

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 22nd April 2013
at 17:00 at Covent Garden Community Centre (Mercer Room), 42 Earlham Street, WC2H 9LA

1. Attendance

1.1 Apologies received: Sam Kung, Christina Smith, Meredith Whitten

1.2 Present: Mike Leeson, Jo Weir, Audrey Adams, Elizabeth Bax, Robert Bent, Shirley Gray, David Kaner, Rhu Weir

2. Presentation – None

3. Planning Applications & Appeals

	Address	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	110 Charing Cross Road WC2H 0JP 2013/0709/L Phoenix Theatre/ Ambassador Theatre Group; Foster Wilson Architects (agent)	Internal alterations involving the removal of orchestra enclosure and infill of orchestra pit with steel deck panels.	No objection Photo: http://tiny.cc/hztrvw Documents: http://tiny.cc/eutrww Note: Listed building
3.2	24 Endell Street WC2H 9HQ 2012/0976/P The Hospital/The Hospital Group Ltd.; Rolfe Judd (agent)	Variation of the details of the method of waste storage and removal, approved on 18-09-01 (PSX0104540) pursuant to condition 6 of planning permission (07-04-00) for redevelopment of site to accommodate various arts-based uses (PS9904338/R1). REVISED PLAN: revised Servicing Plan and Waste Management Plan; changes to layout of internal service area; alterations to public highway, loading and parking bays in Shorts Gardens & Endell Street.	DK to provide comments Photo: http://tiny.cc/5lssvw Documents: http://tiny.cc/7assvw Note: CGCA considered original application on 10-04-12. We objected.
3.3	64 Kingsway WC2B 6BG 2013/1586/L Africa House Shakespeare's Head/JD Wetherspoons; SR Signs Ltd.	Installation of 3x individually lettered and externally illuminated text signs, 1x externally illuminated projecting hanging sign, 3x non-illuminated fascia signs, 2x non-illuminated panel signs in association with public house (A4).	No objection Photo: http://tiny.cc/v6trvw (applicant photo) Documents: http://tiny.cc/y4trvw Note: Listed building
3.4	18 Stukeley Street WC2B 5LR 2013/1692/P B1 office/Taracove Ltd.; Rolfe Judd (agent)	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 comment until we can see documents Photos: http://tiny.cc/930drw , http://tiny.cc/b30drw & http://tiny.cc/440drw No documents Note: CGCA considered original application on 28-01-13. We had no objection. See http://tiny.cc/4jyrvw .
WESTMINSTER APPLICATIONS			
3.5	34 King Street WC2E 8JD 13/02752/FULL Navajo Joe (A3/A4) at basement & ground; B1 at 1 st -2 nd ; C3 at 3 rd -4 th /Covent	Use of first floor and second floors from office (B1) use to residential (C3) use to provide 2x2 bedroom flats, installation of two air conditioning units to the flat roof at rear first floor level and replacement windows to front and rear.	No objection No photo (see documents) Documents: http://tiny.cc/51yrvw Note: Listed building

	<i>Garden London; Gerald Eve (agent)</i>		
3.6	110 St Martin's Lane WC2N 4BA 13/01889/FULL A1 at ground; B1 upper/ <i>Premier Inn Limited; Gerald Eve (agent)</i>	Variation to Condition 2 of planning permission dated 29-01-2013 (12/10765/FULL): Use as a 163-bedroom hotel (Class C1), reconfiguration of retail (Class A1) at ground floor, extensions at ground floor to front and side elevations, installation of new plant and associated works; namely, to amend the condition relating to hours of noisy works to read as two separate conditions.	The CGCA has no comment, although we note that the language in the proposed variation implies that all theatres mentioned must be holding matinees simultaneously in order for the condition to apply. This should be clarified to say that building work cannot take place if the work is audible in any of the theatres during matinees. Photo: http://tiny.cc/21a7nw Documents: http://tiny.cc/s5yrvw Note: CGCA considered original application on 26-11-12.
3.7	23 Garrick Street WC2E 9AX 13/02343/FULL Snappy Snaps (A1) at ground level; B1 office at 1 st -3 rd floors; storage ancillary to B1 at basement / <i>Shaftesbury; Rolfe Judd (agent)</i>	Dual/alternative use of the basement for continued ancillary office storage (Class B1) or retail (Class A1) use, extension of the ground floor retail unit and removal of redundant entrance at 23 Garrick Street and installation of a new shopfront.	The CGCA prefers the existing window design as it has more character than plain plate glass as we feel the latter lacks any visual interest and is inappropriate in a conservation area. Photo: http://tiny.cc/z40rvw Documents: http://tiny.cc/2n0rvw Note: All works other than shopfront have been approved (10/10313/FULL). CGCA considered on 11-01-11; we had no objection. CGCA considered an application related to this property on 10-09-12. We objected. See http://tiny.cc/8b1rvw .
3.8	34 King Street WC2E 8JD 13/01787/FULL Navajo Joe (A3/A4) at basement/ground; B1 on 1 st -2 nd ; C3 on 3 rd and 4 th / <i>Maxwells Restaurants Ltd</i>	Replacement of existing air conditioning unit on first floor roof to rear of the property.	No objection No photo (see documents) Documents: http://tiny.cc/am3rvw Note: Listed building
3.9	7 Garrick Street WC2E 9AR 12/12239/FULL L'Dardao (A1) at ground/ <i>Devonshire Metro Limited; Hawes Price Limited (agent)</i>	Installation of satellite dishes and aerials at roof level.	Objection. The CGCA objects to the quantity and size of the proposed installations, in particular a 2mx1.2m satellite dish in addition to a Sky dish and three aerials. This seems excessive for three residential properties only and will be highly visible to the residential properties to the rear of the building, and the CGCA questions why an oversized satellite dish is needed in addition to a Sky dish? Photo: http://tiny.cc/vk1rvw Documents: http://tiny.cc/mj1rvw Note: Upper floors recently received approval for change of use to residential from B1. CGCA considered on 10-04-12; we had no objection. See http://tiny.cc/pv1rvw .
3.10	6 Langley Street WC2H 9JA 13/02457/LBC <i>Adidas/Ink Associates Ltd. (agent)</i>	Internal alterations including erection and removal of partitions; and installation of doors to fifth floor terrace.	No objection Applicant photos: http://tiny.cc/921rvw Documents: http://tiny.cc/g01rvw Note: Listed building. Application has 99 documents.

3.11	Catherine Street WC2B 5JS 13/01923/FULL Theatre Royal/ <i>The Really Useful Group; RHWL Architects (agent)</i>	Alterations to existing portico roof, including timber decking and balustrade in association with the use as a terrace.	No objection subject to restriction of use to no later than the evening show interval as per the application Photo: http://tiny.cc/2y2rww Documents: http://tiny.cc/dw2rww Note: Listed building
3.12	20 Kean Street WC2B 4AZ 13/02138/FULL Paul Smith/ <i>Paul Smith Ltd.; Kmb Ltd. (agent)</i>	Removal of 39 existing air conditioning condenser units and provision of 11 new replacement condenser units within the ground floor lightwell. Installation of doors at rear ground floor level.	No objection No photo Documents: http://tiny.cc/w12rww

4. Tables and Chairs

CAMDEN APPLICATIONS			
None			
WESTMINSTER APPLICATIONS			
4.1	4 - 6 Garrick Street WC2E 9BH 13/02052/TCH <i>Steak & Co./ ATFC Ltd.; Ian Belsham Associates (agent)</i>	Use of two areas of public highway measuring 6.3m x 0.8m and 5.1m x 0.8m for the placing of four tables and eight chairs.	No objection Photo: http://tiny.cc/jm2rww (this photo is from last year) Documents: http://tiny.cc/ld2rww Note: Renewal. No change in use or hours (M-SU 08:00-23:00). CGCA considered original application on 07-12-10. Comments were: Object. There is very heavy footfall on the pavement, which is the main entrance to Covent Garden from Leicester Square. The tables and chairs requested in the application will create an obstruction.
4.2	Burleigh House 357 Strand London WC2R OHS 13/02174/TCH <i>Garfunkels/ the restaurant group ltd; i-lid design (agent)</i>	Use of an area of public highway measuring 18.1m x 0.6m on Strand for the placing of six tables, 12 chairs and four wooden planters.	Objection. The CGCA objects to the current configuration as the Strand attracts heavy footfall for most of the day. The attached photograph, taken on Monday, 22 April, shows clearly that at busy times of day there will be insufficient room between the barriers (covered in Garfunkels' advertising and not part of this or last year's application) and the telephone box. Photo: Documents: http://tiny.cc/n82rww Note: Renewal. No change in use or hours (M-SU 11:00-23:00). CGCA considered original on 26-03-12. See http://tiny.cc/ij3rww . Comments were: The CGCA objects to this application. Although the applicant has reduced the number of chairs from 18 to 12, the revised supporting documents include inconsistencies in measurement. For example, in the document "PAVEMENT SEATING LAYOUT REV E.PDF," the measurement from the kerb to the far left planter is labelled 3710mm. However, the measurement to the right of this (from the kerb to the second table from the left), is 2820mm. When adding the 600mm labelled for the tables and chairs, this equals 3420, which is 290mm less than the measurement on the left, yet there is no reason for the measurements to not be the same. Thus, the CGCA still has concerns that the 2m minimum requirement for clearance is not being met, particularly given the presence of the phone box and the heavy footfall at this site.

5. Camden Advertising 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	64 Kingsway WC2B 6BG 2013/0249/A Africa House The Shakespeare's Head/JD Wetherspoons; SR Signs Ltd.	Installation of 3x individually lettered and externally illuminated text signs, 1x externally illuminated projecting hanging sign, 3x non-illuminated fascia signs, 2x non-illuminated panel.	No photo: See documents. Documents: http://tiny.cc/6myrvw

6. Licensing matters

7. Miscellaneous consultations

8. Information or up-dates received

9. Next meetings & future presentations

9.1 Monday, 13th May 2013, 17:00

9.2 Monday, 27th May 2013, 17:00 – Will need to be rescheduled due to Spring Bank Holiday.

10. Other Business