

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting to be held on Monday, 25th 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, Christina Smith

1.2 Present: Mike Leeson, Robert Bent, Shirley Gray, Rhu Weir, Meredith Whitten

2. Presentation – None scheduled

3. Planning Applications & Appeals

	Address	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	60 Great Queen Street WC2B 5AZ 2013/0504/L Freemasons Hall/MRDA Architects	Revision to the re-design of new anti-rooms and glass roofs above at 3rd floor level extension into existing lightwell area with frameless glass canopy above and works for the treating of Regent Street disease and infill of lightwells 3 & 4.	No objection Photo: http://tiny.cc/d4crsw Documents: http://tiny.cc/jstnsw
3.2	42 Kingsway WC2B 6EX 2013/0524/L Bill's Produce Store (formerly Pitcher & Piano)/ CLM Planning (agent)	Installation of 1x fascia sign, 1x internally illuminated panel board, and repainting of 2x existing doors, 1x fascia sign, 1x internally illuminated projecting box sign, following removal of existing fascia sign and panel board in association with pub (A4).	No objection Photo: http://tiny.cc/o5crsw Documents: http://tiny.cc/tctnsw Note: Listed building
3.3	35 Earlham Street WC2H 9LD 2013/0600/L Thomas Neal Centre/ Shaftesbury; Rolfe Judd (agent)	Renewal of listed building consent granted 05-07-10 (2010/2742/L) for internal and external works in association with use of shopping mall.	No objection Photo: http://tiny.cc/r0r5rw Documents: http://tiny.cc/ocbrsw Note: Listed building. Planning app was on last agenda. This is the listed building application.
3.4	1-3 Denmark St. WC2H 8LP 2013/0099/P B1/Alex Stevens; M2 Commercial Interiors (agent)	Replacement of existing 3 x air conditioning condensers (A/C) with 4 x new air conditioning condensers to roof level of offices (Class B1).	The CGCA believes it is not reasonable to allow the air-conditioning units to operate 24 hours/day. To protect residential amenity, the A/C units should not run overnight. Also, the air-conditioning condensers should be maintained on an annual basis. Provided these two conditions are met, the CGCA has no objection. Photo: http://tiny.cc/w20rsw Documents: http://tiny.cc/y4arsw
WESTMINSTER APPLICATIONS			
3.5	34 Bow Street WC2E 7DL 13/00954/FULL Design Council/Telereal Trillium; TP Bennett (agent)	Installation of a new air handling unit incorporating an air conditioning unit and extractor duct at roof level.	No objection, provided the operating hours are changed to a more reasonable starting hour of 08:00, as 05:00 is too early and would have a negative effect on the amenity of local residents, such as those at Martlett Court, who are directly adjacent to the applicant's property. Photo: http://tiny.cc/130rsw Documents: http://tiny.cc/kscrsrw
3.6	Charing Cross Road WC2H	Installation of six lightbox advertisements on the high level covered walkway between the	The CGCA does not object to this application, given the location of the

	ODA 13/00496/LBC Wyndhams Theatre/ Newman Displays Ltd.; MJ Consulting Engineers Ltd. (agent)	Wyndham's and Noel Coward theatres (three advertisements on each side of walkway).	walkway. However, the CGCA would object if every spare structure in the conservation area becomes the subject of a similar application for advertisements. Photos: http://tiny.cc/w40rsw & http://tiny.cc/o50rsw Documents: http://tiny.cc/12brsw
3.7	33 Kingsway WC2B 6UF 13/00587/FULL B1/Aviva Life & Pensions UK Limited; Sturgis Associates LLP (agent)	Installation of satellite dish to rear of existing roof.	No objection Photo: http://tiny.cc/t80rsw Documents: http://tiny.cc/d6brsw
3.8	15 Garrick Street WC2E 9AY 13/00848/FULL The Garrick Club/The Garrick Club; Building Design Partnership (agent)	Variation of Condition 1 of planning permission dated 26-09-12 (12/06085), namely, for revisions to the approved plans to allow for the relocation of the external lift, removal of escape stairs and new drainage outlets and alterations to the maintenance and security offices.	The effect of the variation is not clear to us, but the CGCA does not object, provided there is no additional or reconfigured massing resulting from moving the lift that would have a negative impact on the windows of local residents. In particular, the CGCA shares local residents' concerns about the loss of daylight and sunlight to adjacent residents' windows. We note that local residents expressed this concern when the original application was filed. Photo: http://tiny.cc/lrxgw Documents: http://tiny.cc/ubcrsw Note: Listed building. CGCA had no objection (23-07-12) provided the window for 20 New Row that will lose about 20% daylight is correctly identified as a kitchen or bathroom window, and not a bedroom or living room window.
3.9	42 Drury Lane WC2B 5RN 13/00900/FULL B1 office at upper floors; A3/B1 at ground and lower ground/GMS Estates; Emrys Architects (agent)	Use of first, second and third floors from office (B1) to residential (C3) 2x2 bed flats and 4x3 bed flats including the creation of mezzanine level at fourth floor level. Use of ground and basement of 42 Drury Lane as either A1/A2/B1 use; alterations at roof level including installation of plant equipment, screening, alterations to parapet wall, installation of rooflights; alterations to windows and doors.	We note that the application does not specify operating hours for the plant equipment. Thus, we have no objection, provided the operating hours for the plant equipment are limited so the equipment does not have an impact on local residents. Photo: http://tiny.cc/fa1rsw Documents: http://tiny.cc/dncrsw Note: Listed building. Site includes 42 & 43 Drury Lane.
3.10	3 Bedfordbury WC2N 4BP 13/01126/FULL B1/Hunt Projects (agent)	Use of ground and basement floors as one bedroom residential unit and excavation of lightwell at rear.	No objection, provided the Council is satisfied that there are no issues with the excavation. Photo: http://tiny.cc/ij1rsw Documents: http://tiny.cc/cnr0sw

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	36 Monmouth Street WC2H 9HB	5 tables and 10 chairs; one table and two chairs only to be placed on	No objection Photos: http://tiny.cc/mq1rsw & http://tiny.cc/4q1rsw

	2013/0850/TC Candy Cakes/ <i>Michael Thomaides</i>	Monmouth Street; four tables and eight chairs to be placed in Tower Court.	No documents Note: Renewal. No change in hours or use. M-SA: 08:00-19:00.
WESTMINSTER APPLICATIONS			
4.2	150 - 151 Drury Lane London WC2B 5TB 13/00263/TCH Prince of Wales/ <i>Sprint Pub Company Ltd.; TLT LLP (agent)</i>	Use of the public highway measuring 7m x 1.75m on Great Queen Street frontage for placing of four tables and 16 chairs and two box planters, and two areas measuring 1.3m x 3.74m and 1.25m x 3.74m for placing of four tables and eight chairs and two box planters on Drury Lane frontage.	The CGCA does not object to the proposal for the Great Queen Street frontage. However, we do object to the proposal for the Drury Lane frontage, as we have objected to previous applications. This very busy intersection is the main thoroughfare in Covent Garden to Holborn. Pedestrian traffic is quite heavy, which led WCC to significantly widen the pavement across from the pub. Also, per CGCA policy, we object to the layout as shown in the drawings, which allows a third chair per table to back into pedestrian flow on Drury Lane. This causes significant problems at high-volume sites such as the intersection of Drury Lane & Great Queen Street. Photos: http://tiny.cc/7O1rsw & http://tiny.cc/r11rsw Documents: http://tiny.cc/4qbrsw Note: Renewal. Change of use. Current permission is for four tables and 16 chairs on Great Queen Street frontage. No permission for Drury Lane frontage. No change in hours: M-SU 11:00-23:00.
4.3	55-56 Long Acre WC2E 9JL 13/00894/TCH Starbucks/ <i>Starbucks Coffee Co. (UK) Ltd.; Pegasus Group (agent)</i>	Use of an area of the public highway measuring 1.5m x 7.6m for the placing of three tables, six chairs and six barriers on the Hanover Place.	While the CGCA does not object to this renewal application, we note that the applicant currently is violating the permitted layout by allowing a third chair to back into pedestrian traffic through the narrow Hanover Place. Photo: http://tiny.cc/jz1rsw Documents: http://tiny.cc/uvcrsw Note: Renewal. No change in use or hours. Current hours: M-SA 08:00-20:00; SU 08:00-19:30.

5. Camden Advertising Applications

CAMDEN APPLICATIONS			
5.1	42 Kingsway London WC2B 6EX 2013/0528/A Bill's Produce/ <i>CLM Planning (agent)</i>	Installation of 1 x fascia sign, 1 x internally illuminated panel board, 1 x fascia sign, 1 x internally illuminated projecting box sign, following removal of existing fascia sign and panel board all in association with pub (A4).	Comments by N/A Photo: http://tiny.cc/o5crsw Documents: http://tiny.cc/3warsw Note: See 3.2.

6. Licensing matters

7. Miscellaneous consultations

8. Information or up-dates received

9. Next meetings & future presentations

9.1 Monday, 11th March 2013, 17:00

9.2 Monday, 25th March 2013, 17:00

10. Other Business