

“We have a collective responsibility not to ruin this city and all its many facets by not allowing 24-hour licensing and all the trouble it will bring to visitors and residents alike”

Ms W, Shaftesbury Avenue

can be resolved in quick order by the applicant (better materials, lighting, refuse facilities etc). In other cases, we must always point out that it is as a result of 30 years campaigning to conserve and protect Covent Garden that has made this area so attractive to the very developers who now wish to exploit it.

Statistics (April 2001 to March 2002)

No of meetings :	21
Analysis of agenda items :	
Planning applications	- 329
Tables & Chairs	- 53
Licensing cases	- 50
Other items	- 145
In addition, there have been special presentations made by :	
Shaftesbury plc - re Thomas Neal's	
Cllr N Boles - re Civic Renewal	
The City Lit - re Wild St & Stukeley St	
G Philip Properties - re Stanfords	
Mercers Company - re block C	

The Planning & Licensing committee meets on alternate Tuesdays, starting at 6.30 and ending no later than 8.30. It is an open meeting and any interested members are encouraged to attend. Please ring the office, if you are interested to come and join us.

James Tait, chair of Planning & Licensing sub-committee

Affordable Housing

Two years ago the CGCA joined forces with the Charlotte Street Association and served a writ on Camden Council which, in effect, stopped their plan for the borough plan (the UDP) being adopted until the Council undertook to identify sites within the borough for affordable housing. At the eleventh hour a deal was struck: we withdrew our legal action, and Camden undertook to identify housing sites south of the Euston Road, for future affordable housing development and to carry out at least 6-8 detailed planning briefs for these housing sites by June 2001. The sites would then be included in the first revision of Camden's UDP timed for the Summer 2002.

A year and a half later Camden have prepared 3 planning briefs, and only one in Covent Garden (the LEB substation in Shorts Gardens/Betterton Street). They have not included any new housing sites in the UDP. This summer a public enquiry will take place where Camden's new housing planning policies will be examined. In the past

year the CGCA has written detailed comments to Camden, sent numerous deputations to the relevant committees and will be appearing at this summer's public enquiry.

The CGCA has two main disputes with Camden. The first concerns the Council's failure to stand by its undertakings; the second is that their proposed changes designed they claim to increase affordable housing in the borough are so timid, and littered with numerous caveats and let out clauses, that there is a distinct possibility that less affordable housing will result rather than more.

Jim Monahan

Changes to the Use Class Order

- Q. WHEN IS A SANDWICH SHOP A BAR AND MUSIC VENUE?
A. WHEN IT IS A3.

If this cryptic Q & A is not clear, that is because the current planning regulations do not distinguish between a bar with music and entertainment centre and a sandwich shop selling hot soup! Similarly, offices fall into the same category as a bookbinder or picture frame maker. There is no distinction between luxury housing and affordable housing, or for that matter a cinema and a strip club.

Different uses to which buildings and land is put falls within different "use class" categories under planning