

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 11th March 2013
at 17:00 at Covent Garden Community Centre (Mercer Room), 42 Earlham Street, WC2H 9LA

1. Attendance

1.1 Apologies received: Jo Weir, Elizabeth Bax

1.2 Present: Mike Leeson, Robert Bent, David Bieda, Shirley Gray, Sam Kung, Christina Smith, Rhu Weir, Meredith Whitten

2. Presentation – Covent Garden London re: King’s Court/Carriage Hall (summary below)

3. Planning Applications & Appeals

	Address	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	5 Betterton Street WC2H 9BP 2013/0603/P B1/ <i>Pemberton Griffin Munroe; Rolfe Judd Planning (agent)</i>	Change of use of basement and ground floors for flexible retail or office (Class A1 or A2) or continued B1 use and change of use of first, second and third floors from office to residential (Class C3). External alterations to include refurbishment of the shopfront and rear courtyard	The CGCA objects to the change of use of the upper floors to C3 residential. The offices are currently in use (as shown in the applicant’s photos) and the applicant has provided no proof that he has tried and been unsuccessful to let the premises as B1 office. The presence of small businesses in Covent Garden provides a positive mix of residential and commercial that contributes to the vitality and character of the conservation area. In addition, the proposed studio flats are too small and will most likely be rented as short-term lets, which provide no benefit to the community. Photo: http://tiny.cc/lpfltw Documents: http://tiny.cc/5i7gtw
WESTMINSTER APPLICATIONS			
3.2	19 New Row WC2N 4LA 13/01329/FULL Benito’s Hat/ <i>JWPC Chartered Town Planners</i>	Replacement air supply unit with silencer on flat roof at rear first floor level.	No objection Photo: http://tiny.cc/lqfltw Documents: http://tiny.cc/48xdtw
3.3	Flat M 49 Wellington Street WC2E 7BN 13/01447/FULL C3/ <i>Firstplan (agent)</i>	Extension to existing flat at fourth floor level to provide additional residential accommodation and associated alterations to the external elevations.	No objection Photo: http://tiny.cc/arfltw Documents: http://tiny.cc/kdydtw Note: Headlease owed by CGAT
3.4	20 Bedfordbury WC2N 4BL 13/01177/FULL B1/ <i>Bedfordbury (Covent Garden) LLP; Savills (agent)</i>	Variation of Condition 1 of planning permission dated 09-08-12 (RN:12/00739) for the use as 29 residential flats (Class C3), including elevational alterations, removal of existing plant room at roof level and erection of two roof storey extension and associated plant room and solar panels; namely, alteration to the layout of the approved external amenity terrace at mezzanine level, introduction of an outdoor shower and sauna area to the mezzanine terrace and addition of a privacy screen to the northern (Goodwins Court) elevation of the	Objection. The CGCA agrees with local residents, including those at Davey’s Court directly across from 20 Bedfordbury, that these proposals would have a significant negative impact on their amenity. In particular, the proposals for an outdoor shower and sauna as well as a privacy screen indicate that the terrace is intended to be a widely used entertainment space. The resulting noise, disturbance and privacy issues would affect nearby residents, as well as guests at St. Martin’s Hotel. Also, Bedfordbury and New Row both include a large amount of residential flats and this area is a quiet part of Covent Garden. Thus, the

		mezzanine terrace.	<p>disturbance caused by the proposals would be amplified all the more and would have a detrimental impact on the character of the conservation area.</p> <p>Photos: http://tiny.cc/js7gtw & http://tiny.cc/Ts7gtw</p> <p>Documents: http://tiny.cc/oyxdtw</p> <p>Note: Resident comments have been submitted to CGCA. Original application was on 13-02-12 agenda. CGCA comments:</p> <p>The CGCA objects to this application, which is unacceptable in a conservation area, particularly given its dominance of the streetscape. The proposed work adds to the maximum height in the area, making the out of keeping with other properties in the conservation area. We are also concerned about nighttime overlooking, which is notably different from office/daytime overlooking for the many residents in the area, including those directly adjacent to the property.</p>
3.5	1A Henrietta Street WC2E 8PS 12/12352/FULL Formerly Lloyd's Bank & Pizza Hut/Covent Garden London; Gerald Eve (agent)	Use of ground floor from financial institution use (Class A2) to restaurant use (Class A3) and associated works including alterations to windows and detailing at ground floor level on Southampton Street and Henrietta Street elevations.	<p>The CGCA has no objection, however, the proposed restaurant's hours of use should be limited to WCC's core hours. In addition, the hours for servicing and delivery should be limited, as well, to not before 8 a.m. and not after 10 p.m.</p> <p>Photo: http://tiny.cc/ru7gtw</p> <p>Documents: http://tiny.cc/p0bltw</p> <p>Note: Application (12/12351/FULL) for first-floor conversion to flats on 28-01-13 agenda. CGCA had no objection. Covent Garden London briefed the committee on this application at 14-01-13 meeting.</p>
3.6	Orion House 5 Upper St Martin's Lane WC2H 9EA 13/01238/FULL A1 (vacant)/Welput; CBRE (agent)	Variation of Condition 8 of planning permission dated 24-11-11 (11/11433) namely, the rewording of Condition 8 to read as follows 'notwithstanding the provisions of Class A1 of the Town and Country Planning (Use Classes) Order 1987 as amended April 2005 (or any equivalent class in any order that may replace it) the retail accommodation hereby approved shall not be used as a food retail supermarket'.	<p>No objection</p> <p>Photo: http://tiny.cc/1sf1tw</p> <p>Documents: http://tiny.cc/m0xdtw</p> <p>Note: Condition was imposed to prevent new retail shop from being a small supermarket because of the servicing implications it would have.</p>

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	1 and 2 Neal's Yard WC2H 9DP 2013/1051/TC Neal's Yard Kitchen/Helio Portugal	8 Tables, 24 chairs, 2 umbrellas and 2 heaters	<p>No objection</p> <p>Photos: http://tiny.cc/cvfltw & http://tiny.cc/tufltw</p> <p>No documents</p> <p>Note: Renewal. No change in hours or use. Current hours: M-SU 08:00 to 22:00.</p>
4.2	8-10 Neal's Yard WC2H 9DP	5 Tables, 13 chairs, 1 umbrella and 1 heater	<p>No objection</p> <p>Photos: http://tiny.cc/9xf1tw & http://tiny.cc/uyfltw</p>

	2013/1052/TC Neal's Yard Salad Bar/ <i>Helio Portugal</i>		No documents Note: Renewal. No change in hours or use. Current hours: M-SU 08:00 to 22:00.
4.3	190 Shaftesbury Avenue WC2H 8JL 2013/1055/TC The Diner	8 tables and 16 chairs	The CGCA objects to the proposed hours of 23:30 on SU-TH and 24:00 on F&SA given the residential nature of the area. The CGCA cannot comment on the proposed layout and design of the tables and chairs as no supporting documents are available online. Photo: http://tiny.cc/38ftw No documents Note: New application. Proposed hours: M-TH 09.00-23.30; F-SA 09:00-24:00; SU 09:00-23:30. Previous application was refused because: "We do not allow permanent or fixed seating. Amenities must be removed at the close of business. Fixed seating may also require planning permission. We would be willing to consider bistro style tables in the location." Application (2012/4795/TC) was on 24-09-12 agenda. CGCA comments: The CGCA objects to the tables and benches (not chairs) on Neal Street, as the pavement is too narrow. With no supporting documents, the CGCA cannot determine if the proposed layout and design of the tables and chairs matches those already in use as shown in the attached photos. Should permission be given, the hours of use should be restricted to no later than 9 p.m. given the residential nature of the area.
WESTMINSTER APPLICATIONS			
4.4	19 Henrietta Street WC2E 8QH 13/00837/FULL <i>All Bar One/Mitchels and Butler Leisure Retail; Blake Capthorn Solicitors (agent)</i>	Variation of Condition 5 attached to the planning permission dated 28 February 2012 (12/00141/TCH) to allow the continued use of two areas of the public highway measuring 15.8m x 0.8m and 10m x 0.8 m for the placing of three tables and six chairs to the Henrietta Street frontage and four tables and eight chairs to the Bedford Street frontage.	While the CGCA does not object to this renewal application, we note that the applicant is not keeping to the approved tables and chairs layout. The applicant has put an extra two tables and four chairs along the Bedford Street frontage, as shown in the attached photo. (Note that there is one fewer table on the Henrietta Street frontage and one fewer at the approved location on Bedfordbury.) In addition, the hours are not listed on the application. These hours should be limited to the core hours of 11:00 to 23:00. Photos: http://tiny.cc/6gglw , http://tiny.cc/srgltw , http://tiny.cc/7rgltw , http://tiny.cc/nsgltw & http://tiny.cc/2sgltw Documents: http://tiny.cc/w2xdtw Note: Renewal. No change in use. Proposed hours not listed. Current hours: M-SU 11:00-23:00.
4.5	32 Cranbourn Street WC2H 7AD 13/01012/TCH <i>Caffe Nero/ Nero Holdings Ltd</i>	Use of an area of the public highway measuring 3m x 1.4m for the placing of three tables and six chairs.	While the CGCA does not object to tables and chairs as shown on the drawings, we do object to the use of a third chair that backs into the heavy footfall on the pavement at this very busy location near Leicester Square. See attached photo. Photos: http://tiny.cc/90glw & http://tiny.cc/r1glw Documents: http://tiny.cc/46xdtw Note: Renewal. No change in use. Proposed hours: M-F 07:00-23:00; SA 08:00-23:00; SU 09:00-22:00. Current hours: M-SU 07:00-23:00.
4.6	69 Long Acre London WC2E 9JS 12/11335/TCH <i>Machiavelli/</i>	Use of the public highway for the placing of four tables and eight chairs in an area measuring 0.6m x 6.9m in	Objection. The pavement at this site is very narrow and we question the measurements shown in the drawings. In addition, the applicant's drawings do not show the light pole in front of the

	<i>Machiavelli Ltd.; RLS Law (agent)</i>	connection with adjacent delicatessen at Unit 4, 69-76 Long Acre.	premises where the tables and chairs are proposed to be located. We also note that there is very heavy footfall at this site between Covent Garden station and the piazza, and Holborn station. See WCC's Tables and Chairs policy regarding footfall. (See attached photos.) Photos: http://tiny.cc/m2glw & http://tiny.cc/62glw Documents: http://tiny.cc/4aydtw Note: New application. Proposed hours: 08:00-23:00; SA-SU 09:00-23:00
4.7	26-27 St Martin's Court WC2N 4AL 13/01468/TCH The Round Table/ <i>Spirit Pub Company (Services) Limited; TLT LLP (agent)</i>	Use of an area of the public highway measuring 6.36m x 3.59m for the placing of six tables, 24 chairs and two A-boards.	The CGCA objects to the increase in tables and chairs, as this will interfere with pedestrian flow at this high-footfall corridor between Covent Garden and Leicester Square. As shown in the attached photos, the applicant is using three large A-boards without permission and has used these A-boards to claim half the width of the corridor. Also, the proposed hours, which are not listed, should be limited to WCC's core hours of 11:00-23:00. Photos: http://tiny.cc/ddhltw , http://tiny.cc/rchltw & http://tiny.cc/cchltw Documents: http://tiny.cc/6c7gtw Note: Renewal application. Change in use. Current permission is for 4T and 16CH. Proposed hours not listed. Current hours: M-SU 11:00-23:00.

5. Camden Advertising Applications

None

6. Licensing matters

7. Miscellaneous consultations

8. Information or up-dates received

Andy Hicks from Covent Garden London and Lydia, Julian and Brian from KPF presented pre-application proposals regarding development at King's Court and Carriage Hall, between Long Acre and King Street. The proposals call for improving Floral Street in particular, which is somewhat of a dead street in central Covent Garden. Pedestrians tend not to use the street from James Street through to Garrick Street, and the businesses on Floral Street have trouble because of the lack of footfall.

The proposals include demolition an "ugly" office building at the west end of Floral Street and creating a north-south thoroughfare from Seven Dials through to Strand, something that is currently lacking. The substation that currently exists on Floral Street (behind Moss Brothers) is scheduled to be removed and placed underground on the other side of the street. This provides an opportunity to build new residential flats that would help breathe life into Floral Street. A new, albeit small, green space will be included in the development. This is not a public space, though. The development also allows the view down Floral Street from James Street to be more inviting and to attract pedestrians past the businesses on Floral Street. This building would be about 1-1/2 storeys taller than the existing building, but still is not as tall as the building next to it (that has Next at ground level).

The development would also include taking two-thirds of the frontage of the old Hackett building and adding a larger opening into King's Court, which would have ground-level retail and flats on upper floors. This includes al fresco dining, which would be limited to 22:30. Also, gates to King's Court would be closed at night to deter antisocial behaviour and protect residential amenity.

The application will likely be submitted to Westminster at end of April/beginning of May.

9. Next meetings & future presentations

9.1 Monday, 25th March 2013, 17:00

9.2 Monday, 8th April 2013, 17:00

10. Other Business