

## Minutes

### Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 24<sup>th</sup> 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, Rhu Weir

**1.2 Present:** Mike Leeson, Elizabeth Bax, Robert Bent, David Bieda, Shirley Gray, Selwyn Hardy, Jane Palm-Gold, Christina Smith, Meredith Whitten

**2. Presentation – Wellington Street (Capco) – See end of minutes for summary.**

**3. Planning Applications & Appeals**

	Address & Application No.	Proposal	Comments
<b>CAMDEN APPLICATIONS</b>			
3.1	Office above 77 Shelton Street & 24/25 Drury Lane WC2B 5RH 2014/1157/P Majestic Wine Warehouse (A1)/Shepherd Foods Holdings Ltd.; Rapleys (agent)	Erection of 2 x mansard roof extensions to provide additional office space.	No objection Photos: <a href="http://tiny.cc/g7wycx">http://tiny.cc/g7wycx</a> & <a href="http://tiny.cc/45n1cx">http://tiny.cc/45n1cx</a> Documents: <a href="http://tiny.cc/7f2xcx">http://tiny.cc/7f2xcx</a>
3.2	77 Shelton Street WC2B 5RH 2014/1717/P Majestic Wine Warehouse (A1)/Shepherd Foods Holdings Ltd.; Rapleys (agent)	Installation of new shopfront, installation of glazing to the first bay of the south-east (side) elevation, including insertion of glazed doors along the south elevation and installation of canopies above.	The CGCA does not object to the new shopfront or installation of glazing to the first bay of the southeast elevation. However, we question the need for glass canopies above each doorway along the southeast elevation, which is a narrow pedestrian passage. The canopies serve no purpose other than to be decorative and will cause unnecessary visual clutter in this narrow walkway. The CGCA also questions who will clean the canopies and how often they will be cleaned. Photos: <a href="http://tiny.cc/g7wycx">http://tiny.cc/g7wycx</a> & <a href="http://tiny.cc/gdp1cx">http://tiny.cc/gdp1cx</a> Documents: <a href="http://tiny.cc/zb2xcx">http://tiny.cc/zb2xcx</a> Note: Original application on 11-11-13 agenda. CGCA had no objection.
3.3	24 Earlham Street WC2H 9LN 2014/1697/P CoCo Tea Room/Mr. S. Liang; Studio Signum (agent)	Addition of a step to front entrance to retail unit (Class A1).	No objection Photo: <a href="http://tiny.cc/b4n1cx">http://tiny.cc/b4n1cx</a> Documents: <a href="http://tiny.cc/bm2xcx">http://tiny.cc/bm2xcx</a> Note: Listed building. Also see 5.1.
3.4	24 Earlham Street WC2H 9LN 2014/1800/L CoCo Tea Room/Mr. S. Liang; Studio Signum (agent)	Internal and external alterations to include addition of a step to front entrance, addition of internal partitions, kitchen facility and alteration to existing opening at basement level & new signage.	No objection Photo: See 3.3. Documents: <a href="http://tiny.cc/ue2xcx">http://tiny.cc/ue2xcx</a> Note: Listed building. Also see 5.1.
3.5	St. Giles High Street WC2H 8LG 2014/1929/P St. Giles in the Fields Churchyard and Playground/LBC; Wynne-Williams Associates Ltd. (agent)	Construction of new boundary wall and fencing to children's playground.	No objection Photo: See documents. Documents: <a href="http://tiny.cc/rvy0cx">http://tiny.cc/rvy0cx</a>

WESTMINSTER APPLICATIONS			
3.6	Royal Opera House 14/01807/FULL Royal Opera House/ <i>Quod</i> (agent)	Use of vacant information kiosk as a gift shop (Class A1) in connection with the Royal Opera House and associated external alterations.	AR to write objection letter. Photos: <a href="http://tiny.cc/yco1cx">http://tiny.cc/yco1cx</a> & <a href="http://tiny.cc/hdo1cx">http://tiny.cc/hdo1cx</a> Documents: <a href="http://tiny.cc/idxtcx">http://tiny.cc/idxtcx</a>
3.7	43 King Street WC2E 8JY 14/01151/FULL Galeria Melissa/ <i>Savills</i> (agent)	Shopfront and internal alterations in association with a retail fit out including replacement of entrance door.	No objection Photo: See documents Documents: <a href="http://tiny.cc/vvxtcx">http://tiny.cc/vvxtcx</a> Note: Listed building.
3.8	5 Aldwych WC2B 4LD 13/12791/FULL Novello Theatre/ <i>Delfont mackintosh Theatres Ltd.; RHWL Architects</i> (agent)	Re-lighting of external entrance canopy.	No objection Photo: <a href="http://tiny.cc/rap1cx">http://tiny.cc/rap1cx</a> Documents: <a href="http://tiny.cc/pw4wcx">http://tiny.cc/pw4wcx</a> Note: Listed building
3.9	12 Maiden Lane WC2E 7NA 14/01459/FULL <i>/Maiden Lane Ltd.; Walsingham Planning</i> (agent)	Retention of an air handling unit, extract ducts and mechanical plant within an acoustic enclosure at roof level.	The CGCA objects to this retrospective application. Without permission, the applicant has installed mechanical plant and other equipment in such a way that it significantly harms the views of adjacent residential units, as well as the views of the surrounding listed buildings, all of which now overlook what is essentially an industrial farm. This violates policies regarding residential amenity as outlined in the City Management Plan.  The CGCA notes that this retrospective application was submitted after enforcement action by Westminster officers. We also note that another enforcement case is pending for this premises regarding the installation of a shopfront that is wholly out of character in the conservation area, again without permission.  Photos: <a href="http://tiny.cc/47o1cx">http://tiny.cc/47o1cx</a> & <a href="http://tiny.cc/18o1cx">http://tiny.cc/18o1cx</a> Documents: <a href="http://tiny.cc/k4wycx">http://tiny.cc/k4wycx</a>

#### 4. Tables and Chairs

CAMDEN APPLICATIONS	
None	
WESTMINSTER APPLICATIONS	
None	

#### 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			
5.1	24 Earlham Street WC2H 9LN 2014/1797/A CoCo Tea Room/ <i>Mr. S. Liang; Studio Signum</i> (agent)	Addition of 2 x internally illuminated fascia sign.	Objection. The CGCA objects to any internally illuminated signs, which are not permitted in the conservation area. See SD19 (Seven Dials Conservation Statement), as well as the Seven Dials Renaissance Study, which was agreed to by Camden. In particular, regarding “shop signs, blinds & security” the study states that “internally illuminated fascias are inappropriate in a conservation area” (see p. 29, <a href="http://www.sevendials.com/seven_dials_renaissance_study">http://www.sevendials.com/seven_dials_renaissance_study</a> )

		<a href="#">volume 1 1998 web.pdf</a> .
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Photo: See 3.3.

Documents: <http://tiny.cc/fh2xcx>

Note: Listed building

**6. Other Business**

**7. Next meetings & future presentations**

7.1 14<sup>th</sup> April 2014

7.2 28<sup>th</sup> April 2014

**Summary of presentation re: Wellington Street development (from 1.2)**

Andy Hicks of Capco and James Miles of KPF briefed the committee on proposals for change of use from B1 to C3 for four buildings known as the Wellington Block and Burleigh House. The proposal includes converting existing office space to 31 residential units; 28 units would form one application and the other three units will be part of a second application. The two applications will be linked – such as for calculating affordable housing requirements. Capco would submit the applications separately to allow for flexibility should they decide to retain some of the units as B1 office.

The conversion will include cleaning up the buildings, which are somewhat neglected. They are steel-framed, which means they have been subject to “Regents Street disease” and will need to be extensively refurbished. The project will also involve cleaning up existing plant and other visual clutter that has amassed over the years. While the application does not include any of the ground-level restaurants (Sophie’s and Joe Allen, as well as Be at 1), Capco will encourage these tenants to update their plant equipment, thus reducing the visual clutter and installing quieter equipment.

Each building retains its own entrance to the flats, with the primary entrance being off Wellington Street. At first-floor level, there will be an internal courtyard, which is primarily meant for visual amenity. No barbecues or congregating will be allowed and the courtyard will likely close at 10 p.m.

The buildings are within Burleigh, Tavistock, Wellington and Exeter streets, southeast of the Piazza. 12 Burleigh Street and 15 Exeter Street are Grade II listed buildings, with the former dating from Edwardian style and the latter being the last remaining Georgian townhome in what was likely a long row of them. 15 Exeter Street will be returned to a single family dwelling, which was its original use. Currently, the ground floor is a retail shop/café that has trouble staying let due to a lack of footfall.

The proposals will need to go through a financial viability process to determine any social housing requirements. These will likely be provided off-site through a financial contribution. Capco has not yet decided whether to sell the 31 units or rent them.

The applications currently are in the pre-consultation phase. Capco expects to submit the applications at end of April or beginning of May, depending on any changes that may come out of the pre-consultation. Current leases run through 2016, so no work would be done until then. Should the market for office space pick up before then, Capco may opt not to implement the scheme, should it receive planning permission.