

Agenda

Covent Garden Community Association

Planning Sub-Committee meeting to be held on Monday, 11 January 2015
at 17:30 at Covent Garden Community Centre, 42 Earlham Street WC2H 9LA

www.CoventGarden.org.uk



- 1. Attendance**
 - 1.1 Present:**
 - 1.2 Apologies received:**
 - 1.3 Comments received:**
- 2. Presentation:** Capco re: façade lighting concepts (5:30 p.m.)
- 3. Planning Applications & Appeals**

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	134 Charing Cross Road WC2H 0LA 2015/6581/P <i>A1/Cardtronics UK Ltd.; New Wave Installations (agent)</i>	Installation of an ATM machine fronting Charing Cross elevation.	Comments by 13-01-16 Photo: https://goo.gl/MwS9d8 Documents: http://goo.gl/lknfc5 Note: Retrospective application.
3.2	45 New Compton Street WC2H 8DF 2015/7104/L <i>St Giles-in-the-Fields/LBC; whymark moulton ltd. (agent)</i>	Repair of part of the boundary wall to St Giles-in-the-fields Churchyard, removal of higher level parapet wall and installation of new railings.	Comments by 14-01-16 Photo: See D&A statement. Documents: http://goo.gl/OLtCDc Note: Grade I listed building
3.3	31 Neal Street WC2H 9PR 2015/7139/L & 2015/6891/A <i>Nixon/Checkland Kindleysides (agent)</i>	Alterations in connection with the display of externally illuminated (trough-lit) fascia sign and non-illuminated hanging sign.	Comments by 19-01-16 Photos: https://goo.gl/Eayjil & https://goo.gl/M5w7Mw Documents: http://goo.gl/5Zg8fL Note: Retrospective application. Grade II listed building.
3.4	Centre Point Tower, Centre Point Link and Centre Point House 101-103 New Oxford Street and 5-24 St Giles High Street WC1A 1DD 2015/7109/P & 2015/7110/L <i>C3/Almacantar (Centre Point) Limited; Gerald Eve (agent)</i>	Detailed plans, elevations and sections of all shopfronts and ground floor glazed screens (scale of 1:10) with sections of the framing, joints and fixings to the building fabric and floor at a scale of 1:1 as required by condition 3a of listed building consent (2013/1961/L) dated 01/04/2014.	Comments by 25-01-16 No photo Documents: http://goo.gl/uhrmk8 Note: Grade II listed building
3.5	Centre Point Tower, Centre Point Link and Centre Point House 101-103 New Oxford Street and 5-24 St Giles High Street WC1A 1DD 2015/7072/P & 2015/7073/L <i>C3/Almacantar (Centre Point) Limited; Gerald Eve (agent)</i>	Details and samples of external cladding panels to residential parts of Centre Point House and new affordable housing block as required by condition 3c of listed building consent (2013/1961/L) dated 01/04/2014.	Comments by 25-01-16 No photo Documents: http://goo.gl/Ze8gLM Note: Grade II listed building
WESTMINSTER APPLICATIONS			
3.6	14 Greek Street London W1D 4DP 15/11234/FULL <i>Various/ Soho Estates Portfolio Limited; Gerald Eve (agent)</i>	Substantial demolition of existing buildings and redevelopment of the site to provide a mixed-use scheme accommodating a new building comprising basements, ground floor and part eight upper storeys plus	Comments by 27-01-16 Photo: See documents Documents: http://goo.gl/tJSQKO Note: 197 documents. Grade II

		rooftop plant with frontages to Charing Cross Road and Manette Street; refurbishment of buildings on Greek Street; in connection with use of the buildings for offices, retail, restaurants, art gallery/art education use, nightclub and eight residential dwellings; provision within basements of plant equipment, waste rooms and cycle parking; new public realm and pedestrian route through the site from Manette Street to Greek Street; and associated external works.	listed building.
3.7	Development Site At 111-119 Charing Cross Road, 1-12 Manette Street, 1-4 Wedgwood Mews And 12 - 14 Greek Street 15/11235/LBC Various/ <i>Soho Estates Portfolio Limited; Gerald Eve (agent)</i>	Partial demolition to the rear of the building; rebuild of the rear facade and erection of single storey rear extension; internal and external works; all in connection with use of the building as an art gallery/art education use. [In connection with wider redevelopment proposals under application referenced 15/11234/FULL]	Comments by 27-01-16 Photo: See documents Documents: http://goo.gl/izEX7B Note: 154 documents. Grade II listed building.
3.8	396 Strand WC2R OLT 15/11228/FULL The Diner (A3)/ <i>Good Life Group Ltd.; dtwo design Ltd. (agent)</i>	Erection of two storey infill extension into existing walled courtyard at the rear of property at ground and basement levels in connection with existing restaurant.	Comments by 27-01-16 Photo: https://goo.gl/CAGSr7 Documents: http://goo.gl/7ExSWY
3.9	24 Rose Street WC2E 9EA 15/11336/FULL A1 at ground; B1 on upper floors/ <i>Shaftesbury; Rolfe Judd (agent)</i>	Installation of two external condenser units within an acoustic enclosure at roof level of 24 Rose Street to serve both Nos. 24 and 25 Rose Street. Installation of steel safety balustrade at roof level.	Comments by 27-01-16 Photo: https://goo.gl/h8hWxf Documents: http://goo.gl/aFIGYU
3.10	67 Drury Lane WC2B 5SP 15/11182/FULL A1; C3 on upper floors/ <i>Really Useful Theatres Group Limited; John Rowan and Partners (agent)</i>	Erection of an additional floor at fourth floor level to provide additional residential accommodation in connection with the use of the building to provide 6 x 2 bed units and 1 x 1bed unit. Alterations to mansard at rear third floor level and new window and door openings to side and rear elevations with balconies and Juliette balconies. Installation of new lift to fourth floor levels and air condenser units within an acoustic enclosure at roof level.	Comments by 27-01-16 Photo: https://goo.gl/g92TDs Documents: http://goo.gl/O5yLnP Note: Application for fourth floor, replacement of roof and additional changes on 23-02-15 agenda. CGCA objected. WCC approved 20-10-15. This application is for an additional flat on the proposed fourth floor and further internal & external amendments.
3.11	33 Southampton Street WC2E 7HE 15/10015/FULL <i>Honest Burgers/Honest Burgers Ltd.; Firstplan (agent)</i>	Alterations to shopfront.	Comments by 02-02-16 Photo: https://goo.gl/OvdNBL Documents: http://goo.gl/XfaOEi

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	38 Kingsway WC2B 6EX 2015/7058/TC <i>Pauls/Paul UK Ltd; Monmouth Planning Ltd. (agent)</i>	6 tables, 12 chairs and 6 barriers	Comments by 13-01-16 Photo: https://goo.gl/b7MKfi Documents: http://goo.gl/DrqMaE Note: Renewal. No change in use or hours (M-SU 09:00-20:00). On 13-10-14 agenda. CGCA had no objection.

4.2	41-44 Great Queen Street WC2B 5AA 2015/7054/TC ITSU/ITSU Ltd.; Mark Browning (agent)	8 tables, 16 chairs and 6 barriers	Comments by 13-01-16 Photos: https://goo.gl/Pq2xb1 & https://goo.gl/nWKmly Documents: http://goo.gl/EGa3Nd Note: Renewal. No change in use or hours (M-SU 09:00-20:00). On 09-03-15 agenda. CGCA objected to excessive number of chairs (24) and types of tables and chairs. Applicant amended application to current proposal, which Camden approved. Note that applicant currently is using 18 chairs.
4.3	6 Neal's Yard WC2H 9DP 2015/7061/TC Compagnie Des Vins Surnaturel/Monmouth Planning Ltd. (agent)	2 tables and 4 chairs	Comments by 13-01-16 Photo: http://tiny.cc/zvexox Documents: http://goo.gl/1BEidu Note: Renewal. No change in use or hours (M-SU 08:00-22:00). On 10-11-14 agenda. CGCA's comments: The CGCA objects to the use of tables and chairs at this site. Given the small area for people to move about in Neal's Yard, outside seating at this location, where Neal's Yard becomes a very narrow passageway, further intrudes 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.
4.4	8-10 Neal's Yard WC2H 9DP 2015/7056/TC Compagnie Des Vins Surnaturel/Monmouth Planning Ltd. (agent)	6 tables and 12 chairs	Comments by 13-01-16 Photos: https://goo.gl/Mf2rG5 & https://goo.gl/B1heuj Documents: http://goo.gl/OTSy9i Note: Renewal. No change in use or hours (M-SU 08:00-22:00). On 10-11-14 agenda. CGCA's comments: The CGCA objects to the number of tables and chairs, as they impede pedestrian movement. This is made significantly worse by the applicant's disregard for current (and proposed) permission, as the applicant currently uses nine tables and 18 chairs, as well as five wine stands at the end of each table configuration, further extending into the public highway and blocking pedestrian flow. Although Neal's Yard is a pedestrian courtyard, the proposed T&CH layout makes it virtually impossible for pedestrians to pass. The large, stone planter in Neal's Yard that almost touches the tables where the applicant puts three tables deep. Pedestrians still need to be able to pass through Neal's Yard without being restricted. Also, the area includes residential units and those residents should not have their movement restricted by blocking the courtyard with tables and chairs.
4.5	40 Great Queen Street WC2B 5AA 2016/0076/TC Philomenas/Mr Kieran Rice	3 tables and 12 chairs	Comments by 03-02-16 Photos: https://goo.gl/iLOgon , https://goo.gl/PzpNEB , https://goo.gl/KVTujU & https://goo.gl/d4tC2f Documents: http://goo.gl/POXMgm 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). On 13-01-14 agenda. DK wrote objection letter.
WESTMINSTER APPLICATIONS			
4.6	23 The Market WC2E 8RD 15/10644/FULL Shake Shack/Diverse Dining Ltd.; Monmouth Planning Ltd. (agent)	Variation of Conditions 5 of planning permission dated 24 November 2014 (RN: 14/01204/TCH) for use of the public highway for the placing of 16 tables, 46 chairs and seven	Comments by 13-01-16 Photos: https://goo.gl/MBF3wC , https://goo.gl/7GICCN & https://goo.gl/OaHMuS Documents: http://goo.gl/fZNOzn Notes: Renewal. No change in use or hours (M-SU 09:00-23:00). On 10-03-14 agenda. CGCA's comments: While the CGCA does not object to the continued use of tables

		parasols in two areas measuring 11.8m x 4.3m and 8m x 3.9m in connection with Unit 23 and Unit 24; Namely for the use of the pavement to continue until 30 November 2016.	and chairs, we note that the ropes used for the queue on the south side of the piazza result in an obstruction for people trying to pass by. The applicant does not mention the ropes in the renewal application and, thus, we question whether they should be permitted. See attached photo. Also, the CGCA notes that the renewal application does not list hours. We do not object to the currently permitted hours, but would object if these hours are extended. (NOTE: Applicant removed the rope barriers after notification from Westminster.)
4.7	33 Cranbourn Street WC2H 7AD 15/09157/TCH Noodle Bar/Sparrow and Trieu Solicitors (agent)	Use of the public highway for the placing of two tables and four chairs in an area measuring 1.25m x 2.3m in connection with the existing ground floor unit.	Comments by 02-02-16 Photos: https://goo.gl/wraxOM & https://goo.gl/wRI6m5 Documents: http://goo.gl/9XvoNb Note: Renewal. No change in use. No proposed hours listed. Current hours: M-SU 10:00-23:00. On 11-08-14 agenda. CGCA objected: The CGCA strongly objects to this application, and we note that the applicant is already using tables and chairs and an A-board without permission. The pavement at this location near Leicester Square station is too congested, and the footfall has vastly increased because of the closure of Covent Garden station. Tables and chairs, as well as the A-board, create an obstruction that causes serious health and safety issues, as pedestrians are forced into the street, which experiences consistently heavy vehicular traffic. As it is, there are already seriously dangerous A-boards (without permission) along this stretch of Cranbourn Street, such as the A-board for the Internet café and the side-by-side A-boards shown in the attached photo. WCC granted permission for T&CH on 02-09-14, but required A-board to be removed. Informative suggested applicant provide adjacent residents with contact details should problems arise. Informative also specified that using more than the permitted number of T&CH would likely result in refusal for renewal.

5. Other business

Although this application is not in the CGCA's area, Westminster is consulting with all resident associations in Westminster on this proposed 72-storey tower.

4.1	Paddington Sorting & Delivery 31 London Street W2 1DJ 15/11219/FULL Pauls/Paul UK Ltd; Monmouth Planning Ltd. (agent)	Demolition of existing buildings and mixed use redevelopment of three new buildings including a residential tower providing between 329-349 units; commercial uses including retail, cafe/restaurant, and offices; a new major public piazza, re-profiled and re-aligned London Street, car parking and cycle parking, hard and soft landscaping, new underground station entrance, Bakerloo Line Ticket Hall and associated infrastructure and interface highway and transport works for underground and rail connections, and associated ancillary works. (EIA Application accompanied by an Environmental Statement). Site includes 31 London Street, 128-142 Praed Street, London Street, Paddington Station Arrivals ramp and associated surrounds.	Comments by 27-01-16 Photo: See documents Documents: http://goo.gl/XhPUYB Note: 471 documents.
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6. Next meetings & future presentations

- 6.1 25 January 2016
- 6.2 8 February 2016