

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 20th May 2013 via e-mail

Comments due by 12 p.m. on Friday, 25th May 2013

1. **Attendance**
 - 1.1 Apologies received: Sam Kung
 - 1.2 Present:
2. **Presentation** – None scheduled
3. **Planning Applications & Appeals**

	Address & Applicant	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	33 Neal Street WC2H 9PR 2013/2402/L A1 (formerly Pepe Jeans) /Shaftesbury; Rolfe Judd (agent)	Display of 1 x non illuminated hanging sign at first floor level on front elevation.	No objection Photo: http://tiny.cc/7bpcxw Documents: http://tiny.cc/sb2bxw Note: Listed building. See 5.1.
WESTMINSTER APPLICATIONS			
3.2	20 Kean Street WC2B 4AZ 13/03507/FULL Paul Smith (B1)/Paul Smith Limited; Turley Associates (agent)	Construction of a two storey roof extension to create further commercial accommodation.	No objection, as long as the brick to be used matches the existing. Photo: http://tiny.cc/6socxw Documents: http://tiny.cc/aq3bxw Note: Pre-application in June 2011 resulted in comments from WCC noting that the original proposal for a mansard roof would not sit well on this type of building. WCC recommended a simpler design approach. WCC also highlighted the relationship with 41 Kingsway. A second pre-application meeting with WCC resulted in more revisions. See D&A statement for more detail and photos.
3.3	56 St Martin's Lane WC2N 4EN 13/02634/FULL Koshari Street/ Koshari Street Limited; DG Professional Interiors (agent)	Installation of openable shopfront and roller shutter and installation of an air conditioning unit on rear flat roof.	Objection. The CGCA strongly objects to an openable shopfront at this, and any, premises. We also object to the installation of roller shutters. We note that Westminster opposes both openable shopfronts and roller shutters, as stated in the Council's guidance, "Shopfronts, Blinds and Signs." Openable shopfronts detract from the character of the street and the Conservation Area, as well as the architectural integrity of the building. When open, they erode the appearance of the shopfront, creating a visual void, and can increase disturbance for nearby residents, particularly in the case of food and drink premises such as this. The CGCA also notes that Westminster has consistently refused permission for recent similar requests, such as 12/07709/FULL, which is also on St. Martin's Lane. The CGCA objects to the roller shutters as they will cause visual blight on this street in the Conservation Area. According to Westminster's policy in "Shopfronts, Blinds and Signs," "Roller shutters will not normally be given consent as they contribute nothing to the street scene, and can detract from the architectural integrity of a building."

			Photo: http://tiny.cc/u1ocxw Documents: http://tiny.cc/pa4bxw Note: The CGCA has a standard policy of objecting to openable shopfronts.
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4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	105 Kingsway WC2B 6QX 2013/2846/TC Eat/Eat Ltd.; BA Law (agent)	4 tables and 16 chairs	No objection Photo: http://tiny.cc/lvocxw No online documents Note: Renewal. No change in use or hours. Current hours: M-TH 08:00-23:00; F-SA 08:00-23:30; SU 08:00-22:30.
4.2	77a Kingsway WC2B 6SR 2013/2916/TC Cafe Rouge/Tragus Group Ltd.	8 tables, 32 chairs and 11 barriers	No objection Photos: http://tiny.cc/kwocxw & http://tiny.cc/e0ocxw No online documents Note: Renewal. No change in hours or use. Current hours: M-F: 08:00-20:00; SA 08:00-19:30; SU 08:30-19:00.
WESTMINSTER APPLICATIONS			
4.3	20 Bow Street WC2E 7AW 13/03568/TCH Zizzi/Zizzi Restaurants; JWPC (agent)	Use of the public highway for the placing of 20 tables, 40 chairs, two planters and barriers in an area measuring 1.86m x 22.9m on Broad Court in connection with the restaurant.	Objection. The CGCA objects to the dramatic increase in the number of tables and chair at this location. This is a particularly quiet and attractive part of Covent Garden, and Broad Court (as well as nearby Martlett Court, Crown Court and Drury Lane) is heavily residential. Twenty tables and 40 chairs would result in noise nuisance to residents and obstruct access. At this site across from the Royal Opera House, Broad Court has several listed red phone boxes as well as the ballerina statue. Adding so many tables and chairs, as well as barriers and planters, would render this part of Broad Court unusable for pedestrians. The CGCA notes that Westminster has refused permission for similar requests for tables and chairs in predominantly residential areas, such as Silver Place in Soho. Photos: http://tiny.cc/fnocxw & http://tiny.cc/7oocxw Documents: http://tiny.cc/kf4bxw Note: Renewal. Change in use. Current use is 4T & 12CH. Although the number of barriers is not listed on the previous application, six barriers are on previous drawings. Current proposal shows 16 barriers. No proposed hours listed. Current hours: M-SU 11:00-23:00. Note that applicant received renewed current permission in January 2013.

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	33 Neal Street WC2H 9PR 2013/2401/A A1 (formerly Pepe Jeans) /Shaftesbury; Rolfe Judd (agent)	Display of 1 x non illuminated hanging sign at first floor level on front elevation.	Photo: http://tiny.cc/7bpcxw Documents: http://tiny.cc/061bxw Note: Listed building. New tenant will be locating at the premises. See 3.1.
5.2	20 Mercer Street WC2H 9HD 2013/2425/A Mercer Street Hotel (Scoff and Banter	The display of 1x non illuminated fascia sign and 1x externally illuminated hanging sign to the ground floor front elevation.	Photo: http://tiny.cc/r9ocxw . Also see applicant's documents. Documents: http://tiny.cc/3e2bxw

	restaurant)/Radisson Blu Edwardian; Omega Signs Ltd. (agent)		Note: CGCA has objected, although LBC does not take comments on advertising applications.
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6. Licensing matters

7. Miscellaneous consultations

8. Information or up-dates received

9. Next meetings & future presentations

9.1 Tuesday, 28th May 2013- *Will be another e-meeting due to Spring Bank Holiday.*

9.2 Monday, 10 June 2013, 17:00

10. Other Business