

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 13th May 2013
at 17:00 at Covent Garden Community Centre (Mercer Room), 42 Earlham Street, WC2H 9LA

1. Attendance

1.1 Apologies received: Jo Weir, David Bieda, Sam Kung

1.2 Present: Mike Leeson, Elizabeth Bax, Robert Bent, Shirley Gray, Rhu Weir, Meredith Whitten

2. Presentation – None scheduled

3. Planning Applications & Appeals

	Address & Applicant	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	18 Stukeley Street WC2B 5LR 2013/1692/P B1 office/ <i>Taracove Ltd.; Rolfe Judd (agent)</i>	Variation of condition 3 (development in accordance with approved plans) of permission granted 18-02-2013 (2012/6680/P) for minor material amendments to the proposed roof extension.	No objection Photos: http://tiny.cc/930drw , http://tiny.cc/b30drw & http://tiny.cc/440drw Documents: http://tiny.cc/1jerww Note: CGCA had no objection to original application (28-01-13) http://tiny.cc/4jrvww .
3.2	110 Charing Cross Road WC2H 0JP 2013/0709/L <i>Phoenix Theatre/Ambassador Theatre Group; Foster Wilson Architects (agent)</i>	Internal alterations involving the removal of orchestra enclosure and infill of orchestra pit with steel deck panels.	No objection Photo: http://tiny.cc/66skww Documents: http://tiny.cc/ygoiww Note: Listed building
3.3	42 Monmouth Street WC2H 9EP 2013/2050/P C3 & B1/ <i>Shaftesbury; Rolfe Judd (agent)</i>	Alternative use of the first floor as either B1 (office) or C3 (residential) use as previously granted until 13-04-13 by planning permission 2010/0414/P (dated 13-04-10).	The CGCA's standing policy is to object to dual use. We believe applicants should be granted one use or the other, but not both. Photos: http://tiny.cc/x2skww & http://tiny.cc/i3skww Documents: http://tiny.cc/6rniww Note: Listed building. Second photo applies to 3.4 and 3.5 also.
3.4	44 Monmouth Street WC2H 9EP 2013/2055/P C3 & B1/ <i>Shaftesbury; Rolfe Judd (agent)</i>	Alternative use of the first floor for either residential (C3) or office (B1) use as previously granted until 17-02-10 by planning permission 2004/5532 (dated 17-02-05) and renewed 13-4-10 (2010/0419/P).	The CGCA's standing policy is to object to dual use. We believe applicants should be granted one use or the other, but not both. Photo: http://tiny.cc/61skww Documents: http://tiny.cc/l5niww Note: Listed building
3.5	46 Monmouth Street WC2H 9LE 2013/2054/P C3 & B1/ <i>Shaftesbury; Rolfe Judd (agent)</i>	Alternative use of the first floor for either residential (C3) or office (B1) use as previously granted until 17-02-10 by planning permission 2004/5534 (dated 17-02-05) and renewed 13-04-10 (2010/0559/P).	The CGCA's standing policy is to object to dual use. We believe applicants should be granted one use or the other, but not both. Photo: http://tiny.cc/hzskww Documents: http://tiny.cc/szniww Note: Listed building
3.6	St Giles Court 1-13 St Giles High Street WC2H 8AG 2013/2298/P <i>C3/Peter Boone; Michael D Morris Architects Ltd. (agent)</i>	Conversion of 2 x 3 bedroom flats into a 1 x 6 bedroom flat (Class C3) at 10th & 11th floor level.	No objection No photo Documents: http://tiny.cc/7tdrww Note: The units in this application are in the non-social housing part of the block.

WESTMINSTER APPLICATIONS

None

4. Tables and Chairs**CAMDEN APPLICATIONS**

None

WESTMINSTER APPLICATIONS

4.1	31-32 Bedford Street WC2E 9ED 12/11353/TCH Pasta Brown/ Anthony Brown	Use of two areas of the public highway measuring 6m x 0.75m and 4m x 0.75m for the placing of five tables and 10 chairs in connection with existing restaurant.	The CGCA does not object to this renewal application for the proposed number of tables and chairs. However, as shown in the attached photos, the applicant has placed more chairs than allowed on the pavement. Also, the configuration of the tables and chairs does not comply with the approved layout. In particular, we note the use of a third chair, which backs into the pavement at this location that has consistently high footfall. Photos: http://tiny.cc/ketkww , http://tiny.cc/8etkww , http://tiny.cc/tftkww & http://tiny.cc/dgtkww Documents: http://tiny.cc/4jliww Note: Renewal. No change in use. Current hours: M-SU 09:00-23:00. Proposed hours: M-SA 12:00-23:00; SU 13:00-21:00
4.2	333-339 Strand WC2R 1HB 13/03298/TCH Cucina Asellina/ME London; Tibbatts Abel (agent)	Use of two areas of the public highway measuring 2.81m x 15.5m and 2.81m x 2.25m for the placing of 16 tables and 48 chairs on the Aldwych Side of ME Hotel.	The CGCA does not object to tables and chairs at this location. However, we object to the proposed number of tables and chairs, which we believe is excessive. We do not object to the eight tables and 32 chairs closest to the premises, but we do object to the eight two-seat tables and 16 chairs. We note that while footfall is not heavy at this location on Aldwych, the measurements and attached photo do show that existing trees along the pavement affect some of the measurements. Thus, the applicant should be required to adhere to the proposed layout for the eight tables and 32 chairs. Also, no proposed hours are listed in the application. These should be limited to WCC's core hours. Photo: http://tiny.cc/jxooww Documents: http://tiny.cc/1oliww Note: New application. No proposed hours listed.
4.3	32-34 Wellington Street WC2E 7BD 13/03678/TCH Café Rouge/Tragus Ltd.; Berwin Leighton Paisner LLP (agent)	Use of an area of the public highway measuring 7.0m x 0.95m for the placing of four tables and eight chairs.	Objection. The CGCA objects to this application because the pavement is not wide enough for the tables and chairs and servicing. As indicated on the applicant's drawings, a clearance of 1.8m is left after allowing for tables, chairs and servicing. This falls short of WCC's minimum requirement of 2m. We are concerned about the precedent approving this application would set along this street, which is one of the busiest in Covent Garden with such a high volume of footfall that pedestrians already are regularly forced to walk in the street. This creates a

			<p>significant safety hazard, as there is a constant stream of taxis and other vehicles.</p> <p>Photo: http://tiny.cc/mtooww, http://tiny.cc/buooww & http://tiny.cc/tuooww</p> <p>Documents: http://tiny.cc/9phrww</p> <p>Note: Renewal. No change in use or hours. Current hours: M-SU 11:00-23:00.</p>
4.4	<p>351 Strand WC2R OHS 13/03441/FULL The Wellington</p>	<p>Variation of Condition 5 of permission dated 16-05-12 (12/01735/FULL) for use of two areas of the public highway measuring 4m x 9m and 1.3m x 4.9m for placing of 11 tables, 44 chairs and six canvas screens around the tables and chairs; namely to allow this use for a further 12-month period until 31-05-14.</p>	<p>The CGCA objects to the two tables and eight chairs closest to the Lyceum Theatre on Wellington Street. We also object to the A-boards currently in use, as they block the pavement at this high-volume corner. The cycle lane that runs parallel to the premises is quite busy, thus pedestrians must walk along the pavement closest to the premises. However, because the tables and chairs extend so far into the pavement, the A-boards and the tables and chairs impede the pedestrian flow, particularly in the warmer months when vertical drinkers are standing along the tables and chairs. The two tables and eight chairs nearest the Lyceum Theatre do not leave the required 2m clearance and this creates a greater hazard when pedestrians, including schoolchildren, are queuing at the theatre. See attached photos.</p> <p>Photos: http://tiny.cc/wptkww & http://tiny.cc/dqtkww</p> <p>Documents: http://tiny.cc/6wp0ww</p> <p>Note: Renewal. No change in use. No proposed hours listed. Current hours: M-SU 08:00-23:00.</p>
4.5	<p>36 Wellington Street WC2E 7BD 13/00036/TCH Notes Music & Coffee/Robert Robinson</p>	<p>Use of an area of the public highway measuring 3.3m x 0.6m for the placing of two tables and four chairs in connection with the coffee shop.</p>	<p>If permission is granted, the CGCA prefers a configuration similar to that shown in the applicant's photos with the backs of the chairs against the shopfront. Ideally, the chairs would be fixed to prevent customers from turning the chairs in such a way as to impede pedestrian flow along this quite busy pavement. As proposed, the chairs on the drawing do not take into account the space needed for someone to sit in the chair; instead, the drawing shows measurements with the chairs pushed up to the table. The CGCA also notes that the measurements on the drawing only leave 2m because there is no allowance for servicing. As shown by 13/03678/TCH, having tables, chairs and servicing does not allow for WCC's minimum required space on the pavement.</p> <p>Photo: http://tiny.cc/5jbbuw, http://tiny.cc/cjbbuw & http://tiny.cc/qjbbuw. Also, see documents.</p> <p>Documents: http://tiny.cc/b9p0ww</p> <p>Note: New application. Proposed hours: M-F 08:00-23:00; SA 09:00-23:00; SU 10:00-18:00. Previously considered at 25-03-13 meeting (13/00036/TCH was for three tables and six chairs). CGCA objected.</p>

5. Camden Advertising Applications – 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	27-29 Endell Street WC2H 9BA 2013/1770/A	Proposal for a new internally illuminated fascia sign	Photo: http://tiny.cc/yierww No documents
5.2	42 Kingsway WC2B 6EX 2013/2237/A & 2013/2499/L Bill's /Bill's Restaurant Ltd.; CLM Planning (agent)	Installation of externally illuminated projecting hanging sign & awning over entrance doors and replacement of illuminated menu board.	Photo: http://tiny.cc/mferww Documents: http://tiny.cc/f9niww & http://tiny.cc/beoiww Note: Listed building

6. Licensing matters

7. Miscellaneous consultations

8. Information or up-dates received

9. Next meetings & future presentations

9.1 Monday, 20th May 2013 – Because of scheduling conflicts, including a Bank Holiday, our next meeting will be an e-meeting. Meredith will email an agenda on the 20th May as well as the 28th May for committee members to comment on.

9.2 Monday, 10 June 2013, 17:00

10. Other Business