

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 24 April 2017
at 6:30 p.m. at the Hospital Club, 24 Endell Street WC2H 9HQ

www.CoventGarden.org.uk  TheCGCA  @TheCGCA

1. Attendance

1.1 **Present:** Elizabeth Bax (chair), Selwyn Hardy, Shirley Gray, Brian Tienan

1.2 **Apologies received:** David Bieda, Jane French, Richard Hills, Rhu Weir, Meredith Whitten

1.3 **Comments received:** Rhu Weir

2. **Presentations:** Andy Hicks – Capco (re: various), 6:30 p.m.

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	26 Earlham Street WC2H 9LN 2017/2023/L Sartaj Balti House/ <i>Gundry Ducker Architecture Ltd.</i> (agent)	Details of joinery and plasterworks, historic fabric repaired and retained (condition 2) required by listed building consent granted on 31/03/2017 (2016/6709/L for the installation of a new shopfront and associated signage; internal alterations to include the strip out all modern partitions, joinery, metal staircases, wall and floor finishes throughout, reinstating the original timber staircase, new stud walls, light weight partitions and repair the fabric of the original and existing staircase.)	Whilst the CGCA appreciates these updated proposals, which improve upon previous applications (2016/6779/P & 2016/6709/L, and 2015/1900/P & 2015/2423/L), the CGCA maintains that the stucco cornice on the external wall at high level, which has been cut back, should be restored to the original profile that survives next door. This would bring the improvements more in line with the recommendations of the Seven Dials Renaissance Study, which Camden has adopted. This study states that No. 26, which along with No. 24 is part of a matching pair of three-storeyed houses rebuilt in the early 19th century, has a substandard shopfront that could be improved. Additionally, the blind box and fascia remain too high, and as a result they obscure part of the windows on the first floor at the front elevation. As the blind box is proposed to be reconstructed, we suggest this is a good time to have it set lower to expose the first floor window sills (as next door). Comments by 04-05-17 Photo: https://goo.gl/Ri3J3J Documents: https://goo.gl/S5YnWD Note: Grade II listed building. On 09-01-17 agenda.
WESTMINSTER APPLICATIONS			
3.2	Catherine Street WC2B 5JF 17/02884/LBC <i>Theatre Royal/Mr. Daniel Cheetham-Taylor</i> (agent)	Display of two billboard signs over canopies measuring 3000mm x 4500mm & 3400mm x 6000mm.	No objection Comments by 05-05-17 Photo: See proposed photos in documents Documents: https://goo.gl/zgnNo0 Note: Grade I listed building
3.3	Catherine Street WC2B 5JF 17/02915/LBC <i>Theatre Royal/Mr. Daniel Cheetham-Taylor</i> (agent)	Display of non-illuminated sign at street level measuring 2000mm x 2900mm.	No objection Comments by 16-05-17 Photo: See proposed photos in documents Documents: https://goo.gl/CbvbYC Note: Grade I listed building

3.4	16 King Street WC2E 8JF 17/02944/FULL HSBC/HSBC Bank PLC; A & Q Partnership (London) Ltd. (agent)	Replacement of pigeon netting, cleaning of facades, painting of all architectural details and walls, Installation of pigeon wire to the windows sills, and pigeon spikes to all rectangular and curved pediments.	No objection. The CGCA welcomes the changes from the net to less invasive and more visually appealing measures. Comments by 08-05-17 Photo: See documents Documents: https://goo.gl/OEkcaF Note: Grade II listed building
3.5	11-12 Floral Street WC2E 9DS 17/03130/FULL A1&B1/Capco; Gerald Eve (agent)	Variation of Conditions 1 and 7 of planning permission dated 18-10-2016 (16/05805/FULL), namely to allow for a variety of internal and external design amendments and small increase in Class A1 floorspace.	No objection Comments by 11-05-17 Photo: https://goo.gl/f3lwac Documents: https://goo.gl/Rwy54w Note: Grade II listed building On 11-07-16 agenda.

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	236 Shaftesbury Avenue WC2H 8EG 2017/2028/TC Bloomsbury Tavern/ Shepherd Neame Ltd.	4 tables, 16 chairs, 2 umbrellas and 7 barriers	No objection. However, the CGCA notes that the current/proposed hours do not comply with Camden's tables and chairs guidance, which specify that hours will not be allowed past 9 p.m., unless the site is located in a predominantly commercial street, which Shaftesbury Avenue is not. Whilst we acknowledge Camden's position that reducing the existing hours is difficult, the CGCA strongly objects to this premise's hours being used as a precedent for other premises in the area. Comments by 05-05-17 Photos: https://goo.gl/AUoc7h & https://goo.gl/UYpzt8 (2016) Documents: https://goo.gl/vzoDke Note: Renewal. No change in use or hours: M-SA 11:00-23:00. On 23-05-16 agenda.
4.2	43 Monmouth Street WC2H 9DD 2017/2021/TC The Crown/Spirit Pub Company (Services) Ltd.; TLT Solicitors (agent)	3 tables and 12 chairs	The CGCA objects to the current/proposed hours, which do not comply with Camden's tables and chairs guidance. This guidance specifies that hours will not be allowed past 9 p.m., unless the site is located in a predominantly commercial street, which Monmouth Street is not. Whilst we acknowledge Camden's position that reducing the existing hours is difficult, the CGCA strongly objects to this premise's hours being used as a precedent for other premises around Seven Dials. The CGCA has received complaints from local residents regarding both noise and disturbance, and the difficulty manoeuvring past the pub's drinkers in the pavement. Comments by 05-05-17 Photo: https://goo.gl/kE2H9U (from 2016) Documents: https://goo.gl/AXUxyD Note: Renewal. No change in use or hours: M-SU 10:00-22:00. On 23-05-16 agenda. CGCA objected to the proposed 7 barriers; these were subsequently dropped from the proposal. CGCA also objected to proposed hours.

WESTMINSTER APPLICATIONS

4.3	7-9 Aldwych WC2B 4DA 17/01052/TCH Caffe Fratelli/Caffe <i>Fratelli; Nova Design Associates Ltd. (agent)</i>	Use of two areas of the public highway measuring 1m x 3.5m and 1m x 2m for the placing of three tables and six chairs.	No objection Comments by 05-05-17 Photo: https://goo.gl/uB0drw (from 2015) Documents: https://goo.gl/bAoQlj Note: Renewal. No change in use. Change in hours. Current hours: M-SU 07:00-23:00. Proposed hours: M-F 07:00-19:30; SA 08:00-019:30. On 23-11-15 agenda.
4.4	417 Strand WC2R OPD 17/03040/TCH Port House/ <i>La Concha Ltd.; Fladgate (agenda)</i>	Use of an area of the public highway measuring 4.02m x 2m for the placing of three benches, two tables and three plain barriers.	No objection, however informative 4 from the previous permission should be repeated. Comments by 08-05-17 Photos: http://goo.gl/wdulmW & http://goo.gl/zzwjeJ (from 2015) Documents: https://goo.gl/viYb7M Note: Renewal. No change in use or hours: M-SU 08:00-23:00. On 09-03-15 agenda.

5. Other business**6. Next meetings & future presentations**

- 6.1 8 May 2017
- 6.2 22 May 2017