

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held via email on Monday, 26th May 2014
 www.CoventGarden.org.uk Facebook: TheCGCA Twitter: @TheCGCA

1. Attendance

1.1 Apologies received: N/A

1.2 Present: Elizabeth Bax, Shirley Gray, Selwyn Hardy, Jo Weir, Rhu Weir, Meredith Whitten

2. Presentation: None scheduled

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	166 Shaftesbury Avenue WC2H 8JB 2014/2751/P <i>C3/Seven Capital; HFBT Architects (agent)</i>	Conversion of 1x4 bed flat to 2x2 bed flats and single-storey rear extension at first floor level and relocation of first floor window.	No objection Photo: http://tiny.cc/vb59fx Documents: http://tiny.cc/im67fx Note: Planning consent was granted in 2007 for refurbishment and extension of the existing residential flats at first, second, third, fourth and roof levels to provide six units in total. This consent included a four-bedroom flat at first-floor level. This current application proposes to divide the flat at first-floor level into 2 two-bedroom flats, one of which is to have a small single-storey extension over the rear roof terrace at this level, making seven units in the building. There are no changes to the Shaftesbury elevation – changes are all to the rear elevation.
3.2	66 Great Queen Street WC2B 5BX 2014/2792/P <i>Kingsway Hall Hotel/The Kingsway Hall Hotel Limited; CgMs (agent)</i>	Erection of a two storey extension at eighth- and ninth-floor levels.	No objection Photo: http://tiny.cc/le59fx Documents: http://tiny.cc/bd59fx
3.3	24 Cambridge Circus WC2H 8AA 2014/3237/P <i>Leon de Bruxelles/The One Cambridge Circus; Rackham Planning (agent)</i>	Change of use of ground floor and basement from restaurant (Class A3) to a mixed restaurant/ takeaway service (Class A3/A5).	The CGCA does not object to the restaurant having permission for customers to order food for takeaway, provided that the applicant ensures that customers wait for their food inside the restaurant and not loiter in front of the restaurant or eat at the tables and chairs outside. Residents live in the immediate vicinity and they already must deal with late-night crowds and noise in this area. Thus, the CGCA is concerned about the potential negative impact on residential amenity, particularly from noise, if conditions limiting the takeaway to customers inside the restaurant. Photo: http://tiny.cc/r449fx Documents: http://tiny.cc/xz67fx
WESTMINSTER APPLICATIONS			
3.4	30 Wellington Street WC2E 7BD 14/03028/FULL <i>PJ's Grill/ Harnbury</i>	Installation of replacement full height extract duct and installation of replacement air-handling unit to flat roof within	The CGCA is concerned about noise impact on residential amenity. We do not object provided that any permission granted includes a condition requiring the applicant to comply with the mitigation measures stated in the Noise Assessment and satisfy the Council that

	<i>Holdings Ltd.; Carroll Design (agent)</i>	lightwell.	noise does not exceed the Council's maximum. The CGCA points out that the Noise Assessment report states the onerous requirement of obtaining 45dBA when proposed installation of this type of plant measures 48dBA to nearest residential window. Further, the assessment says that "if the design aim cannot be achieved via the selection of quiet plant alone, mitigation measures would be required," and particularly mentions providing an acoustic enclosures or silencers. Photo: http://tiny.cc/gk59fx Documents: http://tiny.cc/x967fx
3.5	York House 23 Kingsway WC2B 6UJ 14/03253/FULL <i>B1/USF Nominees Ltd. c/o CBRE Global Investors; EPR Architects Ltd. (agent)</i>	Removal of Condition 2 of planning permission dated 07-07-89 (88/06594/FULL) for alteration and extension for office use. Namely, to allow flexibility in the use of the space currently allocated to car parking so as to encourage future use of alternative modes of transport (e.g. cycles).	The CGCA is waiting for further information about the reason for the condition before commenting. Photo: http://tiny.cc/nm59fx Documents: http://tiny.cc/je77fx Note: Condition 2 states: "The whole of the car parking accommodation shown on the drawings shall be provided and retained permanently for the accommodation of vehicles of the occupiers (including employees using the building) and persons calling at the building for the purpose of conducting business with the occupiers thereof."
3.6	100-101 St Martin's Lane WC2N 4AZ 14/03550/FULL <i>B1/Bishopsgate Long Term Property Fund Unit Trust Care of Cordea Sa; paul davis and partners (agent)</i>	Lowering window cills to enlarge first floor windows on front elevation.	The CGCA objects to this application. While the CGCA appreciates the applicant's desire for more light, the proposed alterations are out of keeping with the character of this building and those surrounding it. Photo: http://tiny.cc/ys59fx Documents: http://tiny.cc/6i77fx
3.7	44 Wellington Street WC2E 7BD 14/04113/FULL <i>B1/Shafesbury; Rolfe Judd Planning (agent)</i>	Dual/alternative use of the first, second and third floors of 44 Wellington Street and 3 Russell Street for office (Class B1) and/or residential (Class C3) use, creation of a fourth-floor mansard roof extension above 1, 2, 3 Russell Street and 44 Wellington Street for residential (Class C3) use and associated external alterations.	Objection. The CGCA consistently objects to permission for dual use, and we have previously provided WCC with legal advice to support our position that dual use is unlawful. Granting the applicant continuing permission to potentially change use at some point in the future without the need to apply for planning permission or consult with neighbouring residents at that time effectively removes this premise from planning control. The CGCA questions how WCC can meet its housing targets if applicants are given permission to change to and from C3 without the need to inform anyone. Similarly, WCC has policies regarding the stock of offices in the borough. Again, how can these be accurately enforced without knowing what use a property currently has? Photo: http://tiny.cc/ex59fx Documents: http://tiny.cc/oe87fx Note: Office space is vacant.

4. Tables and Chairs

CAMDEN APPLICATIONS			
None			
WESTMINSTER APPLICATIONS			
4.1	351 Strand WC2R OHS	Variation of Condition 5 of planning	No objection, provided the hours do not

	14/03797/FULL Wellington/Mitchells & Butler; Blake Laphorn (agent)	permission dated 11-06-13 (13/03441) for the use of two areas of the public highway measuring 4m x 9m and 1.3m x 4.9m for the placing of 11 tables, 44 chairs and six canvas screens around the tables and chairs; namely to allow the use for a further 12-month period.	change from those currently permitted. Photos: http://tiny.cc/4059fx & http://tiny.cc/k159fx Documents: http://tiny.cc/xp77fx Note: No change in use. Proposed hours not listed. Current hours: M-SU 08:00-23:00.
4.2	79 St Martin's Lane WC2N 4AA 14/03591/TCH Angus Steak House/ ATFC Ltd.; Ian Belsham Associates	Use of the public highway for the placing of 2 tables and 4 chairs in an area measuring 3.72 x 0.8m.	Objection. The pedestrian traffic at this location is one of the busiest in Covent Garden, as shown in the attached photo. Thus, permitting tables and chairs at this location on St. Martin's Lane would significantly impede pedestrian flow. As stated in "Guidelines for the placing of tables and chairs on the highway," the Council "will always require sufficient space on the pavement to allow pedestrians, wheel chair users, disabled people, the elderly and those with prams and buggies to pass along safely and easily." "The Westminster Way" also lays out a policy prohibiting tables and chairs in such busy, high-pedestrian locations. The CGCA notes that no businesses on this side of St. Martin's Lane have permission for tables and chairs. The Salisbury public house, for example, has permission for tables and chairs, but only on the St. Martin's Court frontage, not on the St. Martin's Lane frontage. Granting permission for this proposal would set off applications from the many restaurants, cafes and pubs along the street. We believe this is a very bad precedent to set, as it would cause an already congested pavement to become worse. See attached photos, which were taken mid-day on a weekday. Photos: http://tiny.cc/1w69fx & http://tiny.cc/kx69fx Documents: http://tiny.cc/u277fx Note: New application. Proposed hours: M-SU 10:00-23:00.
4.3	4 Garrick Street WC2E 9BH 14/03557/TCH Angus Steak House/ ATFC Ltd.; Ian Belsham Associates (agent)	Use of public highway for the placing of four tables, eight chairs and one freestanding menu board in two areas measuring 5.1 x 0.8m and 6.3 x 0.8m.	No objection Photo: http://tiny.cc/q669fx Documents: http://tiny.cc/yk87fx Note: No change in use of T&CH, but proposed menu board is new. No change in hours. Current hours M-SU 08:00-23:00.
4.4	25 Slingsby Place WC2E 9AB 14/03960/TCH Dalla Terra/Thomas and Thomas Partners LLP (agent)	Use of the public highway for the placing of four tables and 16 chairs in a area measuring 3.5m x 11m.	No objection, provided the hours do not change from those currently permitted. Photo: http://tiny.cc/3969fx Documents: http://tiny.cc/qi79fx Note: No change in use. No proposed hours listed. Current hours: M-SU 7:30-23:00.

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 9th June 2014

7.2 23rd June 2014