

## Agenda

### Covent Garden Community Association

Planning Sub-Committee meeting to be held on Monday, 24 July 2017  
at 6:30 p.m. at the Hospital Club, 24 Endell Street WC2H 9HQ

www.CoventGarden.org.uk  TheCGCA  @TheCGCA

**1. Attendance**

**1.1 Present:**

**1.2 Apologies received:** David Bieda, Jane French, Selwyn Hardy

**1.3 Comments received:**

**2. Presentations:** 6:30 p.m. (Capco); 7:15 p.m. (Shaftesbury re: 41-45 Neal Street)

**3. Planning Applications & Appeals**

	Address & Application No.	Proposal	Comments
<b>CAMDEN APPLICATIONS</b>			
3.1	25 Shelton Street WC2H 9HW 2017/3487/P A1/Sui Generis/ <i>Shaftesbury</i> ; <i>Rolfe Jud (agent)</i>	Use of basement and ground floor for an flexible use, as either retail (A1) or health and beauty spa (sui generis), or a combination of the two.	Comments by 01-08-17 Photo: <a href="https://goo.gl/fpraVG">https://goo.gl/fpraVG</a> Documents: <a href="https://goo.gl/CV4NdW">https://goo.gl/CV4NdW</a> Note: Renewal of permission.
3.2	Pavement outside 10 Great Queen Street WC2B 5DG 2017/3556/P N/A/ <i>Euro Payphone Ltd.</i>	Installation of 1 x telephone kiosk on the pavement.	Comments by 03-08-17 Photo: <a href="https://goo.gl/8rVovS">https://goo.gl/8rVovS</a> Documents: <a href="https://goo.gl/9CgZjG">https://goo.gl/9CgZjG</a>
3.3	66 Great Queen Street WC2B 5BX 2017/3247/P <i>Kingsway Hall Hotel/ Kingsway Hall Hotel; Ray Hole Architects (agent)</i>	Replacement and installation of additional plant at second and eighth floor level with associated screening and alterations to access for existing flat roofs at 4th and 6th floor levels to hotel building.	Comments by 03-08-17 Photo: <a href="https://goo.gl/mS8uFj">https://goo.gl/mS8uFj</a> Documents: <a href="https://goo.gl/8zKmdQ">https://goo.gl/8zKmdQ</a>
3.4	23 Macklin Street WC2B 5NN 2017/3986/P & 2017/3982/L C3/ <i>Lees Associates (agent)</i>	Minor external changes, internal rearrangement of floors, enlarging of exterior balcony at first floor and conversion of adjoining flat and main house into one single residence.	Comments by 09-08-17 Photo: <a href="https://goo.gl/AXi7E8">https://goo.gl/AXi7E8</a> Documents: <a href="https://goo.gl/ZUKtc5">https://goo.gl/ZUKtc5</a> Note: Grade II listed building. Proposals are to vary the plans of approved permission.
<b>WESTMINSTER APPLICATIONS</b>			
3.5	43 Bedford Street WC2E 9HA 17/05738/CLEUD A1/ <i>Mail Boxes Etc.</i>	Repaint the shopfront black. The entrance to the shop is inset and raised by two steps. The top step by this door is tiled and has cracked. As this is the only means of entrance we need to ensure the step itself does not break and become a hazard.	Comments by 31-07-17 Photo: <a href="https://goo.gl/AcLD7A">https://goo.gl/AcLD7A</a> Documents: <a href="https://goo.gl/wJgNXE">https://goo.gl/wJgNXE</a>
3.6	24 Bedfordbury WC2N 4BN 17/05436/FULL C3/ <i>Planning &amp; Development Associates Ltd. (agent)</i>	Replace all windows with new timber frames sashes and box frames, replace roof terrace railings and roof access hatch.	Comments by 03-08-17 Photo: <a href="https://goo.gl/WPLMyQ">https://goo.gl/WPLMyQ</a> (D&A statement) Documents: <a href="https://goo.gl/3g2mcs">https://goo.gl/3g2mcs</a> Note: Grade II listed building

3.7	80-81 St Martin's Lane WC2N 4AA 17/05686/FULL A3 (Pizza Express)/ <i>PizzaExpress (Restaurants) Ltd.; Butler Associates (agent)</i>	Replacement of extract ductwork at rear elevation.	Comments by 03-08-17 Photo: <a href="https://goo.gl/2e7EHa">https://goo.gl/2e7EHa</a> Documents: <a href="https://goo.gl/QbSyuo">https://goo.gl/QbSyuo</a>
3.8	11-12 Floral Street WC2E 9DS 17/05555/ADFULL A1&B1/ <i>Capco; Gerald Eve (agent)</i>	Detailed drawings of new facade and parapet to no.11 and sample and materials specification of the new ground and first floor facade to no.11 pursuant to conditions 4.2 part c, 5 of planning permission dated 05-06-2017 (17/03130/FULL).	Comments by 07-08-17 Photo: <a href="https://goo.gl/XQ8AxX">https://goo.gl/XQ8AxX</a> Documents: <a href="https://goo.gl/j1rv5b">https://goo.gl/j1rv5b</a> Note: Grade II listed building. On 24-04-17 agenda. CGCA had no objection.
3.9	26-27 Southampton Street 17/06015/FULL C3/ <i>Capco; Gerald Eve (agent)</i>	Variation of Condition 1 of planning permission dated 27-05-2015 (14/11523/FULL), namely, to include updated/new drawings reflecting design amendments.	Comments by 08-08-17 Photo: <a href="https://goo.gl/M5au8M">https://goo.gl/M5au8M</a> Documents: <a href="https://goo.gl/UKFnzi">https://goo.gl/UKFnzi</a> Note: Grade II listed building
3.10	415 Strand WC2R 0JT 17/04977/FULL Nationwide Bank/ <i>Nationwide Building Society; Four Architecture &amp; Design LLP (agent)</i>	Alterations to the shop front including the replacement of the existing granite for Portland stone and replacement of the entrance door.	Comments by 08-08-17 Photo: <a href="https://goo.gl/BDLMyQ">https://goo.gl/BDLMyQ</a> (D&A statement) Documents: <a href="https://goo.gl/FTyUfQ">https://goo.gl/FTyUfQ</a>
3.11	Walter House 418-422 Strand WC2R 0PT 17/06182/FULL C1 (The Nadler)/ <i>The Nadler Covent Garden Ltd.; Gerald Eve (agent)</i>	Variation of condition 1,4,12,16 of planning permission dated 13-12-2016 (16/09925/FULL), namely, to vary drawings and other documents listed on this decision letter in relation to facing materials, waste storage and programme of archaeological work.	Comments by 10-08-17 Photo: See documents Documents: <a href="https://goo.gl/PKbQcp">https://goo.gl/PKbQcp</a> Note: On 07-11-16 agenda.
3.12	4A Upper St Martin's Lane WC2H 9NY 17/05198/FULL <i>Coffee Island/Coffee Island</i>	Raise existing terrace enclosure to a total height of 180cm to surround existing outdoor seating area.	Comments by 10-08-17 Photo: <a href="https://goo.gl/C2MjVn">https://goo.gl/C2MjVn</a> (applicant's photo) Documents: <a href="https://goo.gl/uPmcD5">https://goo.gl/uPmcD5</a>
3.13	11 Floral Street WC2E 9DH 17/06012/FULL A1 & B1/ <i>Capco; Gerald Eve (agent)</i>	Installation of gantry and access ladder to rear rooflight and associated works.	Comments by 10-08-17 Photo: See documents Documents: <a href="https://goo.gl/nFU4r2">https://goo.gl/nFU4r2</a>
3.14	Unit 21 The Market Covent Garden WC2E 8RF 17/06028/FULL A3/A4/ <i>Sound of Vyta Limited c/o PKF Littlejohn; FIMA Architecture and Planning (agent)</i>	Installation of air conditioning units at first floor roof level external area. Linked to 17/04989/LBC	Comments by 11-08-17 Photo: <a href="https://goo.gl/p3sm6H">https://goo.gl/p3sm6H</a> Documents: <a href="https://goo.gl/ka5hWk">https://goo.gl/ka5hWk</a> Note: Grade II* listed building

#### 4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	57-59 Endell Street WC2H 9AJ 2017/3836/TC Café Mode	5 tables and 15 chairs	<p>Comments by 02-08-17</p> <p>Photos: <a href="https://goo.gl/DAAKFi">https://goo.gl/DAAKFi</a> &amp; <a href="https://goo.gl/l4lhq">https://goo.gl/l4lhq</a></p> <p>Documents: <a href="https://goo.gl/AcnJak">https://goo.gl/AcnJak</a></p> <p>Note: Previous application (2016/6255/TC) was refused. Before that, permission was for 5T &amp; 15CH, with hours M-SA 09:00-23:00; SU 09:00-22:30 (same as proposed).</p> <p>On 28-11-16 agenda was refused. CGCA's comments:</p> <p>The CGCA continues to object to the use of tables and chairs because the applicant consistently does not comply with the existing permission.</p> <p>The applicant has placed the tables and chairs in a configuration that is perpendicular to both the approved and the proposed layouts. As a result of this, plus the excessively sized A-board used without permission, the street furniture limits the space on the pavement for pedestrians, including those with prams or in wheelchairs. As configured, the tables and chairs and A-board are not on the forecourt.</p> <p>Also, there clearly is not room for three tables and six chairs to the left of the entrance, particularly with the use of planters.</p> <p>Thus, should the Council be minded to renew permission, this should be limited to four tables and eight chairs.</p> <p>Further, the CGCA also objects to the hours. As specified in Camden's guidance for tables and chairs, hours should not extend beyond 21:00. Endell Street is not a "predominantly commercial street in the Central London Area" as defined in the guidance and, thus, the hours must conform to Camden's policy hours, which are Monday to Sunday, 08:00-21:00. Permission for hours beyond this violates Camden's policy.</p>
WESTMINSTER APPLICATIONS			
4.2	80-81 St Martin's Lane WC2N 4AA 17/05580/TCH Pizza Express/ <i>Bidwells LLP</i> (agent)	Use of an area of the public highway measuring 1.1m X 7.7m for the placing of 2 tables, 4 chairs and with A board.	<p>Comments by 03-08-17</p> <p>Photo: <a href="https://goo.gl/ZcMgkk">https://goo.gl/ZcMgkk</a></p> <p>Documents: <a href="https://goo.gl/ov2o97">https://goo.gl/ov2o97</a></p> <p>Note: New application. No proposed hours listed.</p>
4.3	7 Garrick Street WC2E 9AR 17/04966/TCH Amorino/H2C <i>Gelati Ltd.</i>	Use of one area of public highway measuring 3.2m x 0.9m for the placing of two tables and four chairs.	<p>Comments by 07-08-17</p> <p>Photo: <a href="https://goo.gl/ahZUiq">https://goo.gl/ahZUiq</a></p> <p>Documents: <a href="https://goo.gl/aPCEzN">https://goo.gl/aPCEzN</a></p> <p>Note: New application. Proposed hours: M-SU 12:00-23:00.</p> <p>Previous permission was in 2013 (13/02613/TCH) for 2T &amp; 4CH and M-SU 11:00-23:00. CGCA objected due to obstruction of pavement.</p>
4.4	25 Slingsby Place WC2E 9AB 17/05694/FULL <i>Della Terra/Della Terra Wine Bar Ltd; Monmouth Planning Ltd.</i> (agent)	Use of an area of land in front of the premises measuring 3.5m x 11m for the placing of 4 tables and 16 chairs.	<p>Comments by 08-08-17</p> <p>Photo: <a href="https://goo.gl/WmhLVB">https://goo.gl/WmhLVB</a></p> <p>Documents: <a href="https://goo.gl/My6iP2">https://goo.gl/My6iP2</a></p> <p>Note: Renewal. No change in use or hours: M-SU 07:30-23:00.</p> <p>15/05149/FULL on 10-08-15 agenda. CGCA's comments:</p> <p>The CGCA does not object to the use of tables and chairs, however, we do object to the hours. Hours must be limited to 21:30 to protect the amenity of residents, of which there are many in Slingsby Place, including directly adjacent to this location. T&amp;CH have a negative impact on residents because of noise from outside diners and drinkers. Noise from tables and chairs is particularly amplified at this location because of the cavernous, echo effect. Thus, the hours must be restricted to 21:30.</p>

			Additionally, the CGCA continues to object to the two large A-boards the applicant uses without permission. This additional street furniture further obstructs the pavement and contributes to clutter in this residential area.
4.5	55 Aldwych WC2B 4BB 17/06039/TCH The Delaunay/ Berwin Leighton Paisner (agent)	Use of three areas of the public highway measuring 1.1m x 3m, 1.1m x 1.5m and 1.75 x 9.8m for the placing of 13 tables, 17 chairs, 5 banquettes, 4 canvas barriers and an external waiter station.	Comments by 10-08-17 Photos: <a href="https://goo.gl/Dc246b">https://goo.gl/Dc246b</a> & <a href="https://goo.gl/Atrshs">https://goo.gl/Atrshs</a> Documents: <a href="https://goo.gl/urwSCH">https://goo.gl/urwSCH</a> Note: Renewal. No change in use or hours: M-SA 07:00-23:00; SU 11:00-21:30. On 09-08-16 agenda. CGCA objected to the number and configuration of street furniture, noting the presence of the bus stop. <i>Officer's comments: The Highway Planning Manager states the layout remains undesirable as noted in the first tables and chair permission (2013) and the Covent Garden Area Trust suggests an amended layout to reduce obstruction and improve the usability of the tables and chairs. The bus stop requires pedestrians negotiate around it, and the tables and chairs would reduce this space. However, in excess of 2 meters would be retained and whilst the boundary is drawn tightly around the tables and chairs, there would be space for staff.</i>
4.6	4A Upper St Martin's Lane WC2H 9NY 17/05198/FULL Coffee Island/Coffee Island	Raise existing terrace enclosure to a total height of 180cm to surround existing outdoor seating area.	Comments by 10-08-17 Photo: <a href="https://goo.gl/C2MjVn">https://goo.gl/C2MjVn</a> (applicant's photo) Documents: <a href="https://goo.gl/uPmcD5">https://goo.gl/uPmcD5</a>
4.7	43 Drury Lane WC2B 5AJ 17/05927/FULL A3/Barrafina Ltd.; GL Hearn (agent)	Variation of Condition 2 of planning permission dated 22-06-2017 (17/02390/FULL), namely, to allow the tables and chairs to be put out in any layout within the designated area between the hours of 12:00 and 21:00.	Comments by 11-08-17 Photo: <a href="https://goo.gl/vk4fY6">https://goo.gl/vk4fY6</a> Documents: <a href="https://goo.gl/Po8xbz">https://goo.gl/Po8xbz</a> Note: These proposals were on 10-04-17 agenda (see 17/02390/FULL). CGCA strongly objected. Applicant revised proposals to include only renewal of permission.
4.8	79 St Martin's Lane WC2N 4AA 17/05974/TCH A3 (Angus Steak House)/ATFC Ltd.; Belsham Associates (agent)	Use of an area of public highway measuring 3.72m x 0.8 for the placing of 2 tables and 4 chairs.	Comments by 11-08-17 Photo: <a href="https://goo.gl/HGxFuL">https://goo.gl/HGxFuL</a> Documents: <a href="https://goo.gl/nZiMMY">https://goo.gl/nZiMMY</a> Note: Renewal. No change in use or hours: M-SU 10:00-23:00. Previous permission (14/03591/TCH) on 26-05-14 agenda. CGCA objected due to obstruction on the pavement.

## 5. Other business

## 6. Next meetings & future presentations

- 6.1 14 August 2017
- 6.2 28 August 2017 (Bank Holiday – will need to reschedule)
- 6.3 11 September 2017
- 6.4 25 September 2017