

Minutes
Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 23 June 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: Christina Smith, Rhu Weir

1.2 Present: Jo Weir, Elizabeth Bax, Robert Bent, Shirley Gray, Selwyn Hardy, Gary Hayes, Meredith Whitten

2. Presentation: Dukelease re: 17-19 Bedford Street

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	32-34 Monmouth Street WC2H 9HA 2014/3646/P Kopapa (A3)/Seven Restaurants Ltd.; Rolfe Judd (agent)	Extension of existing extract duct on rear elevation.	No objection, provided the applicant is required to perform annual maintenance on the equipment and complies with necessary mitigation measures to minimise the impact on local residential amenity. Photo: http://tiny.cc/uo1phx Documents: http://tiny.cc/nfilhx
3.2	16 Neal's Yard WC2H 9DP 2014/3670/P Wild Juicery (A1)/ Shaftesbury; Rolfe Judd (agent)	Replacement of 2 x windows and 1 x doorway with 3 timber doors on front elevation at ground floor level.	Objection. The CGCA objects to this application based on the detrimental impact it will have on residential amenity (see DP12, DP28 and CS5 and 5.8). We note that the applicant is wrong in saying that no residential properties exist within the vicinity. Indeed, there is a resident next door, in 14 Neal's Yard, as well as other residents in Neal's Yard. According to CGCA's estimates these include three flats at 11-13 Neal's Yard, 16a Neal's Yard, 3 Neal's Yard, 12 Neal's Yard, 6 Neal's Yard, two flats at 7a Neal's Yard, and 17 Neal's Yard. Camden is aware of this, having put up signs in Neal's Yard regarding Neal's Yard being closed at night because of impact on residential amenity. Photo: http://tiny.cc/cr1phx Documents: http://tiny.cc/ygklhx
WESTMINSTER APPLICATIONS			
3.3	37 St Martin's Lane WC2N 4ER 14/04670/FULL B1 at 1-3; C3 at 4/ Shaftesbury; Rolfe Judd (agent)	Alterations including erection of a fifth-floor roof extension to create a residential dwelling (C3) and new roof terraces; and associated external alterations including new plant and enclosures and installation of a new roof above fourth-floor stairwell.	No objection Photo: http://tiny.cc/vu1phx Documents: http://tiny.cc/wukehx
3.4	23 Garrick Street WC2E 9RY 14/04846/FULL A1 (vacant)/Shaftesbury; Rolfe Judd (agent)	Installation of a traditional awning to the shopfront.	No objection Photo: http://tiny.cc/lo2phx (Note: Photo is old – site currently covered by scaffolding.) Documents: http://tiny.cc/u1kehx Note: Approved shopfront (13/02342/FULL) is soon to be installed. C3 on upper floors.

3.5	140 Shaftesbury Avenue WC2H 8PA 14/04861/FULL C3/ Shaftesbury; Rolfe Judd (agent)	Installation of six uplighters to the external facade of Gloucester Mansions.	Objection. The CGCA objects because of the impact that the uplighters would have on the amenity of residents of Gloucester Mansions. While the applicant states that uplighters will not result in light spillage or disturbance to residents, the applicant has not shown that they have sufficiently consulted with the residents in coming to this conclusion. Thus, until the applicant can demonstrate that the residents are satisfied there will be no detrimental impacts, the CGCA objects. Photo: http://tiny.cc/bg2phx Documents: http://tiny.cc/lx1phx Note: A3 at basement, ground & 1st floor; C3 at 2nd-5 th floors.
3.6	37 Cranbourn Street WC2H 7AD 14/04277/FULL The Brewmaster/Greene King PLC; John Rowan and Partners (agent)	Retention of public house (Class A4) at basement, ground, first and fourth floors with use of 2 nd & 3 rd floors from ancillary use to 8 guest rooms (sui generis) including amalgamation of 2 nd and 3 rd floors of the adjoining unit with public house (A4). Installation of 2 new air-condenser units and extraction duct at roof level, and works to roof in association with existing lift.	The CGCA does not object to the proposals to provide hotel accommodation provided that (1) any planning permission granted clearly states that the hotel use is for overnight guests only, thus ensuring that rooms cannot be rented for shorter periods of time, such as by the hour; and (2) the WCC planning officer is satisfied that the applicant proposes sufficient controls for ensuring that only registered, overnight guests have access to the hotel accommodation after the public house has closed. Photo: http://tiny.cc/Oy1phx Documents: http://tiny.cc/nwlehx
3.7	1-5 Exchange Court WC2R OPQ 14/04332/FULL C3/Covent Garden Exchange Ltd.; BB Partnership Ltd. (agent)	Retention of aerial and satellite dish at roof level.	No objection Photo: http://tiny.cc/qt2phx Documents: http://tiny.cc/x9lehx Note: Retrospective application.
3.8	23 Tavistock Street WC2E 7NX 14/05208/FULL Loch Fyne (A3) at ground & basement; B1 above/ Zionstone Ltd.; Rolfe Judd (agent)	Rear extension at second- and third-floor level to create new habitable space. Relocation of existing plant to rear first floor roof level with associated screening; creation of new access door and ladder on rear elevation.	No objection Photo: http://tiny.cc/kz2phx . Also see D&A statement. Documents: http://tiny.cc/k8klhx Note: 1 st -5 th floors recently received permission for conversion from B1 to four residential flats (C3) (13/07865/FULL).
3.9	409-410 Strand WC2R ONS 14/04620/FULL C3/Enstar Capital (London) Ltd. Peek Architecture Ltd. (agent)	Installation of 4no. air-conditioning units.	The CGCA is concerned about the air-conditioning units being located so close to residents' windows. Given that these proposals are a change from the approved scheme, people may have already purchased the flats with the understanding that the units would be placed on the roof and, thus, would be less intrusive. The CGCA is also concerned about the visual impact on residents, including residents at Bull Inn Court. Finally, the CGCA questions the applicant's rationale for the proposed changes, which is that accessing the units poses a danger to residents. However, the CGCA notes that the proposed unit 4 requires an "appropriate trained person" to access it. If this is the case for unit 4, why couldn't it be the case for all the units? This would allow all units to be placed on the

			<p>roof, away from residents' windows, decrease the visual impact and ensure the units are safely accessed.</p> <p>Photo: http://tiny.cc/112phx (Note: Photo is old – site currently covered by scaffolding.)</p> <p>Documents: http://tiny.cc/4lllhx</p> <p>Note: Listed building. Application is for upper floors. Work has started on implementing approved scheme (13/09427FULL) to C3.</p>
3.10	<p>34-35 Maiden Lane WC2E 7LB</p> <p>14/04562/FULL</p> <p>Rules (A3)/Rules Restaurant; David Quigley Architects (agent)</p>	<p>Reinstatement of brick facade and balconies at 34 Maiden Lane & reinstatement of balconies at 35 Maiden Lane.</p>	<p>No objection. The CGCA supports these proposals, as they would be a welcome improvement to the buildings, including a listed building, and would enhance Maiden Lane, which is becoming saturated with entertainment uses and the late-night disturbance that results.</p> <p>Photos: http://tiny.cc/m11phx (34) & http://tiny.cc/b21phx (35)</p> <p>Documents: http://tiny.cc/3rllhx</p>
3.11	<p>43 King Street WC2E 8JY</p> <p>14/04182/FULL</p> <p>Galeria Melissa/Galeria Melissa; Savills (agent)</p>	<p>New air-condenser units with associated supply and extraction ducts located within external courtyard.</p>	<p>The CGCA does not object only if the following provisions are met:</p> <ol style="list-style-type: none"> 1. The planning officer is satisfied that the new units will not in any way increase the visual impact or the noise impact on local residents. The CGCA has received complaints regarding the existing equipment and, thus, any intensification of noise or visual impact is unacceptable. 2. A condition is included to require specialist acoustic housings and atmosphere side attenuators to further limit any noise (outlined in the noise report). 3. The supporting materials say the equipment will run daily from 07:00 to 23:00. However, given that the shop will close earlier, at 20:00, the units should be turned off within an hour of the shop closing. There is no need for the units to continue to run until 23:00. 4. A condition is provided to require the applicant to perform annual maintenance on all equipment. <p>Photo: See D&A statement.</p> <p>Documents: http://tiny.cc/zwillhx</p> <p>Note: Listed building.</p>

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	<p>Basement and Ground Floor</p> <p>24 Earlham Street (Tower Court) WC2H 9LN</p> <p>2014/3926/TC</p> <p>Yao Yao Cha/Ms. Susan Fang</p>	<p>2 tables and 6 chairs</p>	<p>Objection. While the CGCA does not object to tables and chairs at this location, we do object to the proposed number of chairs. The CGCA opposes the two chairs that back into pedestrian flow and, thus, the permission should be for two tables and four chairs.</p> <p>As stated in CPG5.14, T&CH create problems for pedestrians because of obstruction of the public highway. This is particularly the case when a third chair is placed at the table and a customer backs the chair into the pavement, which leaves less than the required minimum clear width of 1.8 metres. The CGCA notes that the applicant's drawings indicate that the 1.8-minimum clearance is met only when the third chair at</p>

			<p>each table is unoccupied. Seated guests will, of course, cause the chair to be pushed further out. Thus, the CGCA requests that a condition specifically prohibiting the use of a third chair be included in any permission.</p> <p>Also, as noted in the attached photo, the applicant is currently using an A-board on Earham Street without permission. The CGCA objects to the location of an A-board on Earham Street, as the pavement is narrow and the A-board impedes pedestrian flow, particularly for prams and wheelchairs.</p> <p>Photos: http://tiny.cc/q51phx (Tower Court) & http://tiny.cc/q71phx (Earham Street)</p> <p>Documents: http://tiny.cc/b9ilhx</p> <p>Note: New application. Proposed hours: M-SU 11:00-19:00. Application is for Tower Court elevation.</p>
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WESTMINSTER APPLICATIONS			
4.2	36 Wellington Street WC2E 7BD 14/04506/TCH Notes/Notes	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>No objection</p> <p>Photo: http://tiny.cc/j91phx</p> <p>Documents: http://tiny.cc/23lehx</p> <p>Note: Renewal. No change in use. Proposed hours: M-F 08:00-21:00; SA 08:00-22:00; SU 10:00-18:00. (Current hours run until 23:00 M-SA.)</p>

5. Camden Advertising and Listed Building Applications – Camden does not consult on these applications. They are provided for your information; the Planning Committee will not be discussing them.

CAMDEN APPLICATIONS			
5.1	24 Neal Street WC2H 9QW 2014/3163/A Smiths of Covent Garden/ <i>The Boot Tree Ltd.</i>	Installation of 1x projecting sign, fascia sign and extendable canopy.	<p>Comments by: N/A (No public consultation)</p> <p>No photo</p> <p>Documents: http://tiny.cc/9xklhx</p>

6. Other Business

7. Next meetings & future presentations

- 7.1 14th July 2014
- 7.2 28th July 2014