

## Minutes

### Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 25<sup>th</sup> November 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:** None

**1.2 Present:** Mike Leeson, Jo Weir, Robert Bent, Shirley Gray, Sam Kung, Rhu Weir, Meredith Whitten

**2. Presentation – None scheduled**

**3. Planning Applications & Appeals**

	Address & Application No.	Proposal	Comments
<b>CAMDEN APPLICATIONS</b>			
3.1	Dudley Court 36 Endell Street WC2H 9RF 2013/6888/P C3/Mr. Thiru Paheerathan; Hunter & Partners (agent)	Installation of uPVC windows to replace the existing windows to flats (Class C3), excluding windows to communal stairwells and commercial units on ground level.	No objection Photo: See D&A statement Documents: <a href="http://tiny.cc/yx6o6w">http://tiny.cc/yx6o6w</a>
3.2	Basement & Ground Floor 1-3 Denmark Street WC2H 8LP 2013/7022/P A2 (job centre)/Fernandez & Wells; Carmody Groarke (agent)	Change of use of basement and ground floor from existing Jobcentre (Class A2) to cafe & bakery (mixed A3 & A1).	No objection Photo: <a href="http://tiny.cc/l7rr6w">http://tiny.cc/l7rr6w</a> Documents: <a href="http://tiny.cc/bz6o6w">http://tiny.cc/bz6o6w</a> Note: Proposed hours: M-SA 07:30-23:30; SU 09:00-22:30
3.3	24 Endell Street WC2H 9HQ 2013/5562/P The Hospital/The Hospital Group Ltd.; Rolfe Judd (agent)	Replacement of air-conditioning plant including erection of extract duct to east elevation.	No objection Photo: <a href="http://tiny.cc/tu916w">http://tiny.cc/tu916w</a> Documents: <a href="http://tiny.cc/1vdt6w">http://tiny.cc/1vdt6w</a>
<b>WESTMINSTER APPLICATIONS</b>			
3.4	26-27 Southampton Street 13/10869/FULL B1/Legal & General; Gerald Eve (agent)	Use of part ground and all other floors at 26-27 Southampton Street from office (Class B1) to residential (C3) use and part of ground floor from offices (B1) to retail (A1) use and associated internal and external alterations including creation of an additional floor above No. 26. Associated works including creation of courtyard at rear basement level, installation of plant, solar panels, alterations to windows and doors, and creation of terraces to rear and roof level.	No objection Photos: <a href="http://tiny.cc/71rr6w">http://tiny.cc/71rr6w</a> & <a href="http://tiny.cc/r2rr6w">http://tiny.cc/r2rr6w</a> Documents: <a href="http://tiny.cc/ug6o6w">http://tiny.cc/ug6o6w</a> Note: 50 documents; listed building
3.5	Bedford Street WC2E 9ED 13/10717/FULL St Pauls Church/Parochial Church Council of St Paul's Church; Upchurch Associates (agent)	Signage boards and fixings to existing railings, with new metal lettering fixed over two stone portals. Installation of a statue on a stone-clad plinth in the north courtyard, with new lighting to the courtyard and the statue.	No objection Photos: See documents Documents: <a href="http://tiny.cc/kl6o6w">http://tiny.cc/kl6o6w</a> Note: We only need to comment on the statue.
3.6	19A, 22-25 Floral Street And 34 Rose Street, 27-28 And 31, 32 King Street WC2E 9DS	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,	ML to write letter No photo Documents: <a href="http://tiny.cc/l7gz5w">http://tiny.cc/l7gz5w</a>

	13/05128/FULL Various/Capco; Gerald Eve	basement, ground and five upper storeys and refurbishment and alteration of retained buildings to provide 31 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.	Note: 88 documents.
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#### 4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	13 Neal's Yard WC2H 9DP 2013/7283/TC Homeslice/Mr. Rupert Morgan	3 tables and 6 chairs	The CGCA does not object to this application, as the owners of the premises have made efforts to ensure residential amenity is not harmed, such as by complying with the hours of operations. However, the CGCA notes that residents have expressed concern about customers leaving the premises in a loud, disruptive manner and about noise disturbance from customers seated inside, as the shopfront is openable (this is more of a problem in warmer months). (The CGCA also observes that openable shopfronts violate LBC's planning policy DP30.8.) This is particularly an issue after 10 p.m. Thus, the CGCA stresses that monitoring of the applicant's compliance with planning and licensing requirements should continue. Photo: <a href="http://tiny.cc/basr6w">http://tiny.cc/basr6w</a> No documents Note: Renewal. M-SU 08:00 - 22:00
4.2	6 Neal's Yard WC2H 9DP 2013/7322/TC Neal's Yard Bakery/Thomas + Thomas Partners LLP	5 tables and 10 chairs	The CGCA objects to the use of tables and chairs at this site. These ground floor premises have always been used as a shop and never had seating outside. Given the small area for people to move about in Neal's Yard, adding more seating on the public highway will only further intrude on residential amenity. While the CGCA recognises that outdoor dining and drinking is increasingly popular, this must be balanced with residential amenity, as Camden's planning policy requires. It is vital that Camden consider this application in concert with other applications/permissions for tables and chairs, as the cumulative effect has a very negative impact on local residents. Photo: <a href="http://tiny.cc/i3ry6w">http://tiny.cc/i3ry6w</a> No documents Note: New application. Proposed hours: M-SU 08:00-22:00.
4.3	84-86 Charing Cross Road WC2H OJA 2013/7320/TC Leon de Bruxelles/Mrs. Ramila Manek	11 tables, 22 chairs and 9 barriers	No objection. The CGCA is very pleased that the area has been cleaned up and A-boards that were impeding pedestrians have been removed. Photos: <a href="http://tiny.cc/hesr6w">http://tiny.cc/hesr6w</a> & <a href="http://tiny.cc/qdsr6w">http://tiny.cc/qdsr6w</a> No documents Note: Renewal. No change in use or hours: M-TH 08:00-23:00; F-SA 08:00-23:30; SU 08:00-22:30.
WESTMINSTER APPLICATIONS			
4.4	8 Garrick Street WC2E 9BH 13/11131/TCH Tobiko/Charles Le Pelletiere; NGA Design (agent)	Use of an area of public highway measuring 8.4m x 0.95m for the placing of four tables and eight chairs.	No objection Photo: <a href="http://tiny.cc/bary6w">http://tiny.cc/bary6w</a> Documents: <a href="http://tiny.cc/s0qy6w">http://tiny.cc/s0qy6w</a> Note: Renewal. No change in use. 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			
3.11	20 Mercer Street WC2H 9HD 2013/6632/A Mercer Street Hotel/Radisson Hotels; Pearce Signs Limited (agent)	Display of internally illuminated signage to hotel.	Comments by N/A No photo Documents: <a href="http://tiny.cc/ox7o6w">http://tiny.cc/ox7o6w</a>

6. **Other Business** – We will have two presentations at our next meeting, 9 December.

7. **Next meetings & future presentations**

9.1 Monday, 9<sup>th</sup> December 2013, 17:00

9.2 TBD