

Minutes

Covent Garden Community Association

Planning Sub-Committee e-meeting held on Monday, 30th December 2013
 www.CoventGarden.org.uk Facebook: TheCGCA Twitter: @TheCGCA

1. Attendance

1.1 Apologies received: None

1.2 Present: Mike Leeson, David Bieda; David Kaner, Rhu Weir, Meredith Whitten

2. Presentation – None

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	9-13 Grape Street WC2H 8ED 2013/7894/P <i>C3/Project Met; DP9 (agent)</i>	Erection of roof extension and change of use from office and photographic studios (Class B1), gymnasium (Class D2) and gallery (Class D1) to 9 (8x2 bed and 1x3 bed) residential units (Class C3), alterations to ground floor level façade, replacement of rooftop plant and associated works.	No objection Photo: See documents Documents: http://tiny.cc/n78q8w Note: Developer met with CGCA at 09-12-13 meeting (see minutes for summary).
3.2	4 Wild Court WC2B 4AU 2013/4789/P <i>C2/Ian Pirie; Planning Resolution Partnership (agent)</i>	Renewal of planning permission 2010/2282/P dated 10/08/2010 (Change of use of education institute (Class D1), offices (Class B1) and ancillary cafe to provide 86 self-contained units for student accommodation in association with the London School of Economics).	No objection Photo: See documents Documents: http://tiny.cc/gv8q8w Note: See original application http://tiny.cc/848q8w for plans.
WESTMINSTER APPLICATIONS			
3.3	Flat 3 120 Drury Lane WC2B 5ST 13/11092/FULL <i>C3/Joanna Bacon</i>	Replace single glazing with double glazed units at third floor level.	No objection Photos: See D&A statement Documents: http://tiny.cc/6a6q8w
3.4	East Piazza The Market WC2E 8RA 13/09235/LBC <i>A1 retail/Capco; Gerald Eve LLP (agent)</i>	Replacement of the 11 existing market stalls within East Colonnade Market and provision of one new market stall for use as an information desk.	No objection. The majority of committee members felt that the latest proposals are an improvement over the previous proposals. Photos: See drawings Documents: http://tiny.cc/3t6q8w Note: Listed building. 33 documents.
3.5	30-33 Henrietta Street WC2E 8LH 13/11999/FULL <i>B1/Trustees of the Charlotte Mears Trust; Gerald Eve LLP (agent)</i>	Use of part basement, part ground floor and all upper floors of 30/33 Henrietta Street from offices (Class B1) to residential (Class C3), use of part of the basement from office (Class B1) to retail and/or restaurant (Class A1/A3). Creation of an additional storey at roof level, modifications to the windows, installation of Juliet balconies to the rear and associated alterations.	No objection Photos: See D&A statement & other documents Documents: http://tiny.cc/v76q8w Note: Listed building. Premises is above Bella Italia and backs onto St. Paul's Church's courtyard. 39 documents.
3.6	70 Drury Lane WC2B 5SP 13/08216/FULL <i>Londis Supermarket/Really</i>	Installation of replacement shopfront.	No objection. The CGCA welcomes the replacement of the existing shopfront with a shopfront that is more traditional and in

	<i>Useful Theatres Group; Lee Fitzgerald Architects (agent)</i>		line with the character of Covent Garden. Photos: See documents Documents: http://tiny.cc/jm7q8w
3.7	34-35 Maiden Lane WC2E 7LB 13/11116/FULL <i>Rules/Rules Restaurant; David Quigley Architects</i>	Reinstatement of facade of 34-35 Maiden Lane.	The CGCA does not object to the reinstatement of the facade. However, we do object to awnings over every window on the double frontage with "Rules" printed on it. Not only would this result in significant visual clutter that is inappropriate in a conservation area, it also would set a bad precedent should adjoining properties decide to follow suit. Just as it's inappropriate and against Westminster policy to use large or conspicuous wording or logos on barriers on the public highway because of the visual clutter that results, the same rationale applies to awnings. Photos: See documents Documents: http://tiny.cc/ds7q8w Note: Listed building
3.8	406 Strand WC2R ONE 13/10888/FULL <i>B1/BMW (UK) Trustees Ltd.; KR Planning (agent)</i>	Use of the building to provide 12 self-contained flats (Class C3) comprising (2x studio, 4x1 bed, 4x2 bed and 2x3 bed).	No objection Photo: http://tiny.cc/bprnlw Documents: http://tiny.cc/gx7q8w Note: This is an amendment to an already-approved application (12/09240/FULL). Changes are to the unit mix. Approved permission is for 13 units: 3x1 bed, 6x2 bed & 4x3 bed). CGCA did not object to this unit mix – our objection was to disturbance of the tiles at the proposed entrance (see 08-10-12 agenda). 39 documents.

4. Tables and Chairs

CAMDEN APPLICATIONS
None
WESTMINSTER APPLICATIONS
None

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
None

6. Other Business

7. Next meetings & future presentations

7.1 TBD