

# Minutes

## Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 8<sup>th</sup> April 2013  
at 17:00 at Covent Garden Community Centre (Mercer Room), 42 Earlham Street, WC2H 9LA

### 1. Attendance

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

### 2. Presentation – Tony Barry re: Kitchen Italia in Earlham Street (see summary at end of agenda)

### 3. Planning Applications & Appeals

	Address	Proposal	Comments
<b>CAMDEN APPLICATIONS</b>			
3.1	37 Great Queen Street WC2B 5AA 2013/1076/P 2013/1531/L Freemasons Hall/ <i>United Grand Lodge of England; Tuffin Ferraby Taylor (agent)</i>	Replacement of sash windows to match existing to the front and rear elevations at ground, first, second and third floor level (Class A3 and C3).	No objection, although if the building was constructed pre c1850 then the sash windows should not have nibs at the bottom. Photo: <a href="http://tiny.cc/dhmzuw">http://tiny.cc/dhmzuw</a> Documents: <a href="http://tiny.cc/9ylzuw">http://tiny.cc/9ylzuw</a> Note: Listed building. See 3.2.
3.2	38 Great Queen Street WC2B 5AA 2013/1158/P 2013/1579/L Freemasons Hall/ <i>United Grand Lodge of England; Tuffin Ferraby Taylor (agent)</i>	Replacement of sash windows at ground, first, second and third floor level, replacement of roof covering to match existing (Class A3 and C3).	No objection, although if the building was constructed pre c1850 then the sash windows should not have nibs at the bottom. Photo: <a href="http://tiny.cc/dhmzuw">http://tiny.cc/dhmzuw</a> Documents: <a href="http://tiny.cc/15lzuw">http://tiny.cc/15lzuw</a> Note: Listed building. See 3.4.
3.3	7 Upper St Martin's Lane WC2H 9DL 2013/1277/L Site of China Travel Service/ <i>Shaftesbury; Rolfe Judd (agent)</i>	Installation of air handling units and heat pumps within an acoustic enclosure on the rear first floor roof of existing retail unit (Class A1).	No objection, provided conditions are imposed that require the air-handling units be turned off after business hours to protect the amenity of the many nearby residents, and that require the applicant to adhere to DP28.3 ("Noise and Vibration"), namely that air-handling units and associated equipment that may be a source of noise pollution is kept working efficiently and within required noise and time restrictions. Conditions should also be imposed to ensure that attenuation measures are kept in place and effective throughout the life of the development. Photo: <a href="http://tiny.cc/a9abuw">http://tiny.cc/a9abuw</a> No documents Note: Listed building. Planning application 2013/1037/P was on 25-03-13 agenda.
<b>WESTMINSTER APPLICATIONS</b>			
3.4	14 Garrick Street WC2E 9BJ 13/01485/FULL <i>The Forge/Gundry &amp; Ducker Architecture (agent)</i>	Removal of low-level timber stall riser panel from window frame and replace with glazing to match existing adjacent window. Existing doors re-hung on new frame in line with existing fan light over. Re-use existing ironmongery.	With the exception of re-hanging the door the work appears to have been completed. We have no objection and welcome the proposal if historically accurate. Photo: See photos in applicant's document: <a href="http://tiny.cc/u2g1uw">http://tiny.cc/u2g1uw</a> Documents: <a href="http://tiny.cc/snnzuw">http://tiny.cc/snnzuw</a> Note: Listed building

3.5	366-368 Strand WC2R 0JF 13/01543/FULL Barclay's/ <i>Barclay's</i> ; <i>Aegis Design</i> (agent)	Replacement of existing louvres to shopfront. Installation of 2 non-illuminated fascia signs measuring 2.6m x .0465m and one non-illuminated projecting sign measuring 0.85m x 0.85m x on Strand and Burleigh Street elevations. Installation of new shop front with blue vinyl applied to glazing internally on Burleigh Street. Installation of new fire escape door on Burleigh Street elevation.	No objection No photo. See D&A Statement. Documents: <a href="http://tiny.cc/nsnzuw">http://tiny.cc/nsnzuw</a>
3.6	415 Strand WC2R ONS 13/01970/FULL A2 at ground (Nationwide Building Society); B1 above/ <i>Legal and General Assurance Society Limited</i> ; <i>Gerald Eve</i> (agent)	Use of part of the ground and all upper floors of Heathcock Court as 15 self-contained residential units (1x4 bed, 6x2 bed and 5x3 bed) (C3), installation of balconies and terraces within lightwell and at rear, erection of roof enclosure to provide access to private roof terrace, installation of plant within enclosure at roof level, refurbishment of Heathcock Court walkway with installation of uplighters and other associated external alterations.	The CGCA is concerned about possible overlooking of Turner House, but it appears that the rear of Turner House is taken up by balconies. Should overlooking be an issue then soft landscaping (hedges in this instance) would not be a permanent solution. Other than this, we have no objection. No photo Documents: <a href="http://tiny.cc/Oxnzuw">http://tiny.cc/Oxnzuw</a> Note: Developers presented their proposals to CGCA at 11-02-13 meeting.
3.7	20 Upper St. Martin's Lane WC2H 9DL 12/04502/FULL <i>The Sussex/Spirit Pub Co</i> ( <i>Taylor Walker</i> ); <i>Hunter Patel creative group</i> (agent)	Installation of four awnings, two on St Martin's Lane frontage and two on Long Acre frontage; installation of planting at fascia level; installation of light fittings to ground floor frontages.	The CGCA has no objection to the awnings and we welcome the raising of them to above fascia level. However, we do object to artificial planting at fascia level which is likely to look tacky and to heaters being used externally which is counter to the idea of sustainable development. We feel there is enough artificial light in the St Martin's Cross area without the addition of up/down wall lights. The exterior of this pub is already very "busy" and is not a great advertisement for the area as it is. This site is effectively the entrance to Covent Garden for a very large numbers of visitors which is unfortunate given its current appearance. No photo. See D&A Statement. Documents: <a href="http://tiny.cc/a2nzuw">http://tiny.cc/a2nzuw</a>
3.8	20 Garrick Street WC2E 9BJ 13/01477/FULL B1/ <i>Axa Real Estate Investment</i> ; <i>Purcell</i> (agent)	Alteration and replacement of front ground floor entrance doors and windows.	No objection No photo Documents: <a href="http://tiny.cc/b8nzuw">http://tiny.cc/b8nzuw</a>

#### 4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	63 Endell Street WC2H 9AJ 2013/1744/TC <i>Da Mario/Maria</i>	5 tables and 16 chairs, 2 barriers and 2 umbrellas	Unless the table size is being reduced, there does not appear to be room for a fifth table. We object to any extension of hours from the current Monday to Saturday 10.00 - 23.00 and feel that even these are excessive given

	<i>Solimini</i>		the Council's tables and chairs policy restricting the hours to 21.00 in residential streets such as this one. No photo No online documents Note: Renewal. Change in use (previously 4T and 16CH). Change in hours. Proposed hours: M-SA 10:00-23:30. (Currently M-SA 10:00-23:00).
<b>WESTMINSTER APPLICATIONS</b>			
4.2	55 Aldwych WC2B 4BB 13/02022/TCH The Delaunay/Rex Restaurants Associates; Radcliffes Le Brasseur	Use of two areas of the public highway measuring 1.75m x 2.5m and 1.75 x 11.3m for the placing of 14 tables, 17 chairs and 7 banquettes.	We object to this application as the layout as proposed is totally unworkable. Adding the depth of one banquette, one chair and one table gives a sum of 1.69m. The drawing shows a distance of 1.75m from the frontage to the backs of the chairs. There has been no allowance for customers actually sitting at the tables or for their being served. Photo: <a href="http://tiny.cc/fpozuz">http://tiny.cc/fpozuz</a> Documents: <a href="http://tiny.cc/rfozuw">http://tiny.cc/rfozuw</a> Note: New application. Proposed hours: M-F 07:00-23:00; SA 11:00-23:00.

## 5. Camden Advertising Applications

<b>CAMDEN APPLICATIONS</b>			
5.1	16 Earlham Street WC2H 9LN 2013/1410/A Magma/Shafesbury; Rolfe Judd (agent)	Display of one non-illuminated hanging sign at ground floor level on front elevation of shop (Class A1).	Documents: <a href="http://tiny.cc/flmzuw">http://tiny.cc/flmzuw</a>
5.2	19-21 Tower Street WC2H 9NS 2013/1414/A Retail/ Shafesbury; Rolfe Judd (agent)	Display of non-illuminated hanging sign to ground-floor front elevation.	Documents: <a href="http://tiny.cc/gqmzuw">http://tiny.cc/gqmzuw</a>

## 6. Licensing matters

## 7. Miscellaneous consultations

## 8. Information or up-dates received

## 9. Next meetings & future presentations

9.1 Monday, 22<sup>nd</sup> April 2013, 17:00

9.2 Monday, 13<sup>th</sup> May 2013, 17:00

## 10. Other Business

**From item 2:** Presentation by Tony Barry re the Kitchen Italia site on Earlham Street

Tony Barry owns the business Katzenjammers, modeled on a bierkeller, which provides German food and beer from premises in the Hop Exchange building next to Borough Market. He would like to open a second branch on the Earlham Street site currently leased by Kitchen Italia. There would be 160 covers with service stopping at 11pm and the building empty by midnight. An oompah band would play live non-amplified music on Friday and Saturday nights. He is angling for A4 and would reconsider the whole idea if restricted to A3. In addition to Katzenjammers he owns four pubs.

It was made clear to him that it is very unlikely we could support A4 use and concern was expressed about servicing (he thought that a delivery would be required only once a week) including bottle collections and the possibility of the sound of the band drifting upstairs and out into the street. He said that there would be no outside drinking and would accept a Condition requiring manning the door should A4 be granted.