

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 23rd September 2013
 at 17:00 at Covent Garden Community Centre (Shelton Room), 42 Earlham Street WC2H 9LA
 www.CoventGarden.org.uk Facebook: TheCGCA Twitter: @TheCGCA

1. Attendance

1.1 Apologies received: Mike Leeson, Jo Weir, Elizabeth Bax, David Kaner, Sam Kung, Christina Smith

1.2 Present: Shirley Gray, Rhu Weir, Meredith Whitten

2. Presentation – None

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	16 Neal's Yard WC2H 9DP 2013/5536/P Slam City Skates (A1) at basement & ground; B1 above/ Shaftesbury; Rolfe Judd (agent)	Change of use of basement and ground floor from retail (Class A1) to restaurant/cafe (Class A3).	Objection. Residential amenity is already affected by the number of premises with A3 and A1 use. DK to write letter. Photos: http://tiny.cc/ihno3w & http://tiny.cc/hino3w Documents: http://tiny.cc/llid3w
3.2	10 Gate Street WC2 2013/4980/P Thiwanya/Croftlar Holdings Limited; DP9	Proposed seven-storey rear extension on to Little Turnstile and mansard roof extension in association with change of use of office (B1a) and restaurant (A3) to residential 4x1 bedroom unit and 1x2 bedroom unit (C3) and flexible A1/A3 use at lower ground and ground floor.	No objection. The CGCA welcomes the addition of residential units at this location. Photo: http://tiny.cc/1jno3w Documents: http://tiny.cc/mlfk3w
WESTMINSTER APPLICATIONS			
3.3	45 St Martin's Lane WC2N 4EJ 13/07623/FULL St. Martin's Lane Hotel/ Capital Hills Hotel Group; Aukett Fitzroy Robinson (agent)	Insertion of four windows to side elevation facing Mays Court at ground floor level. Single storey infill extension at first floor level to create meeting room facilities.	No objection provided that clear conditions that specify that the new extension cannot become a bar or similar operation are imposed. Photo: http://tiny.cc/rwly2w Documents: http://tiny.cc/oely2w
3.4	17 The Market WC2E 8RB 13/08127/LBC Whittard/Whittard; Blass Design (agent)	Display of three non-illuminated fascia signs with individual fret cut letters to the Central Avenue, Central Avenue south wing and side elevations and two non-illuminated timber hanging signs measuring 600mm x 600mm. Minor redecoration works to existing shopfront.	No objection Photo: http://tiny.cc/3kno3w Documents: http://tiny.cc/sj7a3w
3.5	42 Drury Lane WC2B 5RN 13/08453/FULL C3/GMS Estates; Emrys Architects (agent)	Variation of Condition 1 of planning permission dated 05-04-13 (13/00900), namely to include a mezzanine level to number 42; provision of terraces set within the roof at above 42 and 43; installation of dormer windows; associated internal alterations.	While the CGCA does not object to the proposals, we note that no operating hours for the plant equipment are specified in the application. We are concerned about noise impact on nearby residents, particularly those directly adjacent to this property. These operating hours should be limited so the equipment does not have an impact on local residents. Photos: http://tiny.cc/fqno3w & http://tiny.cc/grno3w

			Documents: http://tiny.cc/lp7a3w Note: Listed building. Original application on 25-02-13 agenda.
3.6	42 Drury Lane WC2B 5RN 13/08360/FULL C3/GMS Estates; Emrys Architects (agent)	Variation of Condition 1 of planning permission dated 05-04-13 (13/00900), namely to amend the residential mix to 4x2 bed and 2x3 bed flats, to remove a stair and install an internal lift with associated lift overrun and alterations to plant at roof level, to add a mezzanine level and layout alterations.	No objection Photos: http://tiny.cc/fqno3w & http://tiny.cc/grno3w Documents: http://tiny.cc/7s7a3w Note: See 3.5. Listed building.
3.7	29 Odhams Walk WC2H 9SA 13/08433/FULL C3/Falconer Chester Hall Architects (agent)	Erection of an extension with terrace at third floor level to provide additional residential accommodation.	No objection Photo: http://tiny.cc/ftno3w Documents: http://tiny.cc/p1ek3w
3.8	6 Maiden Lane WC2E 7RF 13/07729/FULL Polpo/Norman Green Architects (agent)	Installation of a compressor unit within an acoustic enclosure at rear second floor level.	The CGCA does not object to this retrospective application provided that WCC officers are satisfied that the installed plant no longer exceeds the Council's requirements. Photo: http://tiny.cc/bvno3w Documents: http://tiny.cc/8xek3w
3.9	15 Garrick Street WC2E 9AY 13/07939/FULL The Garrick Club/The Garrick Club; Building Design Partnership (agent)	Provision of a new external balcony to the rear of the property for the exclusive use of members and their guests; works involve alterations to existing low level roof and conversion of an existing window to provide new access doors.	No objection Photo: http://tiny.cc/xvno3w Documents: http://tiny.cc/jb8a3w Note: Listed building
3.10	15 Garrick Street WC2E 9AY 13/07940/LBC The Garrick Club/The Garrick Club; Building Design Partnership (agent)	Provision of a new external balcony to the rear of the property for the exclusive use of members and their guests; works involve alterations to existing low level roof and conversion of an existing window to provide new access doors.	No objection Photo: http://tiny.cc/xvno3w Documents: http://tiny.cc/e17a3w Note: Listed building
3.11	15 Garrick Street WC2E 9AY 13/07877/FULL The Garrick Club/The Garrick Club; Building Design Partnership (agent)	New roof hatch for access and maintenance purposes.	No objection Photo: http://tiny.cc/xvno3w Documents: http://tiny.cc/z4ek3w Note: Listed building
3.12	8-12 Neal Street WC2H 9LY 13/07866/FULL Mango/Mango; MGPM (agent)	Alterations to existing shopfront including widening of entrance door and installation of a vertical sliding timber door.	No objection Photo: http://tiny.cc/rxno3w Documents: http://tiny.cc/kggs3w
3.13	12 Great Newport Street WC2H 7JA 13/08963/FULL B1/Jones Lang LaSalle Limited (agent)	Use of offices (Class B1) to 9 residential units (Class C3) and ancillary space. Erection of extension at roof level, creation of roof terrace and installation of plant. Alterations to windows and doors.	The CGCA welcomes the revised plans, which address the CGCA's original concerns regarding size and mix of residential units as well as our concerns regarding overlooking and loss of residential amenity from the previously proposed balconies. Photo: http://tiny.cc/5yno3w Documents: http://tiny.cc/w7ek3w Note: Original application was on 28-05-13 agenda.

3.14	13 New Row WC2N 4LF 13/08211/FULL B1/ <i>Shaftesbury; Rolfe Judd (agent)</i>	Use of the first floor for either continued office (Class B1) or residential use (Class C3) with associated internal alterations including the erection of partitions.	Objection. The CGCA objects to permission for dual/alternative use. Please note that we have legal advice to the effect that the granting of dual use would be unlawful and we will provide further information in due course. The applicant is not requesting permission for two uses at once, but rather permission to potentially change use at some point in the future without the need to apply for planning permission at that time. The CGCA believes that allowing dual/alternative use effectively removes the premise from planning control. Photo: http://tiny.cc/q1no3w Documents: http://tiny.cc/inam3w Note: Listed building. Includes CGAT offices.
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4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	32 -34 Monmouth Street WC2H 9HB 2013/5925/TC <i>Kopapa/Mr. Adam Wills</i>	3 tables and 10 chairs	No objection Photos: http://tiny.cc/kwoo3w & http://tiny.cc/9woo3w No documents Note: Renewal. No change in use or hours. Current hours: M-F 08:30-23:00; SA 10:00-23:30; SU 10:00-22:00.
WESTMINSTER APPLICATIONS			
4.2	37 Cranbourn Street WC2H 7AD 13/08130/TCH <i>The Brewmaster/ Greene King Plc.; DHA Planning (agent)</i>	Use of two areas of the public highway measuring 1m x 5.6m on Cranbourn Street for three tables and six chairs and 2m x 11.1m on St Martin's Court for five tables and 20 chairs.	No objection Photos: http://tiny.cc/muoo3w & http://tiny.cc/9uoo3w Documents: http://tiny.cc/5ram3w Note: Renewal. No change in use. No hours listed. Current hours: M-SU 11:00-23:00.

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.

CAMDEN APPLICATIONS			
5.1	16a & 18 Endell Street WC2H 9BD 2013/5637/A <i>Ten Cases/ Verdelin Limited; Thomas and Thomas Partners LLP (agent)</i>	Display of new awning, fascia sign and externally-illuminated projecting sign on wine shop/restaurant (Class A3).	No photo Documents: http://tiny.cc/rgfk3w

6. Other Business

7. Next meetings & future presentations

- 9.1 Monday, 14th October 2013, 17:00
- 9.2 Monday, 28th October 2013, 17:00