it opens outwards. While the CGCA does not object to the replacement of the existing large surface-mounted extractor fan, the proposed specific treatment of the extractor fan is not appropriate for a listed building or for the conservation area. The applicant should be required to install a treatment more sympathetic to the character of the building and the area. Photo: http://tiny.cc/dy16jx (old photo) Documents: http://tiny.cc/5jxyjx Note: Listed building
3.3	1A Henrietta Street WC2E 8PS 14/06879/FULL A3 "Ivy Café"/Capco and Caprice Holdings Ltd.; Gerald Eve (agent)	Variation of Conditions 1, 4 and 6 of planning permission dated 11-06-13, namely amendments to permitted drawings, increase number of internal covers and changes to openness of windows on Henrietta Street.	The CGCA strongly objects to the use of openable windows, which are inappropriate in a conservation area and violate Westminster's planning policy, as stated in the Council's planning guidance, "Shopfronts, Blinds and Signs." Folding and openable shopfronts detract from the character of the street and the Conservation Area, as well as the architectural integrity of the building. When open, they erode the appearance of the shopfront, creating a visual void, and have a negative impact on local amenity, for example in terms of noise and disturbance. The CGCA also notes that Westminster has consistently refused permission for similar requests.

			<p>The CGCA notes that while this location is adjacent to the Piazza, it also is in a highly residential area – and an area that is becoming increasingly so. Residents live directly adjacent to this site and will soon be directly above this restaurant.</p> <p>The CGCA also strongly objects to an increase on the number of internal covers from 140 to 220. Adding 80 covers is the equivalent of adding another restaurant. The CGCA expresses surprise at this dramatic increase in the proposed number of covers and we would have objected to the previous application had we known this was the plan.</p> <p>The CGCA does not object to the introduction of railings or to the change of the window details on Southampton Street.</p> <p>Photo: http://tiny.cc/1z16jx (old photo –site currently behind scaffolding)</p> <p>Documents: http://tiny.cc/ipxyjx</p> <p>Note: T&CH proposals are not part of this application. License for 40 external table covers granted on 15-05-14.</p>
3.4	<p>8 New Row WC2N 4LH 14/04718/FULL Helios Pharmacy/<i>Helios Homeopathy</i></p>	<p>Installation of two aluminium louvers in shopfront in connection with new air-conditioning system serving the ground and basement floors.</p>	<p>The CGCA objects to the use of aluminium louvers, which are not appropriate on a listed building or in the conservation area. The exterior should be made of wood, in keeping with the character and heritage of this building and the conservation area.</p> <p>Additionally, the hours should be restricted to 08:00 to 20:00 to protect residential amenity from noise nuisance. The CGCA notes that there are residents directly above and adjacent to this location.</p> <p>Finally, any permission should include conditions requiring the applicant to comply with the mitigation measures recommended in the noise report.</p> <p>Photo: http://tiny.cc/c116jx</p> <p>Documents: http://tiny.cc/os14jx</p> <p>Note: Listed building</p>
3.5	<p>28 Bow Street London WC2E 7AW 14/06785/FULL Bow Street Magistrate's Court /<i>Bow Street Hotel Limited; Montagu Evans LLP (agent)</i></p>	<p>Variation of condition 1 and condition 15 of planning permission dated 04-02-13 (12/12735) namely, alterations to the treatment of the rear of building (host building and extensions); installation of ramped access, draught lobby and canopy to main entrance and canopy to museum entrance; additional hotel bedroom at lower ground level; and alterations to front lightwell and vaults including new glass canopy.</p>	<p><i>Postponed pending further information from applicant</i></p> <p>Photo: http://tiny.cc/5m26jx</p> <p>Documents: http://tiny.cc/kmtdkx</p> <p>Note: Listed building</p>

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	160 Drury Lane WC2B 5PN 2014/4897/TC Abokado/Noemt Casillas Palomares; Miss Dorota Ruszczyk (agent)	2 Tables, 4 Chairs	While the CGCA has no objection to the renewal of tables and chairs permission, we do object to the A-board, for which the applicant does not have permission. As indicated in the attached photo, the pavement at this location just off the junction of Great Queen Street and Long Acre is already narrow because of the presence of a bicycle rack and a bank of Barclay Bikes. Given the high volume of footfall as well as the traffic on Drury Lane, permitting any additional street furniture creates a health and safety hazard, as pedestrians are forced into the pavement. Photos: http://tiny.cc/1t16jx & http://tiny.cc/tu16jx No documents Note: Renewal. No change in use. Change in hours. Proposed hours: M-F 07:30-18:30. Previous hours M-F 08:00-20:00.
4.2	77 Kingsway WC2B 6SR 2014/5029/TC Caffe Nero/Nero Holdings Ltd.	6 tables, 20 chairs and 2 barriers	No objection Photo: http://tiny.cc/ox26jx No documents Note: Renewal. No change in use or hours: M-F 08:00-20:00; SA 08:00-19:30; SU 08:30-19:00.
WESTMINSTER APPLICATIONS			
4.3	9 Russell Street WC2B 5HZ 14/04380/TCH Belushi's/Beds and Bars Limited; TLT LLP (agent)	Use of an area of public highway measuring 3.265m x 0.708m for the placing of 2 tables and 4 chairs.	Objection. This site is located adjacent to the Piazza and experiences consistently heavy footfall throughout the day and evening. As illustrated in the attached photos, the pavement is already crowded, leaving no room for any tables and chairs. The area also includes many residents, including adjacent and above this location, and thus the CGCA is also concerned about the impact on residential amenity, particularly from noise. The CGCA is also concerned that any permission granted would set a dangerous precedent for this stretch of Russell Street, which currently has no tables and chairs permitted on it. Photos: http://tiny.cc/o026jx & http://tiny.cc/7026jx Documents: http://tiny.cc/exozjx Note: New application. Proposed hours: M-SU 10:00-22:00. Applicant received permission for 2T & 4CH with hours 11:00-23:00 in 2010.
4.4	5-6 Henrietta Street WC2E 8PS 14/07016/TCH Henry's/TCG Bars Ltd.; DHA Planning (agent)	Use of an area of the public highway measuring 1m x 12.6m for the placing of four tables and eight chairs in connection with cafe/bar.	No objection. The CGCA welcomes the applicant's use of signs placed on the tables that notify customers that only two chairs per table are allowed. The CGCA suggests this is used as a model for other T&CH applicants, particularly in busy areas of the conservation area. Photo: http://tiny.cc/z616jx Documents: http://tiny.cc/wp14jx Note: Renewal. No change in use or hours: M-SU 10:00-23:00.
4.5	33 Cranbourn Street WC2H 7AD 14/05993/TCH Noodle Bar/St Aubyn properties (agent)	Use of the public highway for the placing of two tables and four chairs in an area measuring 0.9m x 2.5m.	The CGCA strongly objects to this application, and we note that the applicant is already using tables and chairs and an A-board without permission. The pavement at this location near Leicester Square station is too congested, and the footfall has vastly increased because of the closure of Covent Garden station. Tables and chairs, as well as the A-board, create an obstruction that causes serious health and safety issues, as pedestrians are forced into the street, which experiences consistently heavy vehicular traffic. As it is, there are already seriously dangerous A-boards (without permission) along this

			<p>stretch of Cranbourn Street, such as the A-board for the Internet café and the side-by-side A-boards shown in the attached photo.</p> <p>Photo: http://tiny.cc/0816jx</p> <p>Documents: http://tiny.cc/ic26jx</p> <p>Note: New application. Proposed hours: M-SU 10:00-23:00.</p>
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5. Other Business

6. Next meetings & future presentations

- 6.1 26 August 2014 – Note that this meeting falls on Tuesday, as Monday is a Bank Holiday.
- 6.2 8 September 2014