

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held via email – 26 March 2018

www.CoventGarden.org.uk  TheCGCA  @TheCGCA

1. Attendance

1.1 **Comments received:** Elizabeth Bax (chair), David Bieda, Shirley Gray, Selwyn Hardy

1.2 **Apologies received:** Jane French, Meredith Whitten

2. Presentations:

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	60 Great Queen Street WC2B 5AZ 2018/1119/L United Grand Lodge of England Freemasons Hall/ <i>Heritage Places (agent)</i>	Creation of store room within roof void at upper third floor. Works involve construction of blockwork partitions, an associated door opening and a fire-rated lobby, the formation of a concrete ramp internally within the store to a new raised beam and block floor, the provision of an external vent through the roof to provide ventilation, and installation of electrical services.	No objection Comments by 05-04-18 Photo: https://goo.gl/JJowsg Documents: https://goo.gl/PkUYsx Note: Grade II*-listed building
3.2	137 High Holborn WC1V 6PL 2018/0837/P <i>A1&B1/Jawaby Property Investment Ltd.; Kevin Scott Consultancy Ltd. (agent)</i>	Alterations to the existing rear entrance including new glazed doors and frontage, cladding of existing canopy and replacement louvres.	No objection Comments by 05-04-18 Photo: See D&A Statement Documents: https://goo.gl/wfn3ck
3.3	199-203 High Holborn WC1V 7BD 2018/0935/P <i>The Hoxton Hotel/The Hoxton (Holborn) Limited; Indigo Planning (agent)</i>	Variation of conditions 2 (Approved plans), 8 (mounting of plant and ducting on anti- vibration isolators) and 10 (Details of mechanical ventilation) of planning permission 2017/0200/P dated 12/02/2018.	No objection Comments by 05-04-18 Photo: https://goo.gl/ldU3Cv Documents: https://goo.gl/mHTPyh Note: 2017/0200/P on 13-02-17 agenda. CGCA expressed concern about the impact of the proposed extension on neighbouring residents. We did not comment on the plant and equipment.
3.4	22, 23 and 26 Denmark Street WC2H 8NN 2018/1081/L <i>C3/Consolidated Developments Ltd.; Icen Projects (agent)</i>	Submission of a method statement to discharge Condition 16 (structural works to roof and chimney) of 2015/6937/L.	No objection Comments by 05-04-18 Photo: No photo Documents: https://goo.gl/cRxR7t Note: Grade II-listed building 2015/6937/L on 04-01-16 agenda. CGCA had no objection.
3.5	112 Charing Cross Road WC2H 0JP 2018/1025/L <i>Phoenix Theatre/Michael Jackson Consulting Engineers Ltd. (agent)</i>	External works associated with the display of new and replacement theatre show signage to Phoenix Street and Charing Cross Road elevations.	No objection Comments by 06-04-18 Photo: https://goo.gl/fyBZeK Documents: https://goo.gl/dPh49e Note: Grade II-listed building

3.6	Ching Court Entrance 11-13 and 15-19 Shelton Street London WC2H 9JN 2018/1330/L C3/Rolfe Judd (agent)	Details as required of condition 3 of 2018/0411/L for the relocation, installation and adaptation of existing metal gates to building entrance; installation of new timber panel doors alongside main building entrance; installation of 5x lantern lighting and LED strip; installation of internal partitions to create 2x separate entrances for upper floor residential units and installation of new intercom unit to residential entrance.	The CGCA supports this application. Comments by 05-04-18 Photo: None Documents: https://goo.gl/uTDhyy Note: Grade II-listed building. 2018/0411/L on 12-02-18 agenda. CGCA supported the application.
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WESTMINSTER APPLICATIONS

3.7	Covent Garden Exchange 30-34 Bow Street WC2E 7AT 18/01146/FULL N/A/McGrath Associates Limited (agent)	Installation of louvres for intake and exhaust fans at first floor level on Crown Court and Martlett Street elevations.	The supporting documents do not sufficiently address the potential noise and disturbance from the intake and exhaust fans and the impact they will have on local residents and guests at the planned hotel at the adjacent Bow Street Magistrates Court. Local residents surround the proposed location of the fans, which would be placed in quiet pedestrian passageways. The equipment would have an impact on noise-sensitive windows, such as those at the Fletcher Buildings. Additionally, the applicant does not mention the planned hotel, which will have guest bedrooms directly across the narrow Martlett Court from the fans. The applicant makes no mention of mitigation measures. The applicant's noise report and supporting documents provide insufficient data to determine the impact on local residents, businesses and community, thus the applicant is asking for planning permission without providing the necessary information. The obligation falls on the applicant to prove that no harm will result. No decision should be made until the applicant provides sufficient detail. Comments by 04-04-18 Photo: See documents Documents: https://goo.gl/aZkpFP
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4. Tables and Chairs

CAMDEN APPLICATIONS

4.1	48 Kingsway WC2B 6EN 2018/1296/TC Viet Eat	4 tables, 8 chairs and 4 barriers	No objection. Comments by 10-04-18 Photo: https://goo.gl/nZokv1 Documents: https://goo.gl/1DQqUG Note: Renewal. No change in use or hours: M-SA 11:00-23:00; SU 12:00-22:00. 2016/4857/TC on 12-09-16 agenda. CGCA objected to total number of T&CH and recommended four tables and eight chairs (including those on forecourt). CGCA also objected to large A-board. <i>Camden permitted the application.</i>
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4.2	63 Neal Street WC2H 9PJ 2018/1304/TC Pix Pintxos	2 tables and 8 chairs	No objection Comments by 11-04-18 Photo: https://goo.gl/YEde3k Documents: https://goo.gl/RM1K7S Note: Renewal. No changes in use or hours: M-SU 12:00-21:00. 2017/0997/TC on 27-02-17 agenda. No objection.
4.3	1 Monmouth Street WC2H 9DA 2018/1380/TC On the Dak	2 tables and 4 chairs	The CGCA objects to tables and chairs at this location, which we believe is inappropriate for street furniture given the high footfall and adjacent vehicular traffic. However, should the Council be minded to grant permission, the tables and chairs must be positioned flush with the shopfront. We note that the Council has refused permission for an increased amount of street furniture at this location. Also, the applicant's proposed layout omits a sign post located in front of the shopfront. Comments by 16-04-18 Photo: https://goo.gl/BfXKUp Documents: https://goo.gl/VfmH95 Note: New application. M-SU 11:00-21:00.
4.4	8 Central Saint Giles Piazza London WC2H 8AG 2018/1455/TC Which Wich	4 tables, 16 chairs and 1 bench (2 seats)	The proposed amount of tables and chairs is excessive at this location, which will experience increasing footfall with the upcoming opening of Crossrail at Tottenham Court Road. As the attached photo shows, the applicant has already placed the furniture on the public highway and is not complying with the proposed layout. For example, to the left of the entrance, the applicant has placed an extra table and four chairs. The CGCA objects to the bench by the entrance, which is excessive. The CGCA also objects to the portable waiter's station, which also is excessive and likely will be pushed into the public highway, further impeding pedestrian flow. Comments by 18-04-18 Photo: https://goo.gl/bNnAr4 Documents: https://goo.gl/Rmj6zm Note: New application. M-TH 08:00-23:00; F&SA 08:00-23:30; SU 08:00-22:30
4.5	71 Lincolns Inn Fields WC2A 3JF 2018/1432/TC Fleet River Bakery	5 tables and 14 chairs	No objection Comments by 18-04-18 Photos: https://goo.gl/JCTQmg & https://goo.gl/a1FwH8 Documents: https://goo.gl/NmmZRF Note: Renewal. M-F 08:00-21:00; SA 09:00-19:00; SU 09:00-17:00 2016/2347/TC on 09-05-16 agenda. CGCA had no objection to use of T&CH, but did object to proposed 07:00 start time.
WESTMINSTER APPLICATIONS			
4.6	351 Strand WC2R 0HS 18/01608/FULL The Wellington/ <i>Mitchel Is and Butlers Retail Limited;</i> <i>The JTS Partnership (agent)</i>	Use of two areas of the public highway measuring 4m x 9m and 1.3m x 4.9m for the placing of 11 tables, 44 chairs and six canvas screens.	The CGCA objects to what amounts to pavement-grabbing by the applicant, who already has permission for the amount of furniture proposed in this application (see 17/05481/FULL). The pavement recently has been widened at public expense to accommodate the high footfall at this location as well as the reconfiguration of the Wellington Street Quietway, which is an intensely used key cycle route in Central London. The CGCA observes that the pavement was not widened to accommodate the applicant's business, but rather because of the public need for increased public space at this location. Indeed, the Council rationalised existing street furniture to widen the cycle lane to 4 metres (see https://www.westminster.gov.uk/quietway-route-bloomsbury-south-

			<p>bank). The applicant's attempt to commandeer space needed for pedestrians, including children attending the Lion King at the adjacent Lyceum Theatre, should not be permitted.</p> <p>The applicant's business has operated with 11 tables and 44 chairs, which is significantly more street furniture than other businesses in the area. Further, the applicant states in the covering letter that the configuration of street furniture will remain the same. Thus, there is no reason for expanding the area permitted for tables and chairs. The applicant clearly intends to use this space for vertical drinking or, ultimately, expanding the footprint of the street furniture.</p> <p>Given the public use and public benefit of the public highway at this location, as well as the Council's recent investment in enhancing the public realm at this location, the CGCA objects to these proposals to encroach upon it.</p> <p>Comments by 08-04-18 Photo: https://goo.gl/eBP2wr Documents: https://goo.gl/TT3JDk Note: Renewal. No change in use or hours: M-SU 08:00-23:00. 17/05481/FULL on 10-07-17 agenda. CGCA objected to number of T&CH and because of high pedestrian and cycle traffic, and proximity to the Lyceum Theatre. Existing permission runs through 2019, but applicant is applying to extend the area for T&CH because the pavement depth has been extended. <i>WCC approved the application.</i></p>
4.7	2 Upper St Martin's Lane WC2H 9NY 18/01750/TCH Subway/Eat Fresh Enterprises Ltd. (agent)	Use of the public highway for the placing of two tables, six chairs and canvas barriers in an area measuring 3.2m x 1.2m.	<p>No objection</p> <p>Comments by 09-04-18 Photo: https://goo.gl/uR9zr7 Documents: https://goo.gl/TPc627 Note: Renewal. No change in use or hours: 08:00-23:00. 16/02233/TCH on 01-04-16 agenda. CGCA objected to number of chairs and suggested four. <i>WCC approved. Officer's report noted that the same configuration had been approved for four years with no objection. Pavement also is sufficiently wide.</i></p>
4.8	11 Upper St Martin's Lane WC2H 9FB 18/01771/TCH Jamie's Italian/Firstplan (agent)	Use of two areas of the highway measuring 1.5m X 7.5m for the placing of four tables, 16 chairs and seven barriers on Upper St Martin's Lane frontage and 1.5m x 1.55m X 3.5m for placing of 16 tables, 30 chairs, 4 benches, one waiter station, 14 planters and 3 umbrellas on St Martin's Courtyard.	<p>No objection</p> <p>Comments by 18-04-18 Photos: https://goo.gl/zVYx6g (St. Martin's Courtyard elevation) & https://goo.gl/x4TpN8 (Upper St. Martin's Lane elevation) Documents: https://goo.gl/42HMjE Note: Renewal. No change in use or hours: M-SU 09:00-23:00. 17/01114/TCH on 27-02-17 agenda. CGCA had no objection.</p>

5. Other business

6. Next meetings & future presentations

- 6.1 9 April
- 6.2 23 April
- 6.3 14 May
- 6.4 28 May (will be rescheduled due to Bank Holiday)