

## Minutes

### Covent Garden Community Association

Planning Sub-Committee meeting –Interim items to be considered by 01-04-16

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TheCGCA



@TheCGCA

1. **Attendance**
  - 1.1 **Comments received:** Elizabeth Bax; Shirley Gray; Selwyn Hardy
2. **Presentation:** None
3. **Planning Applications & Appeals**

	Address & Application No.	Proposal	Comments
<b>CAMDEN APPLICATIONS</b>			
None			
<b>WESTMINSTER APPLICATIONS</b>			
3.1	128 Long Acre WC2E 9AA 16/01052/FULL Swarovski/ Swarovski; Optimum Consultancy Ltd. (agent)	Alterations to the existing shopfront.	No objection, provided no internal illumination is permitted, as this is a violation of Westminster’s planning policy. As per Westminster’s planning guidance, “Shopfronts, blinds and signs,” internal illumination is inappropriate in a conservation area. The guidance also says internal illumination is “inappropriate in most cases, especially in historic streets.”  Comments by 04-04-16 Photos: <a href="https://goo.gl/Sym5Gn">https://goo.gl/Sym5Gn</a> & <a href="https://goo.gl/KK24Qv">https://goo.gl/KK24Qv</a> Documents: <a href="http://goo.gl/A5aPMd">http://goo.gl/A5aPMd</a>
3.2	395 Strand WC2R 0LP 16/01981/FULL /Keeran Designs Ltd. (agent)	Installation of new shopfront.	The CGCA objects to these revised proposals, which do nothing to improve on the previous plans, which were refused by the Council because the detailed design and high degree of opening of the shopfront did not relate satisfactorily to the host building and would have harmed the appearance of the building and the conservation area.  The existing shopfront, with its curved windows and symmetry, is part of this unique building in a high-profile location on Strand (although we note that part of the shopfront is hidden behind visual clutter on the pavement). The proposed shopfront strips this individuality away from the building and would leave a bland, uninspired shopfront. The loss of the characterful bay in the middle of the shopfront is a serious loss of character. We note that the rest of the building has recently been updated, making the proposed bland shopfront even more out of character with this heritage building. The CGCA also objects to the loss of the stall riser, which is an important part of the shopfront and should be retained, particularly in a conservation area, according to Westminster’s policy regarding shopfronts. Finally, the CGCA objects to installation of double doors, which would be used as an openable shopfront, as the current door is consistently open (see photo). We note that Westminster planning policy opposes openable

			<p>shopfronts, as stated in the Council's planning guidance, "Shopfronts, Blinds and Signs." Folding and openable shopfronts detract from the character of the street and the Conservation Area, as well as the architectural integrity of the building. When open, they erode the appearance of the shopfront, creating a visual void, and can have a negative impact on local amenity. The CGCA notes that Westminster has consistently refused permission for similar requests, including the most recent application (15/03108/FULL).</p> <p>Comments by 19-04-16</p> <p>Photo: <a href="https://goo.gl/TMOY2d">https://goo.gl/TMOY2d</a></p> <p>Documents: <a href="http://goo.gl/mG3EhF">http://goo.gl/mG3EhF</a></p> <p>Note: On 22-06-15 agenda. CGCA objected. WCC refused consent for previous proposals (15/03108/FULL).</p>
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#### 4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	77 Kingsway WC2B 6SR 2016/1569/TC Leon/ <i>Leon Restaurant Ltd.</i> ; <i>Craig Barwell (agent)</i>	6 tables, 12 chairs and 6 barriers	<p>The CGCA continues to object to the number of tables and chairs proposed. As shown in the attached photo, the applicant's proposed layout does not include items on the public highway such as trees and cycle stands. Thus, the drawing does not accurately reflect the space available on the pavement. Permission for tables and chairs should be limited to four tables and eight chairs, with the applicant being required to remove the two tables and four chairs at the points furthest into the pavement. The area permitted for tables and chairs should extend only to where the manhole cover can be seen in the attached photo. Kingsway experiences a consistently high volume of pedestrian traffic, particularly this location so near Holborn station. This is the reason the pavement is wide at this location. Permitting tables and chairs to encroach on the pavement defeats the purpose of providing a wide enough space for pedestrians to safely move. Policy guidance regarding clearance needed for tables and chairs requires that other factors be considered, such as the volume and intensity of pedestrian flow. Thus, only four tables and eight chairs should be permitted.</p> <p>Comments by 19-04-16</p> <p>Photo: <a href="https://goo.gl/6W5Z7N">https://goo.gl/6W5Z7N</a> (photo is from last year)</p> <p>Documents: <a href="http://goo.gl/8NAJ4h">http://goo.gl/8NAJ4h</a></p> <p>Note: Renewal. No change in use or hours (M-SU 08:00-22:00). On 23-03-15 agenda. The CGCA objected to the number of tables and chairs proposed.</p>
WESTMINSTER APPLICATIONS			
4.2	372 Strand WC2R 0JJ 16/00382/FULL <i>Strand Palace Hotel/ Strand Palace Hotel</i>	Placing of 2 tables and 6 chairs an area of the public highway measuring 1.23m x 5.6m outside the coffee shop of the Strand Palace Hotel.	<p>The CGCA objects to tables and chairs at this location, as it would set a precedent for allowing street furniture in a block of Strand that presently has no permitted tables and chairs. However, should the Council be minded to grant permission, the CGCA objects to the</p>

			<p>number of chairs per table. Only two chairs per table should be permitted. The third chair that would back into the pavement should not be permitted.</p> <p>As stated in "Guidelines for the placing of tables and chairs on the highway," sufficient space on the pavement is needed to allow pedestrians, wheel chair users, disabled people, the elderly and those with prams and buggies to pass along safely and easily. Tables and chairs create an obstruction for pedestrians when chairs are placed in such a configuration that they back into the public highway, which reduces the clearance available for pedestrians, and particularly prams and wheelchairs, to safely pass. This can result in a health and safety issue if, in particular, pedestrians are forced to walk in the roadway.</p> <p>Additionally, 7 a.m. is too early a start time. 8 a.m. is more in line with other businesses in the area.</p> <p>Comments by 04-04-16</p> <p>Photo: <a href="https://goo.gl/Sebx8S">https://goo.gl/Sebx8S</a></p> <p>Documents: <a href="http://goo.gl/yoVWOH">http://goo.gl/yoVWOH</a></p> <p>Note: New application. Proposed hours: M-SU 07:00-18:30. Location is outside hotel's coffee shop located between Couch-Johns &amp; Wiley LTD and House of Gifts. Previous application for T&amp;CH in Burleigh Street frontage in 1994 was refused.</p>
4.3	<p>Unit 2 2-4 Upper St Martin's Lane WC2H 9NY 16/02233/TCH Subway/Eat Fresh Enterprises Ltd.</p>	<p>Use of the public highway for the placing of two tables, six chairs and canvas barriers in an area measuring 3.2m x 1.2m..</p>	<p>The CGCA objects to the number of chairs. Given the high volume of pedestrian traffic at this location near Leicester Square, only two chairs per table should be permitted. This would comply with Westminster guidance, which states that accommodating the demand for tables and chairs is not always possible on streets that are already busy with pedestrians and vehicles.</p> <p>Additionally, the applicant is not complying with condition 7 of the previous permission, which states that the canvas barriers must be plain.</p> <p>The application does not mention proposed hours. The CGCA objects to any extension of the current hours, which are 08:00-23:00.</p> <p>Comments by 12-04-16</p> <p>Photo: <a href="https://goo.gl/Z4Aw5s">https://goo.gl/Z4Aw5s</a></p> <p>Documents: <a href="http://goo.gl/pCxMQ4">http://goo.gl/pCxMQ4</a></p> <p>Note: Renewal. No change in use. No hours listed. Current hours: 08:00-23:00. On 13-04-15 agenda. Comments: Objection. The use of tables and chairs at this location has increased in recent years and this impedes pedestrian flow along this busy pavement near Leicester Square station. As stated in "Guidelines for the placing of tables and chairs on the highway," many streets are already busy with pedestrians and vehicles, so accommodating the demand for tables and chairs is not always possible. In particular, T&amp;CH create problems for pedestrians because of obstruction of the public highway. This is particularly the case when a third chair is placed at the table and backs into the pavement, such as these proposals call for.</p>

			<p>Additionally, the applicant is using a large A-board without permission and this further contributes to impeding pedestrian flow and adds to the street clutter, which is not appropriate in the conservation area.</p> <p>WCC granted permission. Officer's report states that, even with tree or cycle stands, there is enough room. The officer notes the comment about the third chair, but says that the banners would prevent furniture from being moved into the pedestrian flow. Condition 7 specifies that banners must be plain and contain no advertisements or graphics. Informative 4 says the applicant must remove the A-board. M-SU 08:00-23:00.</p>
4.4	<p>8-9 James Street WC2E 8BH 16/01959/FULL Maxwell's/Maxwell's Restaurants Ltd.</p>	<p>Placement of an artificial grass mat.</p>	<p>No objection Comments by 13-04-16 Photo: <a href="https://goo.gl/DPexwA">https://goo.gl/DPexwA</a> Documents: <a href="http://goo.gl/cDQEC5">http://goo.gl/cDQEC5</a> Note: Mat will go under tables and chairs.</p>
4.5	<p>14 Tavistock Street WC2E 7PP 16/01708/TCH Kafe Neo/Kafe Neo; Vivendi Architects Ltd. (agent)</p>	<p>Use of two areas of the public highway measuring 0.88m x 1.7m and 0.88m x 4.5m for the placing of four tables and eight chairs .</p>	<p>The CGCA objects to the proposed 07:30 start time, which the Council refused in the last proposal, in 2013. A condition should limit the hours to 08:00-19:00 Monday-Friday, as permission for outdoor furniture serving other cafes in the area start at 08:00. This was the time previously approved for this site and given the restriction in place on other properties, the same limitation on hours should be continued here.</p> <p>The CGCA also objects to the number of tables and chairs, which are excessive for this location. The applicant's drawing shows that only 1.8m is available on the pavement, which does not comply with Westminster's policy of 2m. Additionally, the layout shows a configuration with the chairs pushed under the table. As such, the measurements are not realistic once customers are seated because customers will have to push the chair out further in order to be seated, thus pushing the table and chairs further into the public highway than is shown on the drawing. The CGCA conservatively estimates that a person seated at the table takes up at least 45cm. Thus, the applicant would need to show at least 90cm between chairs. That amount of space is not available at this location.</p> <p>Finally, the applicant is using an A-board, which obstructs the pavement and further limits space for pedestrians. A condition should be included that specifies that no A-board is permitted.</p> <p>Comments by 14-04-16 Photos: <a href="https://goo.gl/LHD0Vw">https://goo.gl/LHD0Vw</a> &amp; <a href="https://goo.gl/iWu5Lw">https://goo.gl/iWu5Lw</a> Documents: <a href="http://goo.gl/j2Zwuk">http://goo.gl/j2Zwuk</a> Note: Renewal. Change in hours. Current hours: M-SU 08:00-19:00. Proposed hours: M-F 07:30-19:00; SA 08:30-19:00; SU 09:00-18:00. On 22-07-13 agenda. CGCA objected to 07:30 start time, but not to T&amp;CH. WCC refused permission for 07:30 start time, with officer noting that "Considering the busy nature of the area, next to Covent Garden, it is not considered that</p>

			the proposals will have a negative impact on surrounding residents, however, it is recommended a condition is attached to the permission limiting the hours. The café opens at 7:30 on Mondays to Fridays, but the permission for outdoor furniture serving other cafes in the area start at 08:00. This was the time previously approved for this site and given the restriction in place on other properties, the same limitation on hours is recommended again.
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**5. Other business**

**6. Next meetings & future presentations**

6.1 11 April 2016

6.2 25 April 2016