

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 14th January 2013
at 17:00 at Covent Garden Community Centre (Mercer Room), 42 Earlham Street, WC2H 9LA

1. Attendance

- 1.1 Apologies received: David Bieda, Shirley Gray
1.2 Present: Mike Leeson, Jo Weir, Elizabeth Bax, Robert Bent, Christina Smith, Rhu Weir, Meredith Whitten

2. Presentation – Andy Hicks and Laura Brown, Covent Garden London re: 38 King Street (Africa Centre) and 1A Henrietta Street (see end of minutes for a summary)

3. Planning Applications & Appeals

	Address	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	1-3 Denmark Street WC2H 8LP 2012/6786/P Vacant (formerly Job Centre)/Stevens Properties Ltd.; M2 Commercial Interiors (agent)	Alterations, including the installation of new door and canopy to building entrance, and removal of block vent to side elevation of offices (Clas B1).	No objection Photo: http://tiny.cc/4lvpgw Documents: http://tiny.cc/r14nqw Note: At corner with Flitcroft Street.
3.2	8-10 Neal's Yard WC2H 9DP 2012/6440/P Ellis Financial Systems Ltd./Jessica Thompson	Installation of an a/c unit at roof level and associated ductwork on rear elevation of the existing building.	No objection, provided the hours of use of the air-conditioning unit are restricted to business hours, as the a/c unit should not run at all times as proposed because of the noise impact on residential amenity in the conservation area during evening and late-night hours. Photo: http://tiny.cc/qpvpqgw Documents: http://tiny.cc/w24nqw
WESTMINSTER APPLICATIONS			
3.3	13-14 Langley Street WC2H 9JG 12/12431/FULL Donmar Warehouse/The Mercer's Company; DP9 (agent)	Temporary use for rehearsal space for The Donmar Warehouse until March 2014.	No objection Photo: http://tiny.cc/6vypqgw Documents: http://tiny.cc/al4nqw
3.4	34-37 Henrietta Street WC2E 8NA 12/07003/FULL NatWest/Royal Bank of Scotland; Faithful + Gould (agent)	Installation of a louvre in place of a window and one duct through an existing window at basement level; installation of two vents adjacent to ground floor entrance. (No. 34)	No objection Photo: http://tiny.cc/13vpgw Documents: http://tiny.cc/en4nqw
3.5	20 Southampton Street WC2E 7QG 12/11595/ADV Proposed residential/Mr. Keith Talbot	Display of three illuminated advertisements on a PVC mesh banners attached to scaffolding on the north, east and west elevation of the building for a temporary period measuring 17.8m x 16.2m, 17.8m x 16.2m and 17.8m x 28.8m.	Objection. The proposed illuminated advertisements are wholly inappropriate in the Covent Garden Conservation Area and particularly at this location in the heart of Covent Garden. According to Westminster's Advertisement Design Guidelines, advertising should preserve or enhance the character or the appearance of the conservation area. This proposal does not do so. In fact, it harms the

			<p>conservation area's character with its inappropriate and intrusive lighting. Also, the company being advertised, Apple, has nothing to do with the building on which this advertising would be placed, which will be a block of flats and not a commercial venture. While the area around this site is a busy commercial and tourist area, it is first and foremost a residential area and, as this development and several directly adjacent to it indicate, it is becoming more so with the addition of many residential developments. We note that recent work to 11-12 Russell Street (Tutton's and above floors) required scaffolding that faced the Covent Garden piazza. This scaffolding included tasteful, subtle banners that looked like the building itself and, thus, was not jarring or detrimental to the area's character.</p> <p>Photo: http://tiny.cc/k9vpqw</p> <p>Documents: http://tiny.cc/p3nvqw</p> <p>Note: See 12/05063/FULL on 25-06-12 agenda: http://tiny.cc/gdwpqw. The CGCA objected to the application to develop this site into nine flats.</p>
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4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	32 -34 Monmouth Street WC2H 9HB 2013/0115/TC Kopapa/Mr. Adam Wills	3 tables and 10 chairs	No objection Photos: http://tiny.cc/kiwpqw & http://tiny.cc/3iwpqw No documents Notes: Renewal. No change in use or hours. Hours: M-F: 08:30-23:00; SA: 10:00-23:30; SU: 10:00-22:00.
4.2	160 Drury Lane WC2B 5PN 2013/0139/TC Abokado/Mark Lilley; Dorota Ruszczyk (agent)	2 tables, 4 chairs and 2 barriers.	No objection Photos: http://tiny.cc/ewwpqw , http://tiny.cc/vwwpqw & http://tiny.cc/bxwpqw No documents Notes: Renewal. No change in use or hours. Hours: M-F: 08:00-20:00.
WESTMINSTER APPLICATIONS			
None			

5. Camden Advertising Applications

(Camden is not required to consult on certain advertising applications. These are just for your information; the Planning Committee will not be discussing these items at the meeting.)

CAMDEN ADVERTISING APPLICATIONS
None

6. Licensing matters

7. Miscellaneous consultations

8. Information or up-dates received

9. Next meetings & future presentations

9.1 Monday, 28th January 2013, 17:00

9.2 Monday, 11th February 2013, 17:00

10. Other Business

As a reminder, the Mercer Company will be holding a public exhibition on site in 13/14 Langley Street, London from 3pm to 7pm on Wednesday 16th January, Thursday 17th January and Friday 18th January. The exhibition will continue on Saturday 19th January from 10am to 1pm, and in the following week on Monday 21st and Tuesday 22nd January from 3pm to 7pm.

Summary from presentation by Andy Hicks and Laura Brown of Covent Garden London (CGL)

38 King Street – Africa Centre

Update on Africa Centre: The Africa Centre's negotiations with the Royal Commonwealth Society regarding letting space on Northumberland Avenue near Trafalgar Square recently fell through when the RCS signed another tenant. CGL has proposed to let the Africa Centre remain at its current site at 38 King Street with a nine-month, rent-free lease while the Africa Centre looks for a new location. CGL staff will assist the Africa Centre in finding a new site. CGL's application is on hold at the moment. The timing for moving forward with the application will depend on what the planning officer wants to do, as the application is quite complex.

1A Henrietta Street (corner of Henrietta Street and Southampton Street – formerly Lloyds Bank at ground and upper floors and Pizza Hut at basement).

CGL got consent on 16-12-12 for A1 retail at basement, ground and first floor, and for C3 residential at second to fifth floor for six residential flats. (*Note: Application was considered at CGCA's 15-11-11 meeting – see WCC application 11/10169/FULL – we had no comment*). Since then, CGL has been unsuccessful in finding an A1 tenant. Thus, CGL will submit a revised application for the following:

- First through fifth floors converted into nine residential flats instead of six. The average size of the flats will be 1,600 sq.ft., with the smallest being 710 sq.ft. and the largest at 2,800 sq.ft.
- A3 restaurant use for the basement and ground floor. The Pizza Hut that has occupied the basement level has left and will be replaced by something high-quality, likely similar to Balthazar, which opens next month on Russell Street.

The black bars will still be removed and CGL will re-cobble the street and paint the pavement, on Henrietta Street and around the corner onto Southampton Street. CGL provides a folding bike for each flat.

Committee members expressed strong concern about the flats being short-term lets and about the flats being let to students, who have negatively affected the vibrancy of Covent Garden. CGL said that in all the sales contracts for the flat, CGL retains right to approve who flats are sublet to.