

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 11th February 2013
at 17:00 at Covent Garden Community Centre (Mercer Room), 42 Earlham Street, WC2H 9LA

1. Attendance

1.1 Apologies received: Jo Weir, David Kaner, Kenton Price, Christina Smith

1.2 Present: Mike Leeson, Shirley Gray, Sam Kung, Rhu Weir, Meredith Whitten

2. Presentation – RE: Heathcock Court, 413-416 Strand, London WC2 (see summary below)

3. Planning Applications & Appeals

	Address	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	Craven House 121 Kingsway WC2B 6PA 2013/0380/P B1 (upper); A1/A3 (ground /basement)/Parker Tower Unit Trust; Barr Gazetas Ltd. (agent)	Retrospective installation of extract plant to include railings, extract duct, re Fridgerant pipework, at roof level following demolition of existing water tank enclosure, plants and railings, louvered vent at 5 th -floor level of side elevation, alterations to roof below 1 st - floor level to include railings all in association with office building (B1).	No objection Photo: http://tiny.cc/oer5rw Documents: http://tiny.cc/2ly3rw
3.2	15 Macklin Street WC2B 5NG 2013/0402/P B1 office/Durley Investments Corp.; DPP One Ltd. (agent)	Minor material amendment to condition 11 (approved plans) of planning permission granted 31/10/2011 (ref:2011/4292/P) for (alterations and extension), comprising alterations at roof level namely inclusion of a lift overrun, smoke vent hatch and additional ductwork.	No objection Photo: http://tiny.cc/ofr5rw Documents: http://tiny.cc/mny3rw Note: Building is covered by scaffolding. Photo is months old.
3.3	8-10 Neal's Yard WC2H 9DP 2013/0488/P Neal's Yard Salad Bar/ Shaftesbury; Rolfe Judd (agent)	Variation of condition 1 (agreed opening hours) of planning permission PSX0004601 dated 25/09/2000 (Dual use of the ground floor for either retail (Class A1) or Food & Drink (Class A3) purposes) to amend the opening hours from 7am to 9pm daily to 7am to 11pm daily.	Objection. The CGCA objects to extending the restaurant's hours to 23:00. Neal's Yard is a completely enclosed space, so noise is easily amplified, particularly to the residential properties on the upper floors of Neal's Yard. The fact that the applicant is not aware of any complaints is not grounds for extending the restaurant's hours of operation later, particularly into a period when people can reasonably expect the area to be quiet and would cause substantial harm to residential amenity. Thus, we believe the reasons for limiting the restaurant's hours that were outlined in the original decision in 2000, "to safeguard the amenities of the adjoining premises and the area generally," are still relevant and necessary today. The CGCA would not have an objection to the planning hours extending to 22:00, which is the end of the licenced hours. Photo: http://tiny.cc/nhr5rw Documents: http://tiny.cc/fpy3rw Note: Application is for restaurant. T&CH and licensing hours approved for 8 a.m. to 10 p.m.

3.4	35 Earlham Street WC2H 9LD 2013/0599/P Thomas Neal Centre/ Shaftesbury; Rolfe Judd (agent)	Renewal of permission for internal & external works in association with use of shopping mall including A1 shop units and former ancillary circulation space at basement and ground floor (incl. 80m ² of additional floorspace created by part infilling to atrium at ground floor) for A1 use, dual use of existing A3 kiosk for either A3 (café) use or A1 (retail) use, change of use of 18m ² of A1 (retail) floorspace to D1 (theatre) and erection of solar panels to inward facing roof slope adjacent to Shorts Gardens.	No objection Photo: http://tiny.cc/r0r5rw Documents: http://tiny.cc/dsy3rw Note: Original permission granted 05/07/2010 (See 2010/2716/P).
WESTMINSTER APPLICATIONS			
3.5	353 Strand WC2R OHS 12/11502/FULL C3/Cross Harris Umney	Replacement of windows and doors to front and rear at first to fifth floor levels.	No objection Photo: http://tiny.cc/61r5rw Documents: http://tiny.cc/c3r5rw
3.6	25 Slingsby Place WC2E 9AB 12/12643/FULL Dalla Terra/Longmartin Prop.; Rolfe Judd (agent)	Dual/alternative use of the ground floor premises for either continued wine shop and eat-in delicatessen (sui-generis mixed A1/A3/A4 uses), or for retail (A1) use.	<p>The CGCA objects strongly to this attempt at “usage creep.” This premises has an A1 retail use. The original application was for a wine shop with the ability for customers to drink wine on the premises. The licence conditions require that <i>“The supply of alcohol on the premises shall only be to a person seated taking a table meal there and for consumption by such a person as ancillary to their meal.”</i></p> <p>Our view is that “a plate of nibbles” (as their covering letter says) does not meet the Licensing condition of a “table meal” and that the sale of alcohol is no longer ancillary to the food but the food is ancillary to the alcohol. The applicant's argument is that the actual use is A1, A3 and A4, with the majority being A4 alcohol. As alcohol should ONLY be served ANCILLARY to the table meals then this is an A3 use. There should be no A4 use at all.</p> <p>People arriving at and leaving the premises do, from time to time, cause a nuisance to residents in the area through the noise generated and the use is now much more intensive than that originally applied for (for example the original application had 20 chairs and the letter states that there are now 34).</p> <p>The CGCA insists on either a continuation of the A1 use only or a sui-generis use of A1/A3 (but clearly sui generis so that there can be no change of use without an additional application) and that the A3 portion should have the planning conditions appropriate for such a use namely that the A3 part of the use is only to be used for as a sit-down restaurant with wait-staff service. The applicant must not use it for any other purpose, including any with Class A3 of the Town and Country Planning (Use Classes) Order 1987 as</p>

			<p>amended April 2005 (or any other equivalent class in any Order that may replace it).</p> <p>Photo: http://tiny.cc/exr5rw</p> <p>Documents: http://tiny.cc/8mz3rw</p>
3.7	<p>79 St Martin's Lane WC2N 4AA 12/12713/FULL Muriel's Kitchen/ATFC Ltd.; Ian Belsham Associates (agent)</p>	<p>Replacement of existing shopfront.</p>	<p>Objection. While the CGCA does not object to the replacement of the shopfront, we do object to the loss of the wooden stall riser and its replacement with a tiled stall riser. As noted in WCC's "Shopfronts, Blinds and Signs – A Guide to their Design," wood panelled stall risers are preferred, particularly in a conservation area.</p> <p>Also, as shown in the attached photo, the current premise is using tables and chairs without any history of permission for doing so. This side of St. Martin's Lane has no permissions for T&CH and the CGCA believes it should be kept that way, because of the heavy footfall and the narrow pavement at this busy area. The current restaurant should be told to cease use of any tables and chairs and the proposed restaurant should be made aware that there is no existing T&CH permission at this site, which is an incredibly narrow pavement with quite heavy footfall near one of the busiest sites in Covent Garden.</p> <p>Photo: http://tiny.cc/ayr5rw</p> <p>Documents: http://tiny.cc/s0y3rw</p> <p>Note: Formerly Angus Steak House</p>
3.8	<p>14 Odhams Walk WC2H 9SA 13/00541/FULL D1 /London Land Ltd.; Rolfe Judd (agent)</p>	<p>Use of the first and second floor as residential (Class C3) in the form of 3x2 bedroom apartments. External alterations to include: first floor balcony extension; partial recladding of Shelton Street facade; alterations to existing fire escape to provide new residential entrance; removal of existing commercial entrance.</p>	<p>No objection</p> <p>Photo: http://tiny.cc/8ss5rw</p> <p>Documents: http://tiny.cc/6nz3rw</p> <p>Note: Formerly Age Concern</p>
3.9	<p>425 Strand WC2R OQE 12/12652/FULL H&M/ H&M; Terra Architectural(agent)</p>	<p>Installation of plant equipment at first floor level.</p>	<p>No objection</p> <p>Photo: http://tiny.cc/1yr5rw</p> <p>Documents: http://tiny.cc/c4y3rw</p> <p>Note: Formerly Curry's</p>
3.10	<p>425 Strand WC2R OQE 12/11896/FULL See 3.9</p>	<p>Installation of new shopfront.</p>	<p>While the CGCA does not object to this application for a new shopfront on Strand, we note that such a shopfront, as well as the advertising and internally illuminated sign, would be considered inappropriate within the conservation area.</p> <p>Photo: See 3.9</p> <p>Documents: http://tiny.cc/naz3rw</p>
3.11	<p>389 Strand WC2R OLT 12/11923/FULL Wasabi & Kimchee/</p>	<p>Alterations including converting existing restaurant at ground & basement level into 2 separate restaurants; installation of shopfront on Strand & Southampton frontages; installation</p>	<p>The CGCA does not object to the conversion of this existing restaurant space into two separate restaurants. We do, however, have several concerns to raise. First, the</p>

	<p><i>Wasabi Co. Ltd.; GHOST (agent)</i></p>	<p>of plant equipment to rear at 1st-floor; installation of extract flue to rear to roof level.</p>	<p>hours for any deliveries must be limited so that there are no late-night or early-morning deliveries. Because Southampton Street is not a through thoroughfare, servicing and delivery vehicles would need to reverse up the street, causing even greater disturbance to residential amenity. We note that Southampton already has many residential flats, with planning permission granted for many additional residential developments on this street.</p> <p>We also note that the drawings show tables and chairs. As proposed, this application does not include tables and chairs and, thus, the CGCA's comments do not address T&CH. Should the applicant want permission for T&CH, a separate application specifically proposing such usage should be submitted.</p> <p>Photo: http://tiny.cc/tzr5rw Documents: http://tiny.cc/xhz3rw</p>
3.12	<p>6 King Street WC2R 3HU 12/12192/FULL Essex Serpent /HB Surveyors & Valuers; Child Graddon Lewis (agent)</p>	<p>Installation of replacement shopfront and use of the public highway for the placing of two tables and four chairs for use by the pub.</p>	<p>Objection. The CGCA objects to the loss of the historic and unique existing shopfront at this pub, which according to the Survey of London has been a pub since 1973. According to WCC's "Shopfronts, Blinds and Signs – A Guide to Their Design," it is important that the special character of shopfronts in conservation areas should be protected. This pub, located in the heart of the conservation area, has a quirky, interesting and historic shopfront that represents the character of the conservation area well. The CGCA strongly objects to the loss of traditional frontage by turning it into a clone of the other modern retail shopfronts along King Street.</p> <p>The CGCA also objects to the application for tables and chairs. As illustrated in the attached photos, the pavement is much too narrow at this site to add street furniture to the public highway. Also, this is a main corridor for pedestrians to and from the piazza and, thus, King Street has consistently high footfall.</p> <p>According to the updated draft WCC Tables and Chairs policy, a 2m clear zone is required for tables and chairs. As show on the drawings, the proposed tables and chairs leave, at best, a 1.8m clearance. In addition, the draft update states that high-volume areas should allow for more than a 2m minimum. We note that King Street is a residential street, including residents who live directly above this premises. Noise and smoke from customers at the tables and chairs would have a negative impact on residential amenity. Also, an extensive</p>

			<p>refurbishment of this street has recently occurred and, thus, allowing street furniture to clutter the street seems at odds with these improvements.</p> <p>Photos: http://tiny.cc/e7r5rw, http://tiny.cc/c8r5rw & http://tiny.cc/x8r5rw</p> <p>Documents: http://tiny.cc/c9y3rw</p> <p>Note: New T&CH app. Proposed hours: M-SA 11:00-23:00; SU 12:00-23:00</p>
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4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	4 Parker Street WC2B 5PH 2013/0429/TC Ideal Sandwiches/ <i>Dritan Rista</i>	2 tables and 4 chairs	<p>The CGCA does not object to a renewal of the current permission for two tables and four chairs. However, we do object to the increase in T&CH the applicant is currently using without permission. The CGCA also strongly objects to the use of A-boards, particularly the large A-board that blocks the pavement and impedes pedestrian flow, thus forcing pedestrians into the street.</p> <p>Photos: http://tiny.cc/ges5rw, http://tiny.cc/cfs5rw & http://tiny.cc/6fs5rw</p> <p>No documents</p> <p>Note: Renewal. No change in hours or use. M-SA: 8:00-16:00</p>

5. Camden Advertising Applications – None

6. Licensing matters

7. Miscellaneous consultations

8. Information or up-dates received

9. Next meetings & future presentations

9.1 Monday, 25th February 2013, 17:00

9.2 Monday, 11th March 2013, 17:00

10. Other Business

The committee heard a presentation regarding Heathcock Court, 413-416 Strand. Heathcock Court runs parallel to Strand and Maiden Lane, between Exchange Court and Bull Inn Court. The building is the Nationwide bank on Strand (formerly New Zealand House). Nationwide will remain at the ground and basement levels, but the proposal is to convert the upper floors from B1 office to residential use. The proposal is for 15 units, including five three-bedroom flats, 6 two-bedroom flats and four one-bedroom flats. The proposal includes improvements to the passageway, including allowing more daylight in. The current design adds new bay windows and balconies, which would look towards Turner House. Committee members were receptive to the proposals, with the exception of the balconies. The committee expressed concern about privacy and overlooking and, thus, would like more information about the extent of overlooking that the current proposal would cause.