

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 12th August 2013
 at 17:00 at Covent Garden Community Centre (Mercer Room), 42 Earlham Street WC2H 9LA
 www.CoventGarden.org.uk Facebook: TheCGCA Twitter: @TheCGCA

1. Attendance

1.1 Apologies received: Elizabeth Bax; David Bieda; Kenton Price; Sam Kung

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

2. Presentation – None

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	62 Shorts Gardens WC2H 9AH 2013/4091/P B1/BDS Architecture & Design (agent)	Installation of glazed front entrance, to replace existing roller shutter, and replacement of existing front and side elevation windows with double-glazed windows to electricity relay control building (sui generis).	No objection. While the CGCA appreciates that the applicant wants to replace the roller shutter with a window, we believe the design could be improved upon to better reflect the character of the conservation area. Photo: http://tiny.cc/mq2g1w Documents: http://tiny.cc/azoe1w
3.2	33 Great Queen Street WC2B 5AA 2013/4645/P Ted's Grooming Room/GQS Properties Limited; CgMs Consulting (agent)	Alterations to shop unit to include replacement of a double door with new single door, replacement of bay window glass, alterations to forecourt, installation of 4x new fascia lights to front, and installation of air-con unit to rear of retail unit (A1).	No objection. The CGCA commends the improvements to this listed building. Photo: http://tiny.cc/jmyg1w Documents: http://tiny.cc/8zoe1w Note: Listed building. Owned by Ted Baker. See 3.3.
3.3	33 Great Queen Street WC2B 5AA 2013/4723/L Ted's Grooming Room/GQS Properties Limited; CgMs Consulting (agent)	Internal alterations and refurbishment works to ground floor.	No objection. The CGCA commends the improvements to this listed building. Photo: http://tiny.cc/jmyg1w Documents: http://tiny.cc/3nyg1w Note: Listed building. Owned by Ted Baker. See 3.2.
3.4	33 Great Queen Street WC2B 5AA 2013/3906/P B1/Propeller Communications Ltd.; Emily Cove Design Studio (agent)	Installation of railings to third floor roof terrace, and propeller to front elevation of offices (Class B1).	While the CGCA does not object to the proposals, we believe use of the terrace should be restricted to office hours, to protect residential amenity. Further, because the terrace space does not appear to be large enough to be used as anything other than a smoking terrace, use of this space should be monitored to protect adjacent residents, who would likely be bothered by smoking on the terrace. Photo: http://tiny.cc/jmyg1w Documents: http://tiny.cc/mc4g1w Note: Listed building. See 3.5.
3.5	33 Great Queen Street WC2B 5AA 2013/3784/L B1/Propeller Communications Ltd.; Emily Cove Design Studio (agent)	Internal alterations and refurbishment works to ground floor.	Same comment as 3.4. Photo: http://tiny.cc/jmyg1w Documents: http://tiny.cc/jh4g1w Note: Listed building. See 3.4.

3.6	9 Betterton Street WC2H 9BH 2013/4716/P Transport Friendly Society/ KRT Developments Ltd.; Washbourne Field Planning (agent)	Change of use from office (B1a) to single-family dwelling (C3), including erection of roof extension with installation of balustrade to create amenity terrace at roof. Installation of double-height glazed wall at ground and first floor to rear elevation, alterations to rear courtyard, new front entrance and addition of metal window boxes to front elevation.	No objection Photo: http://tiny.cc/4cyg1w Documents: http://tiny.cc/z7oe1w
3.7	24 Earlham Street WC2H 9LN 2013/4434/P 2013/4476/L C3/AK & AK Property Ltd; Mark Fairhurst Limited (agent)	Erection of a roof extension with rear dormer and 2 rooflights, and a new mezzanine fourth floor level, in connection with the creation of an additional 1 x bedroom flat, and reconfiguration of existing 1 x 1 bedroom and 1 x 2 bedroom flats (Class C3).	No objection Photo: See documents. Documents: http://tiny.cc/213g1w Note: Listed building.

WESTMINSTER APPLICATIONS

3.8	4 New Row WC2N 4LH 13/06483/LBC Café Nuvo/WestOne	Installation of wall mounted light and cabling to front elevation and feeder pillar supply point.	<p>While the CGCA does not object to the installation of a light at this site, we do strongly object to the design of the proposed light fitting, which is inappropriate in a conservation area. Instead, we suggest the applicant use lights that more accurately reflect the character of the Covent Garden Conservation Area, such as those developed by the Seven Dials Lighting Partnership, of which Westminster is a partner. (See section 5 of attachment.)</p> <p>Also, Westminster's public realm strategy, Westminster Way, says that image, impact and aesthetics must be considered in lighting schemes. In particular, section 174, Aesthetic, (page 69) states:</p> <p><i>It is not enough for lighting to be technically compliant. If a lighting scheme is to be memorable it must also be aesthetically appealing. Lighting must stimulate, captivate and inspire. It must appeal to the senses and please the eye. Unlike the day-time view of the city, in which all the various forms and details are seen under natural light, by night each element of the city needs illumination to be appreciated. The hours of darkness provide the opportunity to light only those building and features that we want to see. The lighting can reveal previously overlooked views and details, and allows them to be seen in a fresh aspect.</i></p> <p>Further, in Strategic Principles, section 200 (page 73), Westminster Way says that the "Council will: ...Develop distinctive lighting character areas through the use of selected lighting units where these are appropriate to the character of the area."</p> <p>While this application applies solely to one building, a similar application has already</p>
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			<p>been filed and the ultimate plan is to install light fixtures all along New Row. Given that this is a highly visible route used by local residents as well as visitors in the heart of the conservation area, we feel it is critical to require a more appropriate light at this point so it can then be used elsewhere along the applicant's proposed New Row light scheme. Finally, the CGCA observes that this site, as well as others, are listed buildings and, thus, any disturbance of the brickwork should occur only with appropriately designed light fittings.</p> <p>Photo: http://tiny.cc/t4yg1w Documents: http://tiny.cc/yeyc1w Note: Listed building</p>
3.9	<p>13 New Row WC2N 4LF 13/06506/COLBC Costa at ground; CGAT office at 1st/WestOne</p>	<p>Installation of wall mounted light and cabling to front elevation and feeder pillar supply point.</p>	<p>Same comment as 3.8. Photo: http://tiny.cc/bs0g1w No documents Note: See 3.5</p>
3.10	<p>14 Odhams Walk WC2H 9SA 13/06108/FULL C3 residential/<i>London Land Ltd.; Rolfe Judd (agent)</i></p>	<p>Infill development within Odhams Walk, consisting of a secure entrance lobby fronting Shelton Street, with a one-bedroom duplex residential unit above the new entrance lobby.</p>	<p>The CGCA respects the tenants' desire to have a more secure entrance. However, we prefer the design and character of the existing gate over the mass of glass proposed. We would prefer that the existing gate is reinforced to be more secure, rather than replacing the gate altogether. We do not object to the addition of the one-bedroom flat.</p> <p>Photo: http://tiny.cc/210g1w Documents: http://tiny.cc/ftyc1w Note: Application 13/00541/FULL for use of the first and second floor as residential (Class C3) in the form of 3x2 bedroom apartments; external alterations including, first floor balcony on front elevation; and partial recladding of Shelton Street façade received permission earlier this year. See 11-02-13 minutes.</p>
3.11	<p>443 Strand WC2R 0QU 13/05963/FULL Cool Britannia/<i>Wren Architecture And Design (agent)</i></p>	<p>Alterations to existing shopfront.</p>	<p>No objection Photo: http://tiny.cc/2a2g1w Documents: http://tiny.cc/i21c1w</p>
3.12	<p>11 Henrietta Street WC2E 8PS 13/04664/FULL Sticks and Sushi/<i>Sticks and Sushi UK Limited; Firstplan (agent)</i></p>	<p>Installation of plant on area of flat roof to rear and replacement of ducting and flues.</p>	<p>No objection Photo: http://tiny.cc/6d1g1w Documents: http://tiny.cc/5uzc1w Note: Includes 33 Maiden Lane. Application 13/04469/FULL for shopfront alterations was withdrawn. See 24-06-13 minutes.</p>
3.13	<p>112-115 Long Acre WC2E 9LH 13/05248/FULL Hobbs/<i>Hobbs Ltd.</i>;</p>	<p>Alterations to ground floor shopfront.</p>	<p>No objection Photo: http://tiny.cc/6y2g1w Documents: http://tiny.cc/x2zc1w</p>

	<i>Integrated Developments Ltd. (agent)</i>		Note: See also 13/05249/ADV.
3.14	30 Henrietta Street WC2E 8NA 13/02241/FULL <i>Bella Italia/Tragus Group; Focus Design Ltd. (agent)</i>	Installation of replacement kitchen extract duct to rear of property. Formation of opening in existing window for fresh air grille on rear elevation.	No objection Photo: http://tiny.cc/l61g1w Documents: http://tiny.cc/bgzc1w Note: Listed building
3.15	33 Maiden Lane WC2E 7NA 13/07124/FULL B1 (Sticks & Sushi at ground)/ <i>Capital & Counties; Gerald Eve (agent)</i>	Erection of mansard roof; use of first to fourth floor levels as five intermediate affordable housing units; associated external alterations.	Although the CGCA are not convinced that Maiden Lane is an appropriate site for intermediate affordable housing units, we are pleased to see that the applicant is proposing a site in Covent Garden, as the Section 106 requires. Photo: See D&A statement. Documents: http://tiny.cc/0c3g1w Note: See 3.17. Creation of seven affordable housing units in association with proposals at King's Court and King Street.
3.16	29 Maiden Lane WC2E 7JS 13/07123/FULL B1 (Jewel bar at ground)/ <i>Capital & Counties; Gerald Eve (agent)</i>	Erection of mansard roof extension; use of upper floors (1st to 4th) as two (1 x 1 bed and 1 x 2 bed) intermediate affordable housing units; associated external alterations.	Although the CGCA are not convinced that Maiden Lane is an appropriate site for intermediate affordable housing units, we are pleased to see that the applicant is proposing a site in Covent Garden, as the Section 106 requires. However, should the proposed site not be used for intermediate affordable housing, the CGCA would be concerned about the addition of a mansard roof extension. Photo: http://tiny.cc/hv3g1w Documents: http://tiny.cc/782g1w Note: See 3.16. Creation of seven affordable housing units in association with proposals at King's Court and King Street.

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	48 Kingsway WC2B 6EP 2013/4802/TC <i>Viateat/Mr Hoang Lee</i>	5 tables and 5 chairs	No objection Photo: http://tiny.cc/9q3g1w No online documents Note: New application. Proposed hours: M-SU 12:00-22:00.
WESTMINSTER APPLICATIONS			
4.2	90 St Martin's Lane WC2N 4AP 13/06492/TCH <i>The Salisbury / Spirit Pub Company Limited; TLT Solicitors LLP (agent)</i>	Use of an area of public highway measuring 1.8m x 7.6m for the placing of four tables and 16 chairs.	No objection, provided there is no change in hours. Photos: http://tiny.cc/ff2g1w & http://tiny.cc/ag2g1w Documents: http://tiny.cc/hg2c1w Note: Renewal. No change in use. No hours proposed. Current hours: M-SU 11:00-23:00.
4.3	150-151 Drury Lane WC2B 5TB 13/06435/TCH	Use of an area of the public highway on Great Queen Street measuring 7m x 1.75m for the placing of four tables and 16	The CGCA cannot comment on the application without drawings showing the proposed layout, particularly given that the applicant allows customers to greatly obstruct the

	Prince of Wales/ <i>Spirit Pub Company Limited</i> ; <i>TLT Solicitors LLP</i> (agent)	chairs.	pavement as illustrated in the attached photo. Photo: http://tiny.cc/li2g1w Documents: http://tiny.cc/hqzc1w Note: Renewal. No change in use. No hours proposed. Current hours: M-SU 11:00-23:00. Applicant was refused permission for T&CH on Drury Lane frontage on 21-06-13. See 13/00263/TCH.
4.4	24 Charing Cross Road WC2H 0DT 13/06508/FULL <i>Byron/Byron Restaurants Ltd.</i> ; <i>Meeson Williams Phillips Ltd.</i> (agent)	Variation of Condition 5 of permission dated 24-08-2012 (12/06608/TCH) for use of the public highway measuring 8.7m x 1.8m for the placing of eight tables and 16 chairs on Cecil Court frontage; namely, to extend use for a further year.	No objection Photos: http://tiny.cc/nk2g1w & http://tiny.cc/bl2g1w Documents: http://tiny.cc/961c1w Note: Renewal. No change use. No hours listed. Current hours: M-SU 11:00-23:00.

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

CAMDEN APPLICATIONS
None

6. **Other Business**

7. **Next meetings & future presentations**

- 7.1 Tuesday, 27th August 2013, 17:00 (Monday, 26th August is a Bank Holiday)
7.2 Monday, 9th September 2013, 17:00