

## Minutes

### Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 22 February 2016  
at 17:30 at Covent Garden Community Centre, 42 Earlham Street WC2H 9LA

www.CoventGarden.org.uk



TheCGCA



@TheCGCA

#### 1. Attendance

1.1 **Present:** Elizabeth Bax (chair), Shirley Gray, Selwyn Hardy, Gary Hayes, David Kaner, Brian Tiernan, Meredith Whitten

1.2 **Apologies received:** David Bieda, Jo Weir, Rhu Weir

1.3 **Comments received:** Rhu Weir

2. **Presentation:** Capco re: Wellington Block Hotel (Wellington, Burleigh, Travistock & Exeter streets) and Z Hotel (31-33 Bedford Street)

#### 3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
<b>CAMDEN APPLICATIONS</b>			
3.1	127 High Holborn WC1V 6PQ 2016/0503/L RBS/RBS; Hawes Signs Limited (agent)	Replacement of signage to existing bank.	No objection Comments by 03-03-16 Photo: See documents Documents: <a href="http://goo.gl/RUPIDO">http://goo.gl/RUPIDO</a> Note: Listed building
<b>WESTMINSTER APPLICATIONS</b>			
3.2	15 Henrietta Street WC2E 8QG 15/11231/FULL A3/Michael J Bennett Project Management Ltd. (agent)	Installation of three air-conditioning units to rear lightwell at basement level.	No objection, provided the officer is satisfied that the applicant's noise report, including the location of the measurements, meets Council policies. Additionally, as the applicant's noise survey observes, the location is surrounded by residents, including directly adjacent to the premise. Thus, to protect residential amenity, the following conditions must be included with any permission granted: (1) require the applicant to ensure that equipment is kept working efficiently and is not causing disturbance to nearby residents, as verified through annual maintenance checks performed on all equipment, including ducting, throughout the life of the development (CMP S32); (2) require the applicant to submit the results of annual maintenance checks to the Council for approval; (3) restrict the amount of noise (measured in decibels) emitted from the units to within Westminster's thresholds; (4) limit the hours of use to 09:00-23:30, which will reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend hours; and (5) require automatic time clocks to be fitted

			<p>to the equipment/ machinery hereby approved, prior to commencement of the use of the units, to ensure that the plant/equipment does not operate at any time other than that permitted. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer's recommendations.</p> <p>Comments by 03-03-16 Photo: <a href="https://goo.gl/8i7o0X">https://goo.gl/8i7o0X</a> Documents: <a href="http://goo.gl/3WERd9">http://goo.gl/3WERd9</a></p>
3.3	Piccadilly Underpass 15/11705/FULL N/A/WCC; <i>Wildstone Planning (agent)</i>	Variation of Condition 5 of planning permission dated 16 July 2013 (13/03409), namely, to amend the hours of working to 22.00 to 05.00.	<p>No comment Comments by 03-03-16 No photo Documents: <a href="http://goo.gl/v82S58">http://goo.gl/v82S58</a></p>

#### 4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	42 Kingsway WC2B 6EX 2016/0687/TC Bills	7 tables, 16 chairs and 9 barriers	<p>No objection Comments by 07-03-16 Photo: <a href="https://goo.gl/pp7KJN">https://goo.gl/pp7KJN</a> Documents: <a href="http://goo.gl/adZdKW">http://goo.gl/adZdKW</a> Note: Renewal. No change in use or hours (M-TH 08:00- 23:00; F-SA 08:00-23:30; SU 08:00-22:30). On 09-03-15 agenda. CGCA objected to the A-board, but not T&amp;CH.</p>
WESTMINSTER APPLICATIONS			
4.2	13 Tavistock Street WC2E 7PA 16/00461/TCH <i>Strada/Strada Trading Limited; Monmouth Planning Limited (agent)</i>	Use of an area of the public highway measuring 3.14m x 0.72m for the placing of two tables and four chairs.	<p>Whilst the CGCA recognises that this renewal application is considered a legacy estate by Westminster policy with less than 2m unobstructed pedestrian clearway at the pinch point, the applicant's positioning of the chairs to back into the pavement further limits the space for pedestrians on the public highway. The layout includes measurements taken when the chairs are pushed under the table. However, once customers are seated in the two chairs backing into the pavement, even less space is available for pedestrians and others, such as those in wheelchairs or with prams, to pass.</p> <p>Comments by 03-03-16 Photo: <a href="https://goo.gl/sEqcll">https://goo.gl/sEqcll</a> Documents: <a href="http://goo.gl/y9XCGI">http://goo.gl/y9XCGI</a> Note: Renewal. No change in use or hours (M-SU 10:00-23:00). On 08-10-14 agenda. Other T&amp;CH on private land.</p>
4.3	20 Upper St Martin's Lane WC2H 9DL 16/00371/TCH <i>Sussex Public House/TLT LLP (agent)</i>	Use of three areas of public highway measuring 1.9 metres x 9 metres on the Upper St Martin's Lane frontage, 1.9 metres x 10.3 metres on the Long Acre frontage and 4.3	<p>Whilst the CGCA has no objection, we note that the applicant regularly places tables and chairs in a configuration other than that on the approved drawing. An informative should be included that points out that the applicant is responsible for ensuring staff places and maintains all street</p>

		metres x 2.5 metres on the corner frontage for the placing of 23 tables, 64 chairs, 2 box planters and 8 plain barriers.	furniture in compliance with the approved drawing. Comments by 17-03-16 Photos: <a href="https://goo.gl/iFWJUo">https://goo.gl/iFWJUo</a> , <a href="https://goo.gl/21SPWZ">https://goo.gl/21SPWZ</a> & <a href="https://goo.gl/OVSgMg">https://goo.gl/OVSgMg</a> (photos from last year) Documents: <a href="http://goo.gl/LPILm9">http://goo.gl/LPILm9</a> Note: Renewal. No change in use or hours (M-SU 11:00-23:00). On 23-02-15 agenda. CGCA had no objection.
--	--	--	--

**5. Other business**

- 5.1 Future meetings will now be held on Mondays at 6:30 p.m.
- 5.2 Brian Tiernan mentioned that local residents are looking into whether the applicant for 90 Long Acre, which was approved by Westminster, has complied with all council requirements and deadlines.

**6. Next meetings & future presentations**

- 6.1 14 March 2016
- 6.2 TBD (28 March meeting is cancelled because it falls on Easter Monday).