

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 28th April 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: David Kaner, Rhu Weir, Meredith Whitten

1.2 Present: Mike Leeson, Elizabeth Bax, Robert Bent, Shirley Gray, Selwyn Hardy

2. Presentation: None scheduled

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	3rd Floor & Roof Level 40-42 Parker Street WC2B 5PQ 2014/2113/P B1/Sydney Wharf Ltd.; Savills (agent)	Addition of two additional storeys for residential use, and change of use of third floor from office residential creating 1x1 bed and 5x2 bed self-contained flats.	No objection Photo: See Planning Statement. Documents: http://tiny.cc/9hqvex
3.2	Flat 7 10 Macklin Street WC2B 5NF 2014/1745/P C3/Webb Architects Limited (agent)	Extension onto external terrace at rear of sixth floor.	No objection Photo: See Planning Statement. Documents: http://tiny.cc/hvqvex
3.3	8 Tower Court WC2H 9NU 2014/2080/P & 2014/2165/L C3/Mr. William Parente; Ridge and Partners LLP (agent)	Replacement of metal railing lightwell cover with toughened laminated and etched glazed and steel cover at pavement level.	The CGCA is concerned about the visual impact that these proposals to replace the metal railing lightwell on this Grade II listed buildings will have both on the building itself and on the street in total. There are lightwells outside four of the terraced houses on Tower Court and all have railings, with three having covered the railings with a mesh. The houses have large basement windows fronting on to the lightwells. The supporting documents may overstate the nature of the rubbish falling through, as the mesh outside #8 is very fine and it appears that the window gives access to the bottom of the lightwell anyway. Visually the streetscape would look odd if only one was changed. Photo: http://tiny.cc/5tyuex Documents: http://tiny.cc/hqqvex Note: See 15-11-11 minutes. CGCA had no objection to proposals for alterations to include replacement of existing single glazed front windows with double glazed windows to first, second and third floor level, the enlargement of existing roof lights into one large roof light, new access hatch and installation of cooling system to rear roof slope in connection with internal alterations to dwelling house (Class C3).

3.4	Aviation House 125-129 Kingsway WC2B 6NH 2014/0309/P B1/Cabinet Office; Carlile Associates (agent)	Installation of air condenser unit to 7 th - floor flat roof.	No objection Photo: http://tiny.cc/9wxuex Documents: http://tiny.cc/xq4sex
3.5	Flat 19 A 19-21 Monmouth Street WC2H 9DD 2014/2418/P C3/Mr. Mark Wordsworth; Brimelow McSweeney Architects (agent)	Variation of condition 2 (external works to be carried out using materials that closely resemble the originals to safeguard appearance) pursuant to planning permission 2013/7818/P (07/02/04) consisting of revised drawings and revised D&A Statement for alteration of door openings to rear mansard roof pitch and associated fenestration replacement.	No objection Photo: See D&A. Documents: http://tiny.cc/t94sex Note: Listed building. Original application on 27-01-14 agenda. CGCA had no objection.
3.6	Flat 19 A 19-21 Monmouth Street WC2H 9DD 2014/2669/L C3/Mr. Mark Wordsworth; Brimelow McSweeney Architects (agent)	Variation of condition 2 (external works to be carried out using materials that closely resemble the originals to safeguard appearance) for internal and external alterations consisting of new internal staircase with amendments to existing gallery, partial demolition of mansard roof and works to dormer doors and windows pursuant to 2013/1868/L (07/02/14).	No objection Photo: See D&A. No documents. Note: Listed building
WESTMINSTER APPLICATIONS			
3.7	116 St Martin's Lane WC2N 4AZ 14/02440/FULL Prezzo/Prezzo PLC; Zeki Interiors Ltd. (agent)	Replacement of three chiller units and removal of one chiller unit within the sunken part of the roof level plant area. Internal alterations at basement, ground and mezzanine level including treatment to timber walls and installation of glazed fanlights.	The CGCA cannot comment on the proposals without an appropriate acoustic report. The acoustic report included in the supporting documents tries to get away with not measuring noise, background noise, etc., by stating that the more modern replacement is 5db quieter than the old one being replaced. The CGCA feels that the applicant should be required to produce proper acoustic report with absolute figures rather than those of the "x-5" variety, as it is possible that it will still be unacceptably noisy. Photo: See D&A. Documents: http://tiny.cc/9c2sex
3.8	Bedford Street WC2E 9ED 14/03181/ADV St. Pauls Church/St. Pauls Church	Display of four timber boards on metal frames attached to existing railings.	No objection No photo Documents: http://tiny.cc/pi2sex Note: Listed building
3.9	10 Russell Street WC2B 5HZ 14/03130/FULL Starbucks/ Starbucks Coffee Co. (UK) Ltd.; Pegasus Planning Group Ltd. (agent)	Alterations to the shopfront including installation of awning.	No objection Photo: See D&A. Documents: http://tiny.cc/7o2sex
3.10	2 Bedford Street WC2E 9HD 14/03209/FULL Tutti Fruiti Yogurt/Legal & General Assurance (Pensions Management) Limited; Gerald Eve (agent)	Use of part ground and basement floors from sui generis to retail (Class A1).	Waiting on D&A statement from WCC before commenting. Photo: http://tiny.cc/ukrvex Documents: http://tiny.cc/lm3sex Note: D&A statement not online.

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	43 Monmouth Street WC2H 9DD 2014/2733/TC The Crown/ <i>Spirit Company (Services) Ltd.</i> ; <i>TLT Solicitors (agent)</i>	3 tables, 12 chairs and 7 barriers	<p>The CGCA notes that the barriers used by the public house have helped with the issue of pavement blocking, but we are concerned that the positions of the barriers on the Monmouth Street frontage may be further across the footpath than permission grants, as the barriers currently fall outside the studs in the pavement. We ask Camden to be clear on the approved position, namely whether the barriers should follow the studs. As long as the barriers are correctly placed and all customers stay within the approved barriers, the CGCA does not object to a mix of seated and vertical drinkers.</p> <p>Photo: http://tiny.cc/fdyuex (Note that this photo is from January 2014.)</p> <p>No documents</p> <p>Note: New application. Proposed hours: M-SU 10:00-22:00.</p> <p>Previous application for 3T & 12CH (2013/4015/TC) was refused. Permission for 7 barriers was approved (2013/8264/TC). Bin 2012, the applicant had permission for 3T & 12CH (2012/4299/TC).</p> <p>2013 application was on 08-07-13. CGCA objected: "The CGCA objects to continued permission for T&CH, as the applicant has demonstrated a lack of control over outside drinkers. Vertical drinkers spill over past the tables and chairs and the pavement and into the street at the narrow roundabout at Seven Dials, which also has consistently busy footfall. This results in pedestrians being forced into the road, which creates a serious safety hazard."</p>
4.2	1 Monmouth Street WC2H 9DA 2014/2789/TC <i>Just Falafel/Fresh Eats Ltd.</i> ; <i>Mr Deon Van Niekerk (agent)</i>	2 tables and 4 chairs	<p>The CGCA does not object to the placement of tables and chairs on the Monmouth Street frontage.</p> <p>Photos: http://tiny.cc/9d4sex & http://tiny.cc/1e4sex</p> <p>No documents</p> <p>Note: New application. Proposed hours: 08:00-23:00. Previous application (2013/3019/TC) for 4T & 12 CH was refused.</p>
4.3	63 Endell Street WC2H 9AJ 2014/2778/TC Da Mario Restaurant/ <i>Maria Solimini</i>	4 tables and 16 chairs, 2 barriers and 2 umbrellas	<p>While the CGCA does not object to the use of 4 tables, 16 chairs, 2 barriers and 2 umbrellas, we do object (as we did on the previous application) to any hours later than 23:00. The CGCA feels that the hours are excessive given the Council's tables-and-chairs policy restricting the hours to 21:00 in residential streets, such as Endell Street.</p> <p>No photo</p> <p>No documents</p> <p>Note: Renewal. No change in use or hours. Current hours: M-SA 10:00-23:30.</p> <p>2013 application was for 5T, 16 CH, 2 barriers and 2 umbrellas. CGCA objected: "Unless the table size is being reduced, there does not appear to be room for a fifth table. We object to any extension of hours from the current Monday to Saturday 10.00 - 23.00 and feel that even these are excessive given the Council's tables and chairs policy restricting the hours to 21.00 in residential streets such as this one." (See 08-04-13 minutes.)</p>
4.4	34 Neal Street WC2H 9PS 2014/2829/TC Cafe Eterno/ <i>Ms. Shirley Phillips</i>	1 table and 2 chairs	<p>No objection</p> <p>Photo: http://tiny.cc/i5wuex (Note that this photo is from July 2013.)</p> <p>No documents</p> <p>Note: Renewal. No change in use or hours: M-TH 10:30-17:30; F 10:30-18:30; SA 10:30-19:00.</p>

WESTMINSTER APPLICATIONS			
4.5	5 Garrick Street WC2E 9AR 14/02707/TCH SNOG Pure Frozen Yogurt/SWICH (UK) Ltd.	Use of area of public highway for the placing of two benches in an area measuring 335cm x 90cm in connection with the ground floor premises at 5 Garrick Street.	<p>The CGCA objects to this application on the grounds that the stated measurements on the supporting documents are incorrect and misleading. The assumed space taken up by the tables and chairs is 0.9 metres, leaving the required clearance of 2.0 metres. However, this is highly improbable. As the benches face the pavement, customers will need space for their legs and likely will sit with their legs stretched out. This takes more than the 900mm shown on the drawings, as customers will have to push the benches further into the pavement and pedestrian flow. (Indeed, one test of this showed a conservative estimate of 1.2 metres needed for one customer.)</p> <p>Photos: http://tiny.cc/5h3sex & http://tiny.cc/ri3sex</p> <p>Documents: http://tiny.cc/nt2sex</p> <p>Note: New application. Proposed hours: M-SU 09:30-23:00.</p> <p>Previous application (13/08442/TCH) for 3T & 6CH was refused by WCC because “The T&CH would block the flow of pedestrians along the footpath and so could be unsafe. This would also make it difficult to clean the footpath.” The decision notice also said, “You may wish to consider making a revised application for a reduced number of tables and chairs. You should consider 2 tables and 4 chairs running parallel and adjacent to the shopfront. This may be more acceptable in highway terms. A revised time by which the tables and chairs would be on the highway until should also be considered.”</p> <p>CGCA objected to the application: “Pavement is too narrow for T&CH and experiences heavy footfall. The proposed area is unrealistic and is unlikely to leave the required 2 metres clearance on the pavement. There is also a motorcycle stand in front of the property which would restrict access.”</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 12th May 2014

7.2 26th May 2014 – Bank holiday, meeting will be rescheduled.