

Minutes
Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 22 September 2014
at 17:00 at Covent Garden Community Centre (Shelton Room), 42 Earlham Street WC2H 9LA

www.CoventGarden.org.uk



TheCGCA



@TheCGCA

1. Attendance

1.1 Apologies received: Shirley Gray, Selwyn Hardy, Rhu Weir

1.2 Present: Jo Weir, Elizabeth Bax, Robert Bent, David Bieda, Jane Palm-Gold, Gary Hayes, Amanda Rigby, Christina Smith, Meredith Whitten

1.3 Guests: Richard Hills, Michael Gilligan

2. Presentation: 90 Long Acre – Liam Bond (Platform); Lee Polisano (PLP); Mark Kelly (PLP); Nick Brindley (Gerald Eve); Tony Hutt (Four)

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	21 Tower Street WC2H 9NS 2014/5756/P B1a/Shafesbury; Rolfe Judd (agent)	Replacement of existing entrance doors and gates with external and internal double doors with new fanlight and mosaic flooring to offices (Class B1a).	No objection. The CGCA supports these improvements. Photo: http://tiny.cc/pkyemx Documents: http://tiny.cc/l1tcmx
3.2	56 Neal Street WC2H 9PA 2014/5813/P Ministry of Waxing/Ministry of Waxing; John Turk Design Consultants (agent)	Change of use from retail (Class A1) to beauty waxing service (Sui Generis) at basement & ground floor levels.	No objection. Photo: http://tiny.cc/flyemx Documents: http://tiny.cc/vptcmx
3.3	34 Great Queen Street WC2B 5AA 2014/5069/P & 2014/5384/L Coffee & Jam (A1)/CgMs Consulting (agent)	Change of use of ground and basement floors from shops (Class A1 Use) to a mixed shop and cafe (Class A1/A3 Use).	No objection, provided any permission granted requires the applicant to include an acoustic attenuator for the kitchen hood fan and for the kitchen extract, as noted in the acoustic report (see page 6). Photo: http://tiny.cc/73tolx Documents: http://tiny.cc/z6tcmx Note: Listed building
WESTMINSTER APPLICATIONS			
3.4	Apartment 4 34A Henrietta Street WC2E 8NA 14/06674/FULL C3/RadcliffesLeBrasseur (agent)	Retrospective application for the retention of an existing flue at roof level and proposed encasement of the flue with a lead coloured cladding screen.	No objection. Photo: http://tiny.cc/kmyemx Documents: http://tiny.cc/x9rcmx
3.5	Development site at 28 to 30 Floral Street including Carriage Hall and 19-25 Long Acre 14/08182/FULL A1 & B1/Capco; Gerald Eve (agent)	Use of Carriage Hall at ground and first floor levels for retail purposes (Class A1) and retention of office use (Class B1) on second floor. New internal roof to courtyard of Carriage Hall at top of level 1, introduction of a new retail unit (Class A1) at ground floor of 30 Floral Street together with associated works.	No objection Photo: See documents Documents: http://tiny.cc/9dscmx Note: Listed building. Applicant received permission to convert to C3.

3.6	11 Henrietta Street WC2E 8PY 14/07967/FULL B1/Capco; Gerald Eve (agent)	Use of part ground, first to fourth floors from office (Class B1) to four residential units (Class C3) and associated alterations including installation of two rooflights at fourth floor level, alterations to the roof form and installation of plant equipment at roof level, and associated works.	No objection. Photo: http://tiny.cc/4lyemx Documents: http://tiny.cc/akscmx
3.7	116 Long Acre WC2E 9PA 14/05909/FULL A1/draw ltd. (agent)	Relocation of an external air conditioning unit to the rooftop of 118 Long Acre to serve 116 Long Acre.	No objection, provided officers are satisfied that the air-conditioning units will not have a negative impact due to noise nuisance on existing residents as well as new residents in the approved development at Block C Mercer Street. Photo: http://tiny.cc/vpyemx Documents: http://tiny.cc/dpscmx
3.8	St Martin's Court 14/08746/ADV N/A /Transport for London; TfL-Consents Team (agent)	Installation on the footway of one Routemaster bus sculpture as part of the Year of the Bus celebrations, measuring 2445mm x 1070mm x 1382mm, for seven weeks commencing week 10th-17th October 2014.	No objection, provided officers are satisfied that the sculpture will not obstruct the footpath. Photo: See documents Documents: http://tiny.cc/jatcmx Note: Located on the footway between Noel Coward Theatre and Wyndham's Theatre.
3.9	Covent Garden 14/08745/ADV N/A /Transport for London; TfL-Consents Team (agent)	Installation on the footway of two Routemaster bus sculptures as part of the Year of the Bus celebrations, measuring 2445mm x 1070mm x 1382mm, one outside the London Transport Museum and one facing Henrietta Street, for seven weeks commencing week 10th-17th October 2014.	No objection, provided officers are satisfied that the sculpture will not obstruct the footpath. Photo: See documents Documents: http://tiny.cc/2gtcmx Note: Application relates to two sites: (1) Footway outside London Transport Museum; (2) Footway outside Covent Garden Market, opposite junction between Covent Garden and Henrietta Street.

4. Tables and Chairs

CAMDEN APPLICATIONS			
None			
WESTMINSTER APPLICATIONS			
4.1	20 Bow Street WC2E 7AW 14/07975/FULL Zizzi/Zizzi Restaurants Ltd; Meeson Williams Phillips Ltd. (agent)	Use of an area of public highway measuring 1.86m x 22.9m for the placing of 18 tables, 36 chairs and barriers on the Broad Court frontage.	The CGCA objects to the proposed number of tables and chairs, which are too numerous given Broad Court (on which the tables and chairs are placed) is a quiet, heavily residential area, as is nearby Martlett Court, Crown Court and Drury Lane. Residents have complained about noise nuisance and the obstruction to access on the public highway resulting from these tables and chairs. The width of the space taken up by the tables and chairs renders half of Broad Court unusable for pedestrians. This site across from the Royal Opera House is meant to be a public space for local residents, workers and visitors to enjoy. The tables and chairs extend into the public highway, negatively affecting the symmetry of this public space

			<p>as well as the well-known ballerina statue, which is a symbol of Covent Garden. In addition, the CGCA feels that the bold colour used on the barriers is inappropriate in the conservation area and so close to a row of listed red phone boxes.</p> <p>Photos: http://tiny.cc/2myemx & http://tiny.cc/lnyemx</p> <p>Documents: http://tiny.cc/v3rcmx</p> <p>Note: Renewal. No change in use. No hours proposed. Current hours: M-SU 11:00-23:00.</p>
4.2	<p>37 Cranbourn Street WC2H 7AD 14/07879/TCH Brewmaster/Greene King PLC; DHA Planning (agent)</p>	<p>Use of two areas of the highway for the placing of tables and chairs measuring 1m x 5.6m on Cranbourn Street for 3 tables and 6 chairs and 2m x 11.1m on St Martin's Court for 5 tables and 20 chairs.</p>	<p>No objection, provided the hours do not exceed those currently permitted (11:00-23:00).</p> <p>Photos: http://tiny.cc/poyemx & http://tiny.cc/epyemx</p> <p>Documents: http://tiny.cc/5sscmx</p> <p>Note: Renewal. No change in use. No hours proposed. Current hours: M-SU 11:00-23:00.</p>
4.3	<p>11 Kingsway WC2B 6XE 14/08242/TCH Costa/Costa; Gerald Eve (agent)</p>	<p>Use of an area of public highway measuring 6m x 1.8m for the placing of four tables, eight chairs and two fabric barriers.</p>	<p>No objection.</p> <p>Photos: http://tiny.cc/4syemx & http://tiny.cc/mtyemx</p> <p>Documents: http://tiny.cc/y3scmx</p> <p>Note: Renewal. No change in use. No hours proposed. Current hours: M-SU 07:00-18:00.</p>

5. Other Business

6. Next meetings & future presentations

6.1 13 October 2014

6.2 27 October 2014