

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held via e-mail
Comments due by 12 p.m. on Monday, 3rd June 2013

1. **Attendance**
 - 1.1 Apologies received: Sam Kung
 - 1.2 Present: Mike Leeson, David Bieda, Shirley Gray, Rhu Weir, Meredith Whitten
2. **Presentation** – None scheduled
3. **Planning Applications & Appeals**

	Address & Applicant	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	13 Neal's Yard WC2H 9DP 2013/2254/P Homeslice/Homeslice Ltd.; Douglas Stewart (agent)	Installation of new twin walled extract duct to rear of elevation within light well, rising to above parapet.	Objection. The CGCA notes that the applicant has already installed the extract duct without consultation, making this a retrospective application. However, the extract duct has had a serious impact on the amenity of nearby residents, as well as other local businesses. Since the duct was installed, residents have been overwhelmed by thick black, odorous smoke, which has affected their physical property as well as their health. The fire brigade has even been called because residents feared the restaurant was on fire. Although local residents have tried to work with the restaurant owner, the extract duct was installed without permission or consultation and is not fit for purpose. The light well is overrun with such vents and, as such, has had a significantly negative impact on residents' amenity. The extract duct should be located elsewhere. See attached photos. Photo: http://tiny.cc/aosqwx . Also, see applicant's photos. Documents: http://tiny.cc/aoxoxw
3.2	12 Flitcroft Street WC2H 8DJ 2013/3028/L B1/St Giles-in-the-fields and William Shelton Educational Charity; Frost Architects (agent)	Details of condition 2a (drawings of stairs), d (slate details) and e (brick sample) attached to listed building consent granted 03-09-12 (2012/3299/L).	No objection Photo: http://tiny.cc/ngapwx Documents: http://tiny.cc/rbyoxw Note: Original application on 23-07-12 agenda. CGCA comments: The CGCA does not object to this application; however we believe the windows should be replaced with like-for-like materials, as this is a listed building.
WESTMINSTER APPLICATIONS			
3.3	17 The Market WC2E 8RB 13/04084/LBC Hobbs/Caramel Crisp UK Ltd.; Zebra Projects (agent)	Three new non-illuminated timber fascia signs with individual fret cut letters to north and south elevations. Two hand painted, non-illuminated timber hanging signs measuring 600mm x 600mm.	The CGCA understands that the applicant is likely to withdraw the application until receiving approval from the Covent Garden Area Trust. Also, the application currently is incomplete, as it does not include any drawings. Photos: http://tiny.cc/mcsqwx & http://tiny.cc/8csqwx Documents: http://tiny.cc/0jxoxw Note: Listed building
3.4	26 Wellington Street 13/04149/FULL A3 (currently Charles Dickens Coffee House and Café 26)/Shaftesbury; Rolfe Judd (agent)	Alterations to existing shopfronts on Nos. 26 and 26A on the Wellington Street and Tavistock Street elevation to form a single shopfront. Internal alterations to remove existing partition between Nos. 26 and 26A at ground floor level in connections with the	The CGCA does not object to the proposal for a single shopfront and we welcome updates that improve this listed building, which is on a popular, highly visible junction in Covent Garden. However, the CGCA does object to the sliding windows in the existing shopfront at 26 Wellington, as we strongly object to openable shopfronts at any premises. We note that Westminster opposes openable shopfronts as stated in the

		formation of a single unit at basement and ground floor level.	<p>Council's guidance, "Shopfronts, Blinds and Signs." We also note that Westminster consistently refuses permission for proposals for opening shopfronts.</p> <p>Openable shopfronts detract from the character of the street and the Conservation Area, as well as the architectural integrity of the building. When open, they erode the appearance of the shopfront, creating a visual void, and can increase disturbance for nearby residents, particularly in the case of food and drink premises such as this. There is residential directly above and opposite this property.</p> <p>Thus, the CGCA suggests the applicant's proposal be revised to include removal of all openable shopfronts, rather than maintaining the existing sliding windows with conditions that prohibit opening them.</p> <p>Photos: http://tiny.cc/d7rqxw & http://tiny.cc/27rqxw</p> <p>Documents: http://tiny.cc/mgyoxw</p> <p>Note: Listed building</p>
3.5	12 Great Newport Street WC2H 7JA 13/03999/FULL B1 office/ Jones Lang LaSalle Limited (agent)	Use of (Class B1) offices to (Class C3) residential comprising nine dwellings and ancillary space. Associated external alterations including replacement windows to front, side and rear elevations; installation of full height glazed doors and balcony to rear elevation from ground to fourth floors; alterations to front entrance at ground floor level; new plant and louvred enclosure at roof level.	<p>Objection. While the CGCA does not object to the change of use from B1 office use to C3 residential use, we do object to the proposed configuration. The proposed units are small – six are no greater than 56 square metres yet are intended for two people. Seven of the nine units are either a studio or a one-bedroom, which does not address the specific need – identified by Westminster – for two- and three-bedroom homes and family homes in the area. The CGCA is concerned that the small one-bedroom units will be used as short-term lets or second-home lets, which means the tenants are not invested in the community and, thus, the character and vitality of the Conservation Area is eroded.</p> <p>The CGCA also is concerned that residents at Sandringham flats were not consulted although the proposals directly affect them. As illustrated on the applicant's proposed drawings and OS extract, the proposed flats are adjacent to Sandringham flats, and residents from those flats use a side gate to the rear of the proposed site for access. There is the potential for overlooking and loss of residential amenity, especially regarding the existing balconies and windows at Sandringham flats. Thus, resident concerns should be addressed before any permission is granted.</p> <p>Photo: http://tiny.cc/f9rqxw</p> <p>Documents: http://tiny.cc/uoyoxw</p>

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	1 Monmouth Street WC2H 9DA 2013/3019/TC Just Falafel/Mr. Khaled Dahmash	Four tables and 12 chairs.	<p>Postponed until drawings received from LBC (comments due 18-06-13)</p> <p>Photos: http://tiny.cc/resqxw & http://tiny.cc/dfsqxw</p> <p>No online documents</p> <p>Note: New application. Proposed hours: M-SU 08:00-23:00. Applicant was using T&CH on Neal Street without permission, but stopped after enforcement was contacted. MW has requested documents.</p>
WESTMINSTER APPLICATIONS			
None			

5. **Camden Advertising Applications** – *Camden does not have to consult on these applications. They are provided for your information; the Planning Committee will not be discussing them.*

CAMDEN APPLICATIONS
None

6. **Licensing matters**

7. **Miscellaneous consultations**

8. **Information or up-dates received**

9. **Next meetings & future presentations**

9.1 Monday, 10 June 2013, 17:00

9.2 Monday, 24 June 2013, 17:00

10. **Other Business**