

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 24th February 2014
 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: Jo Weir, David Bieda, Sam Kung, Rhu Weir

1.2 Present: Mike Leeson, Elizabeth Bax, Robert Bent, Shirley Gray, Meredith Whitten

2. Presentation – None scheduled

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
None			
WESTMINSTER APPLICATIONS			
3.1	7-9 Kingsway WC2B 6XF 14/00192/FULL EAT/EAT Ltd.; <i>Inature architecture and design (agent)</i>	Installation of new awning to existing shopfront.	No objection Photo: http://tiny.cc/knrlbx Documents: http://tiny.cc/w6uhbx
3.2	34-35 Maiden Lane WC2E 7LB 13/11169/FULL <i>Rules/Rules Restaurant; David Quigley Architects (agent)</i>	Alterations to existing restaurant (Class A3) including the erection of full width rear extension at first floor level with associated roof lights, demolition of existing roofs and erection of roof extension with associated windows and ventilation grilles to house plant equipment, installation of new ventilation ducting to rear.	No objection, provided WCC is satisfied that the additional massing in the rear is not excessive. Photos: http://tiny.cc/5nrlbx ; also see http://tiny.cc/o4ykbx . Documents: http://tiny.cc/ibvhbx Note: No. 35 is a listed building.

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	42 Kingsway WC2B 6EX 2014/0982/TC <i>Bills/Bills Restaurants Ltd.</i>	7 tables, 16 chairs and 4 barriers	No proposed hours are included in the application materials. The CGCA has no objection to the current hours, which end at 23:00. Photo: http://tiny.cc/02vhbx Documents: http://tiny.cc/6dwdbx Note: Renewal. No change in use or hours. Current hours: M-SA 08:00-24:00; SU 08:00-22:30.
WESTMINSTER APPLICATIONS			
4.2	19 Henrietta Street WC2E 8QH 14/00722/FULL <i>All Bar One/Mitchell & Butlers Leisure Retail; Blake Laphorn Solicitors</i>	Variation of Condition 5 of planning permission dated 27-3-13 (13/00837/FULL) to allow continued use of two areas of public highway measuring 7.8m x 0.8m and 10m x 0.8 m for placing of three tables and six chairs to Henrietta Street frontage and four tables and eight chairs to Bedford Street frontage.	There has been a long-standing problem with customers at this premises blocking the already-narrow pavement by backing a third chair directly into the pedestrian flow and by standing along the entire width of the pavement. This problem is particularly acute in warmer months and on the Bedford Street frontage. It is not uncommon to see pedestrians walking in Bedford Street because the pavement is completely blocked by customers, which violates the policies laid out by WCC in the "Westminster Way Public Realm Strategy" and in "Guidelines for the placing of tables and chairs on

			<p>the highway.” While the drawings may indicate there is room for the tables and chairs, in reality, this layout is rarely adhered to. See attached photos.</p> <p>Also, no proposed hours are included in the application materials. Should the Council be minded to extend permission for the use of tables and chairs, the CGCA does not object to the current hours, which end at 23:00. The CGCA would object to later hours because of the impact on residential amenity.</p> <p>Photos: http://tiny.cc/duvhbx, http://tiny.cc/wxvhbx & http://tiny.cc/hyvhbx</p> <p>Documents: http://tiny.cc/e2vdbx</p> <p>Note: Renewal. No change in use. Current hours: M-SU 11:00-23:00. No proposed hours listed.</p>
4.3	<p>20 Upper St Martin's Lane WC2H 9DL 13/11858/TCH The Sussex/Spirit Pub Company (Services) Limited; TLT LLP (agent)</p>	<p>Use of three areas of public highway measuring 1.9m x 9.9m on Upper St Martin's Lane, 1.9m x 9.8m on Long Acre and 2.6m x 7.7m on the corner frontage for the placing of 23 tables, 64 chairs, two box planters and eight plain barriers.</p>	<p>While the CGCA does not object to the renewal of tables and chairs, the CGCA does object to the use of A-boards, particularly given that this location is one of the busiest intersections in Covent Garden. Pedestrian traffic will increase as more people walk between Leicester Square station and the Piazza area due to Covent Garden station being exit only. A-boards cause a significant impediment and obstruction to pedestrian flow.</p> <p>Also, no proposed hours are included in the application materials. The CGCA has no objection to the current hours, which end at 23:00, but does object to later hours because of the impact on residential amenity.</p> <p>Photos: http://tiny.cc/vzvhbx, http://tiny.cc/d1vhbx & http://tiny.cc/z1vhbx</p> <p>Documents: http://tiny.cc/chwdbx</p> <p>Note: Renewal. No change in use. Current hours: M-SU 11:00-23:00. No proposed hours listed.</p>
4.4	<p>28A Floral Street WC2E 9DP 14/00500/FULL Andronicas Coffee/Emrys Architects (agent)</p>	<p>Use of the public highway measuring 8.24m x 1.43m for the placing of 4 tables and 16 chairs.</p>	<p>Objection. The CGCA objects to the placement of tables and chairs in Conduit Court because of the impact of noise and public nuisance on residential amenity, as noted in “Westminster Way Public Realm Strategy” and in “Guidelines.” Residents currently live directly adjacent to the proposed location for tables and chairs, and development plans call for more residential units to be added in Floral Street. The CGCA notes that proposals for tables and chairs at this location were part of a larger planning proposal in summer 2013. However, WCC’s Environmental Health officer and planning officers concluded that the noise impact would be detrimental to residential amenity and the applicant was asked to amend the scheme to remove the external seating.</p> <p>Additionally, the CGCA objects to a proposed start time of 07:00 for tables and chairs anywhere in Covent Garden because of the impact on residential amenity. Should customers want a coffee at that time, they can consume it inside the premises or</p>

			<p>purchase it to takeaway. Should the Council be minded to grant permission, the CGCA objects to any start time earlier than 08:00 given the residential nature of the conservation area, including Floral Street.</p> <p>Photos: http://tiny.cc/jnslbx, http://tiny.cc/znsblx & http://tiny.cc/foslbx</p> <p>Documents: http://tiny.cc/6nzsblx</p> <p>Note: New application. Proposed hours: M-SU 07:00-19:00.</p>
4.5	<p>St. Martin's Place WC2N 4JJ 14/00503/FULL St. Martin-In-The-Fields Church/St. Martin-In-The-Fields Church; Platform 5 (agent)</p>	<p>Variation of Condition 3 of planning permission dated 13-08-2013 (13/04917/FULL) which varied planning permission dated 12-06-2012 (11/11556/FULL) 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 extend customer opening hours to between 0800hrs each day and 1900hrs during April and September; 2100hrs during May, June, July and August; and 1700hrs during October.</p>	<p>The CGCA has no objection to hours for the tables and chairs beginning at 8 a.m. However, no assembly or stocking should occur before these hours, as the applicant requested in a previous application.</p> <p>Photo: http://tiny.cc/k5rlbx</p> <p>Documents: http://tiny.cc/1mxkblx</p> <p>Note: No change in use. Change in hours. Proposed hours: April 08:00-19:00; May-September 08:00-21:00; October 08:00-17:00.</p> <p>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. "</p> <p>Recent application to extend permission to 31-10-15 was on 22-07-13 agenda. CGCA had no objection.</p> <p>Original application on 16-01-12 agenda. CGCA 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.</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
None

6. Other Business

7. Next meetings & future presentations

7.1 10th March 2014

7.2 24th March 2014