

# Minutes

## Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 28<sup>th</sup> January 2013  
at 17:00 at Covent Garden Community Centre (Mercer Room), 42 Earlham Street, WC2H 9LA

### 1. Attendance

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

### 2. Presentation – None scheduled

### 3. Planning Applications & Appeals

	Address	Proposal	Comments
<b>CAMDEN APPLICATIONS</b>			
3.1	Aviation House 125 Kingsway WC2B 6SE 2013/0050/L Office for Standards in Education/ <i>Avion Ltd.</i> ; <i>DTZ (agent)</i>	Cleaning and repair to front elevation of existing grade 2 listed offices (Class B1).	No objection. The CGCA welcomes the applicant's proposal to clean and repair this listed building at a highly visible location.  Photo: <a href="http://tiny.cc/g5zdrw">http://tiny.cc/g5zdrw</a> Documents: <a href="http://tiny.cc/5421qw">http://tiny.cc/5421qw</a> Note: Listed building
3.2	18 Stukeley Street WC2B 5LR 2012/6680/P B1 office/ <i>Taracove Ltd.</i> ; <i>Rolfe Judd (agent)</i>	Change of use from office (Class B1) to residential (Class C3) to provide 2 x 1 bedroom, 2 x 2 bedroom and 1 x 3 bedroom self-contained flats from basement to fourth-floor level and associated erection of a mansard roof extension with a new roof terrace along the southwest elevation; alterations to include relocation of the ground floor entrance door at Stukeley Street elevation, replacement of ground floor entrance door on Smart's Place elevation and alterations to the fenestration along the front (northwest) and side (southwest) elevations at ground floor.	No objection.  Photos: <a href="http://tiny.cc/930drw">http://tiny.cc/930drw</a> , <a href="http://tiny.cc/b30drw">http://tiny.cc/b30drw</a> & <a href="http://tiny.cc/440drw">http://tiny.cc/440drw</a>  Documents: <a href="http://tiny.cc/ad31qw">http://tiny.cc/ad31qw</a>
<b>WESTMINSTER APPLICATIONS</b>			
3.3	55-58 St Martin's Lane WC2N 4EA 12/11349/FULL Retail, residential and public house ( <i>Angel &amp; Crown</i> )/ <i>Shaftesbury</i>	Use of the second floor as a 2-bed flat and the third floor as a 1 bed flat in 58 St Martin's Lane. External alterations to Nos. 55-57 in connection with the existing residential use comprising the erection of a single storey extension with terrace over at rear first floor level of No. 57, a two storey extension at rear first and second floor level of No. 56; new terrace at rear third floor level of No. 56. Lowering the level of the basement floor of No. 58. Associated internal alterations.	The CGCA is concerned about the impact on residents in Goodwin Court. Also, there is no information regarding the reason the applicant is lowering the level of the basement floor of No. 58. We also ask whether there are any archaeological concerns about the proposed excavation.  Photo: <a href="http://tiny.cc/6wzdrw">http://tiny.cc/6wzdrw</a> Documents: <a href="http://tiny.cc/ll8arw">http://tiny.cc/ll8arw</a> Note: Only No. 58 is listed. 55-57 = retail on ground and residential on upper floors; 58 = public house on all levels.
3.4	353 Strand WC2R OHS 12/11453/FULL Residential/ <i>Cross Harris Umney (agent)</i>	Variation of Condition 1 of planning permission dated 28-11-11 (11/08452), namely, alterations to second-floor terrace, fifth-floor rear kitchen extension and rear elevation at fourth-floor level.	No objection.  Photo: <a href="http://tiny.cc/93zdrw">http://tiny.cc/93zdrw</a>  No documents

3.5	50-51 St Martin's Lane WC2N 4EA 12/12162/FULL Residential/ASG Properties; E2 Architecture + Interiors Ltd (agent)	Erection of mansard roof extension, minor alterations to rear including new windows and terrace at rear fourth floor level. Installation of mechanical plant at rear first floor level, all in association with the use of the second, third and new fourth floor as offices (Class B1).	No objection. Photo: <a href="http://tiny.cc/I9Odrw">http://tiny.cc/I9Odrw</a> Documents: <a href="http://tiny.cc/fm8arw">http://tiny.cc/fm8arw</a>
3.6	353 Strand WC2R OHS 12/11502/FULL Residential/Cross Harris Umney (agent)	Replacement of windows and doors to front and rear at first to fifth floor levels.	Deferred to next meeting. Photo: <a href="http://tiny.cc/93zdrw">http://tiny.cc/93zdrw</a> No documents
3.7	15-18 Great Newport Street WC2H 7JG 12/11935/FULL Satori/Springlelife Trading Limited; Gregori Chiarotti Architects (agent)	Relocation of a double cassette air condenser, the replacement of a single cassette air condenser and anew replacement flue.	No objection. Photo: See drawings. Documents: <a href="http://tiny.cc/Oi8arw">http://tiny.cc/Oi8arw</a>
3.8	28 Bow Street WC2E 7AW 12/12735/FULL Former Bow Street Magistrate's Court (proposed Bow Street Hotel) / Bow Street Hotel Ltd.; Montagu Evans LLP (agent)	Use of former Magistrates Court and Police Station as a 99-bedroom hotel, restaurant and police museum. Construction of a part 6-/part 3-storey extension along the north, south and east sides of the rear courtyard and of a 2-storey extension above the existing Martlett Court wing. Construction of mansard roof extensions to the Broad Court and part of the Bow Street ranges. Creation of an additional basement level under the courtyard with associated internal and external alterations. (Site includes Police Station).	The CGCA welcomes the addition of a police museum at this historic site and we are very much in favour of the museum being run by the police. We do have concerns about the servicing plan, which should provide more specific information. <i>DK to provide MW with further comments regarding servicing.</i> Photos: <a href="http://tiny.cc/lf2drw">http://tiny.cc/lf2drw</a> , <a href="http://tiny.cc/pg2drw">http://tiny.cc/pg2drw</a> , <a href="http://tiny.cc/ll2drw">http://tiny.cc/ll2drw</a> (Broad Court), <a href="http://tiny.cc/jh2drw">http://tiny.cc/jh2drw</a> (Crown Court), <a href="http://tiny.cc/oj2drw">http://tiny.cc/oj2drw</a> (Crown Court), <a href="http://tiny.cc/fi2drw">http://tiny.cc/fi2drw</a> (Martlett Court), <a href="http://tiny.cc/ik2drw">http://tiny.cc/ik2drw</a> (Martlett Court) Documents: <a href="http://tiny.cc/en8arw">http://tiny.cc/en8arw</a> Note: There are 83 documents.
3.9	1-5 Exchange Court WC2R OPQ 12/12775/FULL Residential flats/Covent Garden Exchange Ltd.; BB Partnership Ltd. (agent)	Variation of Condition 1 (to allow minor alterations) to planning permission dated 22-10-12 (12/07629), namely for removal of communal bike store and provision of each flat with a Sheffield Stand storage facility in the main forecourt; reduction in size of lightwell adjacent to main entrance; omission of 5 <sup>th</sup> -floor turret and replace with a rooflight; extend glazing to lightwell to Unit G1 and replacement of grilles with glazing to Unit G3.	No objection. Photo: <a href="http://tiny.cc/kr1drw">http://tiny.cc/kr1drw</a> Documents: <a href="http://tiny.cc/tq1drw">http://tiny.cc/tq1drw</a>
3.10	82 Charing Cross Road WC2H OBA 12/12191/FULL B1 office/Media Arts Lab; Maris Interiors (agent)	Installation of eight new air conditioning condensers on the roof.	No objection. Photo: <a href="http://tiny.cc/rvzdrw">http://tiny.cc/rvzdrw</a> Documents: <a href="http://tiny.cc/Oo8arw">http://tiny.cc/Oo8arw</a>
3.11	1A Henrietta Street WC2E 8PS	Use of the first floor for residential purposes comprising of three residential units (1 x 1 bed and 2 x 2 bed). Associated works including rear	No objection. Photo: <a href="http://tiny.cc/h91erw">http://tiny.cc/h91erw</a>

12/12351/FULL Formerly Lloyd's Bank & Pizza Hut/Covent Garden London; Gerald Eve (agent)	first floor extension and replacement windows and alterations to the Southampton Street and Henrietta Street elevations.	No online documents at the moment. Note: Covent Garden London briefed the committee on this application at 14-01-13 meeting.
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#### 4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	45-47 Endell Street WC2H 9AJ 2013/0260/TC The Rock & Sole Plaice /Mr ALi Ziyaeddin	7 picnic tables, 4 heaters & 3 umbrellas	No objection Photos: <a href="http://tiny.cc/syzdrw">http://tiny.cc/syzdrw</a> & <a href="http://tiny.cc/p0zdrw">http://tiny.cc/p0zdrw</a> No documents Notes: Renewal. No change in hours or use. Current hours: M-SU: 11:00-22:30.
WESTMINSTER APPLICATIONS			
4.2	40 St Martin's Lane WC2N 4ER 12/11901/TCH Café St. Martin's/Tia Café La Roche; Strettons Ltd. (agent)	Use of the public highway for the placing of 12 tables, 24 chairs, two pot plants and barriers in two areas measuring 5.6m x 2.5m and 1.6m x 2.5m on the Mays Court frontage.	Objection. The CGCA objects to the increase in number of tables at this site. It is highly implausible that the applicant can position the tables and chairs as shown in the drawings. In particular, we draw attention to the fact that the chairs are drawn so closely to each other that it is not feasible for customers to be seated at them, much less able to get into or out of the chairs and stay within the given boundary, which is line of the lamppost. So, customers will likely move the chairs further into Mays Court. Thus, the CGCA objects to the increase in the number of tables. We do not object to the current status, with the lamp post serving as a natural boundary. Thus, we think barriers are unnecessary. Also, the hours for the tables and chairs should be core hours of 08:00 to 23:00 and not simply "as per restaurant." See attached photo. Photos: <a href="http://tiny.cc/o70drw">http://tiny.cc/o70drw</a> & <a href="http://tiny.cc/a80drw">http://tiny.cc/a80drw</a> Documents: <a href="http://tiny.cc/ef2erw">http://tiny.cc/ef2erw</a> Notes: Renewal. Change in use. Previous use: 8T, 24CH and 3 pot plants. Hours listed as "as per restaurant." Previous hours were M-SU: 08:00-23:00.
4.3	418 Strand WC2R OPD 12/12779/TCH Wrap It/Wrap It; A&R Consultants (agent)	Use of part of the public highway for the placing of two tables and four chairs on an area measuring 1.5m x 2.4m in connection with the existing ground-floor premises.	While the CGCA does not object to the application for renewal of tables and chairs, we do believe that the two A-boards are an inappropriate size and number for this small site. Strand has heavy footfall at all times and A-boards such as these greatly impede pedestrian flow. (See attached photo.) Photos: <a href="http://tiny.cc/42zdrw">http://tiny.cc/42zdrw</a> & <a href="http://tiny.cc/lc1drw">http://tiny.cc/lc1drw</a> Documents: <a href="http://tiny.cc/mq8arw">http://tiny.cc/mq8arw</a> Notes: Renewal. No change in use or hours. Current hours: M-SU: 08:00-23:00.
4.4	1 Upper St Martin's Lane WC2H 9EA 12/12217/TCH Verve/Novus Leisure Limited	Use of the highway on the Upper St Martin's Lane frontage for the placing of three tables and six chairs with barriers in an area measuring 1.19m x 7.6m..	The CGCA is very unhappy with how the applicant has managed tables and chairs at this site, which is located at one of the busiest intersections in all of Covent Garden. With Leicester Square and Leicester Square station around the corner, this site has consistently heavy footfall. Yet, the applicant places the barriers at an inappropriate distance into the middle of the pavement, allowing use of the tables and chairs to exceed the permitted distance and forcing pedestrians into St. Martin's Lane. Thus, because of the

			<p>applicant's history of poor management, the CGCA objects to this application for renewal of tables and chairs.</p> <p>Photo: <a href="http://tiny.cc/lv0drw">http://tiny.cc/lv0drw</a></p> <p>Documents: <a href="http://tiny.cc/og1drw">http://tiny.cc/og1drw</a></p> <p>Notes: Renewal. No change in use or hours. Current hours: M-SU: 08:00-23:00.</p>
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**5. Camden Advertising Applications**

5.1 None

**6. Licensing matters**

**7. Miscellaneous consultations**

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

**9. Next meetings & future presentations**

9.1 Monday, 11<sup>th</sup> February 2013, 17:00

9.2 Monday, 25<sup>th</sup> February 2013, 17:00

**10. Other Business**

10.1 Planning applications related to St. Giles/Denmark Street project – Rhu, Christina and David will attend the meeting and will update the committee at the next meeting. Rhu will inform MW about comments to be submitted.