

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 10th June 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, Sam Kung, Kenton Price
1.2 Present: Mike Leeson, Jo Weir, Robert Bent, Shirley Gray, Christina Smith, Rhu Weir, Meredith Whitten

2. Presentation – None scheduled

3. Planning Applications & Appeals

	Address	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	25 Neal Street WC2H 9PR 2013/2637/P 2013/2678/L Diesel (A1) & C3/ <i>Shaftesbury</i> ; <i>Rolfe Judd (agent)</i>	Installation of feature lighting on first & second floor of front elevation of existing retail/residential building (Class A1/C3)	No objection Applicant photo: http://tiny.cc/ygo9xw Documents: http://tinyurl.com/mdus6p4 Note: Listed building
3.2	4-10 Tower Street WC2H 9NP 2013/3023/P <i>Saks/Shaftesbury</i> ; <i>Rolfe Judd (agent)</i>	Dual/ alternative use of the ground floor for retail (Class A1)) and/or retail/leisure (A1/D2) and dual use of the basement retail (Class A1) or leisure (Class D2).	ML to write comments. While the CGCA is not unhappy with the idea of a gym at this location, we would like the gym to be in the basement, not the ground floor, to reduce noise coming from music and machines in the gym. Also, core hours should apply to protect the amenity of nearby residents. Photo: http://tiny.cc/m5p9xw Documents: http://tinyurl.com/mmmmyfc2
3.3	1 Monmouth Street WC2H 9DA 2013/2392/P A1 (ground); C3 (above)/ <i>Shaftesbury</i> ; <i>Rolfe Judd (agent)</i>	Installation of 6 lights to front corner elevation from first to third floor levels in connection with residential flats (Class C3).	No objection Photo: http://tiny.cc/5xp9xw Documents: http://tinyurl.com/kv5gr9k Note: Lights will be at 1 st -3 rd levels.
3.4	1st Floor 77 Kingsway WC2B 6SR 2013/2941/P <i>Handelsbanken</i> / <i>Handelsbanken</i>	Use of first floor as office (Class B1). Certificate of Lawfulness (Proposed)	No objection, providing the Certificate of Lawfulness applies only to the current tenant and the applicant maintains a “select and modest number of clients,” as stated in the applicant’s supporting documents, as expanding their client base significantly would necessitate a change of use to Class A2. Photo: http://tiny.cc/a9p9xw Documents: http://tinyurl.com/l9ohkgl
3.5	31 Neal Street WC2H 9PR 2013/2441/L <i>Food for Thought/Shaftesbury</i> ; <i>Rolfe Judd (agent)</i>	Display of one non-illuminated projecting sign to front elevation at first floor level (Class A3).	No objection Photo: http://tiny.cc/sbr9xw Documents: http://tinyurl.com/mpriaru Note: Listed building. See 5.1.
WESTMINSTER APPLICATIONS			
3.6	1 Bedford Street WC2E 9HD 13/04233/FULL	Use of part ground, part first and second to fourth floors to provide 10 residential flats. Installation of balconies to front and	No objection. The CGCA welcomes these renovations, which greatly improve this tired building at a highly visible entry

	William Hill, and Bedford & Strand bar at ground & basement; B1 office above /Legal & General Assurance (Pensions Management Limited); Gerald Eve (agent)	rear elevations. Creation of additional storey at roof level and to side. Installation of plant within a louvred enclosure at first and fifth floors.	point to Covent Garden. Photo: http://tiny.cc/w1p9xw Documents: http://tiny.cc/6bp9xw Note: H&M will be moving into retail unit. (See 12/11896/FULL on 11-02-13 agenda.)
3.7	24 Litchfield Street WC2H 9NJ 13/04395/FULL Karine Jackson/Shaftebury; Rolfe Judd (agent)	Replacement of the ground floor entrance door and installation of safety railings at roof level and rear first floor level.	Objection. The proposed replacement entrance door is not in keeping with the rest of the premises, and a door similar to the entrance door to the left should be used to provide balance and symmetry to this site. While the CGCA appreciates the applicant's concern for safety, we note that there are doors similar to the original door (with glass/windows) throughout Covent Garden that are not a crime concern. We suggest the applicant find another solution, such as reinforcing the door from the inside. The CGCA does not object to installation of safety railings. Photo: http://tiny.cc/7aq9xw Documents: http://tiny.cc/jmp9xw
3.8	12 Great Newport Street WC2H 7JA 13/04945/TELCOM BT; Harlequin Group (agent)	Installation of 1.408m high Openreach broadband cabinet measuring 1.408m (h) x 0.75m (l) x 0.407m (w) on the public highway outside 12 Great Newport Street.	While the CGCA does not object to this application, we are concerned about maintenance of the cabinet as well as potential crime and safety issues. As evidenced elsewhere in Covent Garden, these cabinets are often not well-maintained, with their doors swinging open or held closed with only tape. This invites criminal activity, such as drug dealers using the cabinets to store their drugs. Photo: http://tiny.cc/x5q9xw Documents: http://tiny.cc/t2q9xw

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	67-69 Kingsway WC2B 6TD 2013/3327/TC Belgo/Tragus Group Ltd	4 tables, 16 chairs, 2 umbrellas and 6 barriers	No objection Photos: http://tiny.cc/afq9xw & http://tiny.cc/Ofq9xw No online documents Note: Renewal. No change in hours or use. Current hours: M-SA 11:00-23:00; SU 11:00-22:30.
WESTMINSTER APPLICATIONS			
4.2	39 Wellington Street WC2E 7BB 13/03342/TCH London Transport Museum/London Transport Museum	Use of the public highway for the placing of two tables and four chairs and four tables and sixteen chairs in two areas measuring 2m x 3.8m and 2m x 5.4m and a mobile service station in connection with associated restaurant.	The CGCA objects to the use of a mobile service station, which would contribute to street clutter on this congested side of the Piazza. Customers using the tables and chairs can be serviced sufficiently from the applicant's café inside the premises. The CGCA does not object to the placement of tables and chairs provided they are removed when not in use so as to prevent use by rough sleepers and street drinkers. Given the number of tables and chairs in use

			<p>by food retailers at the Piazza, the design of the applicant's tables and chairs should conform to the standard in order to provide some uniformity.</p> <p>Photo: http://tiny.cc/z2p9xw</p> <p>Documents: http://tiny.cc/l8o9xw</p> <p>Note: New application. Proposed hours: M-SA 10:00-21:00; SU 11:00-20:00. Applicant applied for T&CH in 2011, but no action was taken (11/06488/FULL). T&CH proposed at piazza, not on Wellington Street.</p>
4.3	<p>23 Catherine Street WC2B 5JS 13/03843/TCH Opera Tavern/Salt Yard Group; Rolfe Judd (agent)</p>	<p>Use of an area of the public highway measuring 2.8m x 1.12m for the placing of three tables and a bench in connection with the existing Public House.</p>	<p>The CGCA objects to the tables and bench as shown on the applicant's drawings. First, the measurements used in the drawings clearly indicate that the applicant does not meet Westminster's minimum 2m requirement for tables and chairs, as the total width of the pavement is 2930mm and the bench and tables is 1120mm, leaving just 1810mm clearance on the pavement. The drawings are also unrealistic in that they show the table pushed up to the bench, however, when a customer is seated on the bench, the table will have to be pushed back to allow room.</p> <p>Also, as shown in the attached photos, the applicant has already placed the bench and tables in the public highway, despite having no permission to do so. In addition, the applicant is also currently using three chairs, despite having no current permission, and the chairs are not included in this application (see photos).</p> <p>No hours are listed on the application. Should Westminster grant permission, the hours should be limited to Westminster's core hours.</p> <p>Photos: http://tiny.cc/wyq9xw & http://tiny.cc/kzq9xw</p> <p>Documents: http://tiny.cc/1fp9xw</p> <p>Note: New application. No proposed hours on application. Applicant is already using tables and chairs.</p>

5. Camden Advertising and Listed Building Applications – Note that Camden does not have to consult on these applications. They are provided for your information; the Planning Committee will not be discussing them.

CAMDEN APPLICATIONS			
5.1	<p>31 Neal Street WC2H 9PR 2013/2439/A Food for Thought/ Shaftesbury; Rolfe Judd (agent)</p>	<p>Display of one non-illuminated projecting sign to front elevation at first floor level (Class A3).</p>	<p>Photo: http://tiny.cc/sbr9xw</p> <p>Documents: http://tinyurl.com/lgcsk3</p> <p>Note: Listed building. See 3.5.</p>
5.2	<p>19 Shorts Gardens WC2H 9AW 2013/2875/A Benefits Cosmetics/Benefit Cosmetics; Push Design Ltd. (agent)</p>	<p>Display of 1x non illuminated fascia and 1x non illuminated projecting sign at shop (Class A1).</p>	<p>Photo: http://tiny.cc/mfr9xw</p> <p>Documents: http://tinyurl.com/m7dhsgp</p>

6. Licensing matters

7. Miscellaneous consultations

8. Information or up-dates received

9. Next meetings & future presentations

9.1 Monday, 24th June 2013, 17:00

9.2 Monday, 8th July 2013, 17:00

10. Other Business

Jo recognised Chair Mike Leeson for his efforts to have St. Martin's Lane cleared of street clutter, particularly A-boards as the result of his walkabout with WCC officer. Jo suggested that the committee should follow up this success by doing the same thing with Camden officers.