

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 11th November 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: Jo Weir, Elizabeth Bax, David Bieda, Christina Smith

1.2 Present: Mike Leeson, Robert Bent, Shirley Gray, Sam Kung, Rhu Weir, Meredith Whitten

2. Presentation – None scheduled

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	8-10 Neal's Yard WC2H 9DP 2013/6041/P <i>Vacant/ECC Ltd.; MJB Project Management Ltd. (agent)</i>	Erection of ventilation ductwork to the rear elevation and 2x air-conditioning units on at roof level.	The acoustic report (p.6) observes that plant equipment meets requirements for 24-hour operation. No hours of operation for the plant equipment are mentioned in the application, thus the CGCA is concerned that the applicant intends to use the equipment round the clock. Further, the CGCA notes that the application is severely lacking in detail – for example, nothing explains why the air-con is needed. Additionally, it is not clear if the two proposed AC units replace existing units, and how many existing units there are is also unclear – one drawing shows two, while another shows three. Finally, the CGCA stresses that Neal's Yard is an enclosed space and any noise within the space is clearly audible to the residents who live in the surrounding flats and so harms their amenity. If the Council was minded to grant any form of permission we believe that the hours of use should be severely restricted to 08:00-20:00 to protect residential amenity. Photo: http://tiny.cc/t5a75w Documents: http://tiny.cc/0chz5w
3.2	St. Giles High Street WC2H 2013/6949/P <i>St. Giles in the Fields Church/London Borough of Camden; Wynne Williams Associates Ltd. (agent)</i>	Details of highway works (condition 2); and programme of archaeological investigation (condition 4) in relation to planning permission dated 19-09-2013 (2013/2736/P) for hard and soft landscaping and works to boundary wall to churchyard (Class D1).	Noted No photo Documents: http://tiny.cc/blhz5w Note: Original application on 24-06-13. CGCA welcomed the improvements.
3.3	77 Shelton Street/Rear of 24/25 Drury Lane WC2B 5RH 2013/6695/P <i>Majestic Wine Warehouse (A1)/Shepherd Foods Holdings Ltd.; Rapleys (agent)</i>	Use of Shelton Street elevation as shop front (A1), including associated alterations.	No objection Photo: http://tiny.cc/xlb75w Documents: http://tiny.cc/pjk55w

WESTMINSTER APPLICATIONS

<p>3.4</p>	<p>399-401 Strand WC2R 0LX 13/10269/FULL B1/<i>Lawnpond Limited; Rolfe Judd (agent)</i></p>	<p>Flexible/alternative use of the first to fourth floors for either residential (Class C3) or office (B1) use, the use of part rear ground floor as an office (B1), alteration to shopfront including creation of new residential entrance, creation of entrance to office accommodation on Lumley Court, enlargement and alterations to existing roof terrace with the installation of a metal balustrade and alterations to windows.</p>	<p>Objection. The CGCA consistently objects to permission for dual use, and we have previously provided WCC with legal advice to support our position that dual use is unlawful. Granting the applicant permission to potentially change use at some point in the future without the need to apply for planning permission at that time effectively removes the premise from planning control.</p> <p>Also, the applicant cites WCC's core strategy, <i>CS8 Optimising Housing Delivery</i>, in support of the proposals. However, the CGCA points out that CS8 says: "Proposals that would result in a reduction in the number of residential units will not be acceptable." Thus, should the applicant convert the building to C3, and at a later date opt to convert C3 back to B1, this would represent a reduction in residential units, which goes against the intent of WCC's policies to encourage housing. By granting permission for dual use, WCC gives up its ability to guard against the loss of C3.</p> <p>Photo: http://tiny.cc/vqb75w Documents: http://tiny.cc/efgz5w</p>
<p>3.5</p>	<p>6 King Street WC2R 3HU 13/10225/FULL <i>Essex Serpent/Fashion Edge; Boxco2 Consultants (agent)</i></p>	<p>Works to the shopfront comprising replacement of bay window and renovation works associated with use as a shop.</p>	<p>The CGCA regrets the loss of the historic use of the site as a public house. Yet, this is a small unit and its frontage is out of place on King Street. Thus, we do not object to the loss of a licensed premise.</p> <p>Should WCC be minded to grant permission, however, the CGCA believes the proposed replacement entrance door should be similar to the existing door on the left of the frontage to continue to provide balance and symmetry. The proposed door is not in keeping with the rest of the premises.</p> <p>Photo: http://tiny.cc/6tb75w Documents: http://tiny.cc/vigz5w</p>
<p>3.6</p>	<p>67-68 Chandos Place WC2N 4HG 13/10439/FULL B1/<i>BIS (Postal Services Act 2011) Company; Jones Lang LaSalle (agent)</i></p>	<p>Use of part ground, first, second and third floor to provide 3x3 bed flats. Minor alterations to entrance door on front elevation and replacement windows to rear elevation. Associated internal alterations.</p>	<p>No objection Photo: http://tiny.cc/k1b75w Documents: http://tiny.cc/5ngz5w Note: Listed (grade II) building</p>
<p>3.7</p>	<p>Bedford Street WC2E 9ED 13/10399/ADV <i>St Pauls Church/Parochial Church Council of St Paul's Church; Upchurch Associates (agent)</i></p>	<p>Display of timber boards on metal frame attached to existing railings and lettering on the two stone portals to indicate St Paul's Church.</p>	<p>No objection Photo: See D&A statement Documents: http://tiny.cc/ctgz5w Noted: Listed (grade I) building</p>

3.8	2 Bedford Street WC2E 9HD 13/09989/FULL B1/ <i>Legal & General Assurance (Pensions Management) Ltd; Oliver Graham (agent)</i>	Demolition and rebuild of mansard roof incorporating new dormer windows, additional storey at roof level with terrace, balconies on rear elevation, brick screen, and installation of mechanical plant to the rear including erection of single storey plant room and other alterations in connection with the use of part ground floor and all upper floors of 2-3 Bedford Street from offices (B1) to 5 residential flats (Class C3).	No objection Photo: http://tiny.cc/rkc75w Documents: http://tiny.cc/uec75w
3.9	19A, 22-25 Floral Street And 34 Rose Street, 27-28 And 31, 32 King Street WC2E 9DS 13/05128/FULL <i>Various/Capco; Gerald Eve</i>	Demolition of 22-25 Floral Street, and part ground floor of 31 and 27-29 King Street. Erection of new building comprising sub-basement, basement, ground and five upper storeys and refurbishment and alteration of retained buildings to provide 31 residential units; up to 2,150 sqm of retail floorspace (A1); up to 990 sqm of restaurant use (A3); new public courtyard and passages from Floral and King streets. Associated internal and external works. Site includes 34 Rose Street.	Postponed to the next meeting No photo Documents: http://tiny.cc/l7gz5w Note: 88 documents.
3.10	23 Garrick Street WC2E 9AX 13/10558/FULL B1/ <i>Shaftesbury; Rolfe Judd</i>	Variation of Condition 2 and removal of Condition 6 of planning permission dated 25-03-13 (12/07555/FULL), namely for amendments to drawings to remove ground floor bin store and removal of condition requiring its provision prior to occupation of approved development.	Objection. The CGCA questions how permission could be granted to remove the condition requiring a ground-floor bin store for the residential units on the upper floors of this site. The applicant owns the entire building, so they must have known that the subsequent application for reconfiguring the ground-floor retail unit eliminated the required bin store. Should WCC grant permission for the removal of the conditions requiring a bin store, residents will leave their rubbish outside on Garrick Street. Not only is this unsightly and malodorous, it creates a serious health and safety hazard for residents and visitors in Covent Garden. We note that currently a Covent Garden resident is pursuing a claim (in the Camden part of Covent Garden) because of serious injuries the resident received after slipping on the oil from refuse left on the street by a local business. This case emphasises the dangerous ramifications of developers trying to get away with minimum waste and rubbish facilities. Photo: http://tiny.cc/swc75w Documents: http://tiny.cc/rrk55w Note: Application to renew planning permission for three years was on 10-09-12 agenda. CGCA objected.
3.11	31-32 Bedford Street WC2E 9ED 13/10750/FULL	Use of part ground and all upper floors from office use (Class B1) to eight residential units (Class C3) and change of use of part basement level from office	The CGCA welcomes the larger residential units, but we regret that WCC granted permission for doubling the size of the restaurant and adding extra bulk at the

	B1/British Overseas Bank Nominees Ltd. and WGTC Nominees Ltd.; Gerald Eve	(B1) to restaurant use (A3). Alterations at roof level including the erection of a single storey extension, creation of a roof terrace, installation of plant equipment within an enclosure and installation of photovoltaic panels.	roof. Photo: http://tiny.cc/lie75w Documents: http://tiny.cc/iuk55w Note: 57 documents
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4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	64-78 Kingsway WC2B 6BD 2013/6769/TC Shakespeare's Head/JD Wetherspoon	3 tables, 12 chairs and 11 barriers	No objection Photo: http://tiny.cc/vee75w No documents Notes: Renewal. No changes in use or hours. M-SU 09:00-20:00.
4.2	38 Kingsway WC2B 6EX 2013/7051/TC Paul/Thomas + Thomas Partners LLP (agent)	6 tables, 12 chairs and 8 barriers	No objection Photos: http://tiny.cc/y9d75w & http://tiny.cc/rae75w No documents Notes: Renewal. No change in permission for T&CH; however, previous permission was for 2 barriers. No change in hours. M-SU 09:00-20:00.
4.3	8-10 Neal's Yard WC2H 9DP 2013/7068/TC Compagnie Des Vins Surnaturel/Thomas + Thomas Partners LLP (agent)	7 tables and 14 chairs	The CGCA objects to the number of tables and chairs, as they will impede pedestrian movement. Although Neal's Yard is a pedestrian courtyard, the proposed T&CH layout would make it virtually impossible for pedestrians to pass. The applicant's drawing does not show the large, stone planter in Neal's Yard that would almost touch the tables where the applicant proposes putting three tables deep. Pedestrians still need to be able to pass through Neal's Yard without being restricted. The CGCA also notes that the area includes residential units and those residents should not have their movement restricted by blocking the courtyard with tables and chairs. See photo. Photo: http://tiny.cc/gmd75w No documents Notes: New application. Proposed hours: M-SU 08:00-20:00.
WESTMINSTER APPLICATIONS			
4.4	65 Long Acre WC2E 9JD 13/10182/TCH Pret a Manger/Mr. Leigh Thomas (agent)	Use of an area of the public highway for the placing of one table and two chairs in an area measuring 2m x 0.7m.	No objection Photo: http://tiny.cc/p5c75w No documents Notes: Renewal. No change in use. Current hours: M-SA 07:00-19:00; SU 09:00-19:00.
4.5	10-12 Garrick Street 13/08038/TCH Le Garrick/La Bonne Bouffe; NGA Design (agent)	Use of an area of the public highway for the placing of four tables and eight chairs in an area measuring 7.3m x 0.95m.	Objection. The CGCA objects to the number of T&CH at this site. The adjacent restaurant at 8 Garrick Street has permission for 4T& 8CH, which affects space available for T&CH at 10-12 Garrick Street. As shown in the attached photo, the applicant currently is using 3T & 10 chairs, despite having permission for 4T&8CH. Further, the number of T&CH at this location consistently impedes pedestrian flow on the pavement at this busy location. This is compounded by the applicant's use of third and even fourth chairs backing into the pedestrian flow on the pavement, and this is exacerbated by using more chairs than permitted.

			Photo: http://tiny.cc/o0c75w Documents: http://tiny.cc/31c75w Notes: Renewal. No change in use. Current hours: 08:00-23:00.
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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.*

CAMDEN APPLICATIONS
None

6. Other Business

Discuss possible nominations to Camden's Local List. See <http://tiny.cc/2me75w>. Committee decided to wait and see what Seven Dials Trust recommends, as they have already done research into the subject and produced a list of locations to nominate.

7. Next meetings & future presentations

9.1 Monday, 25th November 2013, 17:00

9.2 Monday, 9th December 2013, 17:00