

# Minutes

## Covent Garden Community Association

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

### 1. Attendance

1.1 Apologies received: Shirley Gray, Sam Kung, Christina Smith

1.2 Present: Mike Leeson, Jo Weir, Elizabeth Bax, Robert Bent, Kenton Price, Rhu Weir, Meredith Whitten

### 2. Presentation – Andy Hicks, Covent Garden London re: Floral Street/Carriage Hall/King Street

### 3. Planning Applications & Appeals

	Address	Proposal	Comments
<b>CAMDEN APPLICATIONS</b>			
3.1	130 Charing Cross Road WC2H 0LA 2013/4035/P Sajway/Sajway; Clinch Design (agent)	Use as restaurant (Class A3) and take away (Class A5).	Having previously objected to the application for change from A1, the CGCA supports Camden's challenge to the owner of the property to prove established use as A3/A5. Photo: <a href="http://tiny.cc/3mtf0w">http://tiny.cc/3mtf0w</a> . Also see D&A statement. Documents: <a href="http://tiny.cc/kjsd0w">http://tiny.cc/kjsd0w</a>
3.2	188 Shaftesbury Avenue 2013/4107/P A1-ground; C3-above/Shaftesbury; Rolfe Judd (agent)	Installation of 6 uplighters to front elevation of flats (Class C3) at first, second and third floor levels.	No objection Photo: <a href="http://tiny.cc/ugvf0w">http://tiny.cc/ugvf0w</a> Documents: <a href="http://tiny.cc/jnsd0w">http://tiny.cc/jnsd0w</a>
3.3	235 Shaftesbury Avenue WC2H 8EP 2013/1549/P 2013/1960/L Bloomsbury Central Baptist Church/SCALA architects (agent)	Removal of existing railing and infilling of lightwells, installation of louvre vent and replacement of entrance door and windows at ground floor to Dyott Street elevation; replacement of existing windows to stair shaft at Bucknall Street elevation; general cleaning, repair and stonework to rear elevation stair shaft, replacement of internal existing handrails with removable softwood handrails, redecoration of internal shaft walls, ceiling and joinery at 2 <sup>nd</sup> floor (D1).	No objection Photo: <a href="http://tiny.cc/hnsf0w">http://tiny.cc/hnsf0w</a> Documents: <a href="http://tiny.cc/d2td0w">http://tiny.cc/d2td0w</a> Note: Listed building
3.4	61 Great Queen Street WC2B 5DA 2013/3806/L New Connaught Rooms/The Football Association	Installation of ceramic plaque to front elevation of conference centre (Class D2).	No objection Photo: <a href="http://tiny.cc/29uf0w">http://tiny.cc/29uf0w</a> Documents: <a href="http://tiny.cc/qhsd0w">http://tiny.cc/qhsd0w</a> Note: Listed building.
3.5	39 Parker Street WC2B 5PQ 2013/3792/P B1/Chambers Independent Cinema; Burrell Foley Fischer LLP (agent)	Change of use of basement and part ground floor from office (B1) to cinema (D2) with ancillary café/bar. Alterations to shopfront including creation of new access on Parker Street. Installation of air conditioning unit at roof level.	While the CGCA does not object to use of part of the building as a cinema, we would like the café/bar to be restricted to core hours to protect the amenity of resident who live in the area. Photo: <a href="http://tiny.cc/bqtf0w">http://tiny.cc/bqtf0w</a> Documents: <a href="http://tiny.cc/wesd0w">http://tiny.cc/wesd0w</a>
<b>WESTMINSTER APPLICATIONS</b>			
3.6	Carriage Hall, 28, 30 &	Use of Carriage Hall (29 Floral Street) for retail	MJL to draft a response for

	29 Floral Street & 19-21 Long Acre WC2E 9DP 13/05176/FULL Various/Capital and Counties CG9; Gerald Eve (agent)	purposes (Class A1) with ancillary restaurant at second floor level. Installation of new roof to courtyard of Carriage Hall; works to existing second floor terrace. Refurbishment of Conduit Court including planting scheme and external seating. Installation of new shopfronts. Use of ground floor and basement of 28 Floral Street as a cafe (Class A3) and creation of new retail unit (Class A1) at ground floor of 30 Floral Street. Extension of the basement to the rear of no. 28 Floral Street. Alterations to 19-25 Long Acre include new flue at roof level and photovoltaic cells.	circulation Photo: See documents. Documents: <a href="http://tiny.cc/ggyryw">http://tiny.cc/ggyryw</a> Note: 35 documents. See also 13/05178/LBC.
3.7	19A, 22-25 Floral Street And 34 Rose Street, 27-28 And 31, 32 King Street WC2E 9DS 13/05128/FULL	Demolition of 22-25 Floral Street, part ground floor of 31 King Street and part ground floor of 27-29 King Street. Erection of new building comprising sub-basement, basement, ground and five upper storeys and refurbishment and alteration of retained buildings to provide 37 residential units; up to 2,150 sqm of retail floorspace (Class A1); up to 990 sqm of restaurant use (Class A3); new public courtyard and passages from Floral Street and King Street. Associated internal and external works; site includes 34 Rose Street.	MJL to draft a response for circulation Photo: See documents. Documents: <a href="http://tiny.cc/rjvf0w">http://tiny.cc/rjvf0w</a> Note: 50 documents. See also 13/05130/LBC & 13/05129/CAC.
3.8	Catherine Street WC2B 5JS 13/04151/FULL Theatre Royal/Really Useful Group Theatres; Lee/Fitzgerald Architects (agent)	Use of existing prop store to use as offices (B1) and associated internal alterations.	No objection Photo: <a href="http://tiny.cc/7usf0w">http://tiny.cc/7usf0w</a> Documents: <a href="http://tiny.cc/4prf0w">http://tiny.cc/4prf0w</a>
3.9	30-32 Southampton Street WC2E 7HE 13/05481/FULL C3/Capital & Counties; Gerald Eve (agent)	Variation of Condition 1 of planning permission dated 19-12-12 (12/10267) for variation of Condition 11 of permission dated 05-03-12 (12/00295/FULL) for use of first-fifth floors for residential purposes (C3), comprising seven flats (1x 3 bed, 6 x 2 bed), replacement roof extension to rear and other associated external alterations: namely, to enable occupation of the property prior to submission of Ecohomes post completion certificate. Namely, installation of a larger sash window to Maiden Lane and partial lowering of the parapet adjacent to match detailing on Southampton Street, new metal access ladder to rear lightwell, alterations to fenestrations and rear facade, alterations to roof extension and terrace, and minor reconfiguration to roof plant area.	No objection Photo: <a href="http://tiny.cc/nmlkh">http://tiny.cc/nmlkh</a> Documents: <a href="http://tiny.cc/qxrd0w">http://tiny.cc/qxrd0w</a> Note: Original application was on 31-01-12 agenda. CGCA had no objection.
3.10	20 Bedfordbury WC2N 4BL 13/05947/FULL B1/Bedfordbury (Covent Garden) LLP; Savills (agent)	Variation of Conditions 1 & 18 of permission dated 09-08-12 (12/00739) for use as 29 residential flats (C3), 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; increase in height of mezzanine level by 400mm, extension of height of vents above smoke shaft and stairwell to 300mm above approved parapets and alterations to Bedfordbury elevation above main entrance and include EcoHomes assessment to Condition 18.	The CGCA objected to the original application on the grounds of increased massing and overlooking of Davey's Court. We feel that the applicant is trying to obtain an easing of Conditions by stealth given that this is not the first application to ease Conditions. The CGCA objects to any further increase in height of this development. Photo: <a href="http://tiny.cc/40sf0w">http://tiny.cc/40sf0w</a> Documents: <a href="http://tiny.cc/i0rd0w">http://tiny.cc/i0rd0w</a>

			Note: This application has been on previous agendas in various forms. See 11-03-13 agenda. Original application was on 13-02-12 agenda.
3.11	St Martin's Place WC2N 4JJ 13/04917/FULL St Martin-In-The-Fields Church/ <i>St. Martin's-in-the-Field; Platform 5 Architects (agent)</i>	Variation of Condition 2 of planning permission dated 12-06-12 (11/11556) for use of the eastern courtyard for the erection of a cafe kiosk and the placing of 14 tables and 40 chairs for a temporary period of two years (beginning April to the end of October each year); namely, to allow the kiosk to remain until 31-10-15.	No objection Photo: <a href="http://tiny.cc/7atf0w">http://tiny.cc/7atf0w</a> Documents: <a href="http://tiny.cc/43rd0w">http://tiny.cc/43rd0w</a> Note: No proposed hours listed. Current hours: "You can only put the T&CH in the courtyard from 7:30 each day and customers shall not be served before 10:00 each day or after 17:00 during April and October, 19:00 during May, June & September, and 21:00 during July & August. T&CH were not installed until June 2013. Original application on 16-01-12 agenda. Comments: No objection provided the café's assembly and stocking begins at 08:00 (instead of 07:30). The CGCA supports closing at dusk, but requests permission specifies that the café is closed and all disassembling is completed no later than 23:00. CGCA requests these conditions to ensure nearby residents are not harmed by noise outside of Westminster's core hours.

#### 4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	160 Drury Lane WC2B 5PN 2013/4504/TC <i>Abokado/Dorota Ruszcky</i>	2 tables, 4 chairs and 2 barriers	No objection Photos: <a href="http://tiny.cc/53rf0w">http://tiny.cc/53rf0w</a> & <a href="http://tiny.cc/c3rf0w">http://tiny.cc/c3rf0w</a> None online Note: Renewal. No change in use or hours: M-F 08:00-20:00.
4.2	37 Shelton Street WC2H 9HN 2013/4304/TC <i>Costa Coffee/Costa Ltd.; Anita Booker (agent)</i>	7 tables and 14 chairs (to be placed in Nottingham Court)	No objection Photo: <a href="http://tiny.cc/ttuf0w">http://tiny.cc/ttuf0w</a> None online Note: Renewal. No change in use or hours: M-F 09:00-18:00; SA-SU 10:00-18:00.
4.3	77 Kingsway WC2B 6SR 2013/4445/TC <i>Caffe Nero/Nero Holdings Ltd.</i>	6 tables, 20 chairs and 2 barriers	No objection Photo: <a href="http://tiny.cc/vprf0w">http://tiny.cc/vprf0w</a> None online Note: Renewal. No change in use or hours: M-F 08:00-20:00; SA 08:00- 19:30; SU 08:30-19:00.
WESTMINSTER APPLICATIONS			
4.4	14 Tavistock Street WC2E 7PP 13/05059/TCH <i>Kafe Neo/Kafe Neo; Vivendi Architects Ltd.</i>	Use of two areas of the public highway measuring 0.88m x 1.7m and 0.88m x 4.5m for the placing of four tables and eight	The CGCA objects to the proposal to bring forward the hours to a starting time of 07.30 given that there are residents adjacent to and opposite this site. Photo: <a href="http://tiny.cc/g7tf0w">http://tiny.cc/g7tf0w</a> Documents: <a href="http://tiny.cc/2krd0w">http://tiny.cc/2krd0w</a>

	(agent)	chairs.	Note: Renewal. No change in use. Current hours M-SU 08:00-19:00. Proposed hours: M-F 07:30-19:00; SA 08:30-19:00; SU 09:00-18:00.
4.5	25 Catherine Street WC2B 5JS 13/05954/TCH E. Mishkin's/Polpo Ltd.; Thomas & Thomas (agent)	Use of an area of public highway measuring 3m x 0.8m for the placing of two tables and four chairs.	No objection, provided the hours do not extend beyond 11:00-23:00. Photos: <a href="http://tiny.cc/qiuf0w">http://tiny.cc/qiuf0w</a> & <a href="http://tiny.cc/mjuf0w">http://tiny.cc/mjuf0w</a> Documents: <a href="http://tiny.cc/46rd0w">http://tiny.cc/46rd0w</a> Note: Renewal. No change in use. No hours listed. Current hours: M-SU 11:00-23:00.
4.6	355 Strand WC2R OHS 13/05824/TCH Starbucks/Starbucks Coffee (UK) Ltd.; Pegasus Group (agent)	Use of the public highway measuring 1.6m x 6.1m for the placing of three tables, six chairs and five plain barriers.	While the CGCA does not object to this application, we remind the applicant of the need to comply with the permission as granted by WCC. Photos: <a href="http://tiny.cc/79tf0w">http://tiny.cc/79tf0w</a> & <a href="http://tiny.cc/uauf0w">http://tiny.cc/uauf0w</a> Documents: <a href="http://tiny.cc/murd0w">http://tiny.cc/murd0w</a> Note: Renewal. No change in use or hours: M-SU 07:00-23:00.

5. **Camden Advertising and Listed Building 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.

<b>CAMDEN APPLICATIONS</b>
None

6. **Licensing matters**

7. **Miscellaneous consultations**

8. **Information or up-dates received**

9. **Next meetings & future presentations**

9.1 Monday, 12<sup>th</sup> August 2013, 17:00

9.2 Monday, 27<sup>th</sup> August 2013, 17:00

10. **Other Business**

Presentation – Andy Hicks (Covent Garden London), Lydia Firminger (KPF) and Brian Giard (KPF) attended the meeting to discuss the Floral Street/Carriage Hall development. (Note that they originally presented the development plans for Floral Street/Carriage Hall at the CGCA's 11-03-2013 meeting.) The architects presented proposals for the King Street part of the development, which will form a separate application (the previous presentation focused on Floral Street/Carriage Hall). Committee members were primarily concerned about increased massing on King Street (which is also a concern on the Floral Street proposals, as well.) Members also expressed concern about enclosed passageways, noise from tables and chairs in King's Court and the impact on amenity, and servicing and delivery. Committee members requested a site visit of the development to form a clearer picture of what the development entails. The application has been submitted, but not validated.