

Agenda

Covent Garden Community Association

Planning Sub-Committee meeting to be held on Monday, 9 May 2016
at 18:30 at the Hospital Club, 24 Endell Street WC2H 9HQ

www.CoventGarden.org.uk



TheCGCA



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1. **Attendance**
 - 1.1 **Present:**
 - 1.2 **Apologies received:** Richard Hills, Rhu Weir, Meredith Whitten
 - 1.3 **Comments received:** Rhu Weir
2. **Presentation:** Capco (6:30 p.m.)
3. **Planning Applications & Appeals**

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	24 Earlham Street WC2H 9LN 2016/2035/P & 2016/2037/L <i>A1/Udderlicious Ltd.; The Architects (agent)</i>	Installation of two awnings to the Earlham Street and Tower Court elevations, alterations to front steps, partial re-opening of existing rear window, and installation of two air-conditioning units at lower-ground floor level within lightwell to commercial unit (Class A1).	Comments by 20-05-16 Photo: Documents: http://goo.gl/7FP5wy Note: Grade II listed building
3.2	9-13 Grape Street WC2H 8ED 2016/2036/P <i>Sui generis/VBL Real Estate Ltd.; Bilfinger GVA (agent)</i>	Erection of a roof extension and change of use from office and photographic studios, gymnasium and gallery (together comprising a sui generis use), to office (Class B1) and associated works	Comments by 20-05-16 Photo: Documents: http://goo.gl/RNXgtF Note: Applicant presented to CGCA at 14-03-16 meeting.
WESTMINSTER APPLICATIONS			
3.3	40-44 Floral Street WC2E 9DG 16/03529/FULL <i>B1/Paul Smith Ltd.; KMB Ltd. (agent)</i>	Installation of two air conditioning units at roof level.	Comments by 19-05-16 Photo: Documents: http://goo.gl/dkVbfp
3.4	41-43 Wellington Street WC2E 7BN 16/03548/FULL <i>A1/Capco; GRA Architecture & Interiors (agent)</i>	Replacement of rooflights to rear lightwell of property with associated roof repairs and replacement of roof finishes.	Comments by 23-05-16 Photo: Documents: http://goo.gl/uYrq4n Note: Grade II listed building
3.5	37 St Martin's Lane WC2N 4ER 16/03356/FULL <i>A3/Hambury Holdings; Carroll Design (agent)</i>	Alterations to the existing shopfront.	Comments by 27-05-16 Photo: Documents: http://goo.gl/4TKhcQ
3.6	25-31 Wellington Street WC2E 7DD 16/03534/FULL <i>Wellington Hotel/Capco; Gerald Eve (agent)</i>	Redevelopment behind the partially retained facades of the non-listed buildings excluding 12 Burleigh St which is being retained and refurbished. Repair and refurbishment of the listed buildings to provide a ground plus part 8 storey, part 7 storey, part 4 storey, part 3 storey, part 2 storey building plus two basement levels	Comments by 27-05-16 Photo: Documents: http://goo.gl/32v5iG Note: Includes listed buildings. Applicant presented proposals at 22-02-16 meeting. There are 204

		for the purpose of a luxury boutique Hotel (Class C1) with ancillary spa, Restaurants (Class A3), Retail (Class A1), Private Members Club (Sui Generis), and Office (Class B1) with works of repair and refurbishment of the listed buildings and a replacement roof at Burleigh House, and associated works.	documents in the application.
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4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	Basement and Ground Floor 63 Endell Street WC2H 9AJ 2016/2358/TC Da Mario Restaurant	5 tables, 14 chairs, 1 umbrellas and 2 barriers	<p>Comments by 05-05-16</p> <p>Photo:</p> <p>Documents: http://goo.gl/uJqnvo</p> <p>Note: Change in use (previously 4 tables, 14 chairs, 2 umbrellas & 2 barriers). No change in hours (M-SA 10:00-22:30). On 08-06-15 agenda. CGCA comments:</p> <p>Whilst the CGCA does not object to tables and chairs at this location, we do object to the use of tables and chairs against the frontage. The applicant does not show the table and chairs against the frontage on the proposed layout, but they are consistently positioned there (in the attached photo, the chairs are placed against the frontage, however a table is also regularly included). As such, the proposed layout is inaccurate, as positioning tables and chairs against the frontage greatly reduces the clearance on the public highway, making it considerably less than the 2.4m indicated on the layout.</p> <p>The CGCA also objects to the proposed hours, which are in violation of Camden's tables and chairs policy. This location is not designated as a predominantly commercial street in the Central London area, a major town centre or a district centre, and thus hours should be limited to 21:00 unless the Council specifies that exceptional circumstances exist. If the Council permits hours later than 21:00, the CGCA requests notification of what these exceptional circumstances are.</p> <p>Finally, the CGCA recommends that barriers also be used parallel with the shop frontage to prevent customers moving the tables and chairs into the public right of way and pedestrian traffic.</p>
4.2	71 Lincolns Inn Field WC2A 3JF 2016/2347/TC Fleet River Bakery	3 tables and 12 chairs on Twyford Place, 1 table and 2 chairs on Gate Street	<p>Comments by 24-05-16</p> <p>Photo:</p> <p>Documents: http://goo.gl/30KKwv</p> <p>Note: New application. Proposed hours: M-SU 07:00-18:30.</p>
WESTMINSTER APPLICATIONS			
4.3	14 Garrick Street WC2E 9BJ 16/03624/TCH Lima/Mulato 8Ltd.; Monmouth Planning Ltd. (agent)	Use of the public highway for the placing of 6 tables, 12 chairs and 5 planters in an area measuring 9.3m x 2m on the Rose Street elevation.	<p>Comments by 25-05-16</p> <p>Photo:</p> <p>Documents: http://goo.gl/XJscHa</p> <p>Note: New application. No hours listed.</p>

4.4	24-25 Cranbourn Street WC2H 7AA 16/02377/TCH Spaghetti House/ <i>Spaghetti House Ltd.;</i> <i>Berwin Leighton</i> <i>Paisner (agent)</i>	The use of the public highway measuring 1.0m x 16.0m for the placing of 7 tables, 14 chairs and 4 plain banners.	Comments by 31-05-16 Photo: Documents: http://goo.gl/BQyrZ2 Note: Renewal. No change in use. Change in hours. Proposed hours M-SU 11:00-23:00. Current hours begin at 10:00. On 27-04-15 agenda. CGCA had no objection.
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5. Other business

6. Next meetings & future presentations

- 6.1 23 May 2016
- 6.2 13 June 2016