

Minutes
Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 14th April 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: Selwyn Hardy, Rhu Weir, Meredith Whitten

1.2 Present: Mike Leeson, Elizabeth Bax, Robert Bent, Shirley Gray,

2. Presentation: None scheduled

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	170 A Drury Lane London WC2B 5PD 2014/1959/P Currently Café Mode; proposed Top Secret Comedy Club/ <i>Top Secret Comedy Club Ltd.</i>	Change of use from restaurant (Class A3) to Comedy Club (Sui Generis) at basement level.	Objection. See letter. No photo Documents: http://tiny.cc/h3w5dx Note: CGCA has received objection from nearby residents.
3.2	Flat 1 Macklin House 1-7 Macklin Street WC2B 5NH 2014/2218/P C3/ZMMA (<i>agent</i>)	Application to vary approved drawing number 0066/PL001 under condition 3 (development to be carried out in accordance with approved plans) pursuant to approved permission reference 2013/3646/P dated 07/08/13.	The CGCA is concerned about the visual impact at the rear of the premises, particularly any negative effects it will have on existing neighbouring residents. Photo: http://tiny.cc/w6x5dx Documents: http://tiny.cc/p8x5dx Note: CGCA had no objection to original application (see 24-06-13 minutes).
WESTMINSTER APPLICATIONS			
3.3	49 Chandos Place London WC2N 4HS 14/02615/FULL Currently A1 & A3 (Porky's Pantry; MS News)/ <i>Two Brydges; Rolfe Judd (agent)</i>	Use of basements and part of ground floors at 49 and 50 Chandos Place for a mixed retail/restaurant (sui generis) use and use of part of ground floors in association with an existing private members club (sui generis use) on upper floors. Associated external alterations comprising new shopfront and relocated entrance to the members club at the rear of the property.	No objection. The CGCA welcomes this development, as it improves the appearance of the existing shopfronts. Photo: http://tiny.cc/hkx5dx Documents: http://tiny.cc/d7v5dx Note: This application relates solely to the ground and basement floors.
3.4	15 King Street WC2E 8HN 14/02067/FULL C3/Capco; <i>Gerald Eve (agent)</i>	Installation of two conservation area rooflights to the front and rear pitched roof, two additional airbricks to the rear elevation and internal alterations including mounting of tank and pump equipment underneath the first floor stair, new framing and joists for structural purposes and removal of pugging throughout the building to allow for new insulation and re-wiring.	No objection Photo: http://tiny.cc/b5w5dx Documents: http://tiny.cc/f3v5dx Note: Listed building. 1 st to 4 th floors are currently B1, but have permission to be converted to C3 (13/05600/FULL).
3.5	Covent Garden Exchange 30-34 Bow Street WC2E 7AT 14/02843/FULL	Refurbishment and extension of ground floor reception space to 34 Bow Street.	No objection. The CGCA welcomes this development, as it brings the frontage forward to the building line.

	Rocketfuel/ <i>Rocketfuel; Cove Burgess (agent)</i>		No photo (see documents) Documents: http://tiny.cc/9zy5dx
3.6	Garden House 57-59 Long Acre WC2E 9JL 14/02798/FULL Retail at basement & ground; B1 on upper floors/ <i>Royal London Mutual Insurance Society Ltd.; Orbit Architects (agent)</i>	Alterations to entrance including new uplighting, matting and call buttons.	No objection, provided officers are satisfied that the fascia does not include any internal illumination, which is inappropriate in a conservation area (as stated in "Shopfronts, Blinds & Signs" and "Advertisement Design"). No photo (see documents) Documents: http://tiny.cc/eqt5dx

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	40 Monmouth Street WC2H 9EP 2014/2322/TC <i>The Two Brewers/Spirit Pub Company (Services) Ltd.; TLT Solicitors (agent)</i>	2 Tables, 8 chairs and 1 barrier Monday to Sunday: 11:00 to 21:00	No objection Photo: http://tiny.cc/hfx5dx No documents Note: Renewal. No change in use or hours. Current hours: M-SU 11:00-21:00.
4.2	32 Endell Street WC2H 9AG 2014/2424/TC <i>La Torre/Mr. Arben Ibrahim</i>	3 tables and 9 chairs	No objection Photo: http://tiny.cc/9yx5dx No documents Note: Renewal. No change in use or hours. Current hours: M-F 08:00-17:30; SA-SU 09:00-16:30.
WESTMINSTER APPLICATIONS			
4.3	33 Catherine Street WC2B 5JS 14/02590/TCH <i>Augustus Harris/Augustus Harris Ltd.; Thomas & Thomas Partners LLP (agent)</i>	Use of public highway for measuring 4310mm x 1200mm for the placing of four tables, eight chairs and one A-board.	Objection. The pavement narrows at this end of Catherine Street, making it unsuitable for tables and chairs and other street furniture. We note that a previous application for three tables and six chairs was refused because they "would leave insufficient space for the free flow of pedestrians along the footpath outside the application premises and would therefore be harmful to pedestrian movement and safety" (see 00/04802/TCH). We note that this previous application showed an area of 4.9x1.3m for the proposed three tables and six chairs plus 3m total frontage to kerb. However, in the current application the frontage to kerb has grown to 3.2m and the applicant has had to draw the four tables and eight chairs at an angle to squeeze them into a space which leaves a clearance of exactly Westminster's minimum requirement of 2m. We note that the size and location of the A-board are equally implausible. No photo Documents: http://tiny.cc/vaw5dx Note: New application. No hours listed. Previous application at this site (00/04802/TCH) was refused because the proposed 3T& 6CH would leave insufficient space on the pavement.

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
None

6. Other Business

7. Next meetings & future presentations

7.1 28th April 2014

7.2 12th May 2014