

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 10 April 2017

Via e-mail

www.CoventGarden.org.uk  TheCGCA  @TheCGCA

1. Attendance

1.1 **Comments received:** Elizabeth Bax, Shirley Gray, Selwyn Hardy, Gary Hayes, Amanda Rigby

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

2. Presentations: None

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	34 Great Queen Street WC2B 5AA 2017/1309/P Coffee & Jam/ <i>Coffee & Jam Ltd.</i>	Variation of conditions 4 & 5 of planning permission granted 24/04/15 (2014/5069/P), to permit extended store opening hours and extract duct operating hours of 08:00 to 23:00 Monday to Saturday and 07:30 to 17:00 Sunday & Bank Holiday.	<p>The applicant's acoustic report is dated 15 April 2014. Given that the impact on local residents due to noise and disturbance is the central issue in this planning application, the applicant should be required to submit a more recent acoustic report that represents the existing environment and situation.</p> <p>Further, the CGCA notes that the Council included conditions limiting the opening hours and operating hours for the extract duct because of the Council's recognition of the need to safeguard the amenities of the adjoining premises and the area generally (see CS5; DP22.18; DP26; and DP28). Council policy also is concerned with cumulative noise levels (CPG6 4.7).</p> <p>The CGCA notes that adjacent residents objected to the original proposals. Given this, the CGCA objects to proposals to extend the hours of operation and use beyond the currently permitted hours.</p> <p>Comments by 20-04-17 Photo: https://goo.gl/otb1cj Documents: https://goo.gl/iBRMiy Note: Grade II* listed building. Current business hours limited to M-SA 08:00-20:00; SU 08:00-17:00. Current hours for extract duct limited to M-SU 07:30-20:00. On 22-09-14 agenda.</p>
3.2	35 Earlham Street WC2H 9LD 2017/1369/P Thomas Neal Centre/ <i>Rolfe Judd (agent)</i>	Planning and listed building consent for the creation of a new louvred substation entrance door and louvred panelling fronting Shorts Gardens with associated internal alterations to allow for a new self-contained substation.	<p>No objection</p> <p>Comments by 20-04-17 Photo: See documents Documents: https://goo.gl/kNRk5w Note: Grade II listed building</p>
3.3	Land adjacent to 199 Shaftesbury Avenue &	Installation of digital advertisement screen	Objection. The CGCA maintains that the proposed illuminated advertising sign would be a distraction

	<p>corner with St Giles High Street WC2H 2017/1267/A N/A/Camden Council; Wildstone Planning (agent)</p>	<p>(Dimensions: 3m height x 2m width x 0.4m depth) and associated stand (Dimensions: 6.3m height x 0.4m width x 0.4m depth).</p>	<p>to drivers turning from High Holborn into Shaftesbury Avenue, where a busy pedestrian crossing is in constant use. Many pedestrians cross before the green "walk" sign flashes and drivers already have to take great care on this corner.</p> <p>Further, the CGCA objects to the use of internal illumination, as this method of illumination is inappropriate and unsympathetic in a conservation area, and conflicts with Camden planning policy (see CGP1, 8.11-8.15; & DP25). Additionally, national guidance, as set forth in the Department of Communities & Local Government's "Outdoor advertisements and signs: a guide for advertisers," clearly states that Class 4 (illuminated advertisements) "does not extend to any premises in a Conservation" (p. 17). Further, Camden's Seven Dials (Covent Garden) Conservation Area Statement states that "signage should be non-illuminated or externally illuminated" (see SD19, p. 28-29).</p> <p>Comments by 20-04-17 Photo: See documents Documents: https://goo.gl/DQZJO1</p>
3.4	<p>8 Stukeley Street (nos. 8 & 10 Stukeley Street) WC2B 5LQ 2017/1817/P</p>	<p>Details of Stage 1 written scheme of investigation for archaeology evaluation required by condition 15 (archaeology) of planning permission 2015/7028/P dated 31/01/2017 for erection of replacement mansard roof extension at no. 8 and installation of new mansard roof extension at no. 10; excavation of a single storey basement extension including lightwell to create additional Class 61 office floorspace; change of use of the ground floor of no. 8 from office to residential associated within the enlargement and reconfiguration of the two 1 bed residential units to create two 2 bed flats; alterations to the ground floor front and rear elevations; erection of first floor rear extension, and creation of external terrace at basement and first floor levels at no. 10.</p>	<p>No objection Comments by 21-04-17 Photo: No photo Documents: https://goo.gl/pYhFWe Note: On 04-01-16 agenda. CGCA objected. See https://goo.gl/n7QKpX.</p>
3.5	<p>42 Earlham Street WC2H 9LA 2017/1723/P & 2017/1701/L</p>	<p>Variation of condition 3 (approved plans) of planning permission granted on 21/12/2016 (2016/5939/P),</p>	<p>The CGCA has no objection, provided our comments from the original application (2016/5939/P & 2016/5972/L) are addressed. These concerns included the following.</p>

<p>Seven Dials Warehouse/CBRE (agent)</p>	<p>namely, alterations to roof level plant and minor internal alterations.</p>	<p>As DP25 specifies, the Council must manage change in a way that retains the distinctive characters of the conservation area. Thus, the roof terrace and replacement of rooftop plant must not be visible from any street-level view.</p> <p>Further, the CGCA wants to ensure that the development would not have an impact on local residents and other office workers. Roof terraces can cause nuisance and harm to the amenity of neighbours. This includes overlooking and loss of privacy, noise, light spillage and security, all of which are outlined as impacts from balconies and terraces in CPG1 5.23. (Also see CPG6 7.4 re: privacy.)</p> <p>Should the Council grant permission, a condition should be included that limits the hours of use of the balcony/terrace to standard business hours (no earlier than 08:00 and no later than 21:00 Monday through Friday, and not at all on weekends and Bank Holidays). Roof-terrace lighting should be turned off or minimised outside of these hours. This condition is needed to protect residential amenity from noise and disturbance at anti-social hours. For precedent, see 2014/4870/P, condition 10.</p> <p>No music, public events or consumption of alcohol should be permitted on the roof terrace.</p> <p>Additionally, the Council should require the installation of bird and bat nesting boxes on the roof to encourage biodiversity in this part of the borough. This is in line with Council policies, including CS15 (see para 15.20).</p> <p>To protect the amenity of nearby residents and neighbouring properties (CS5) and to ensure that the replacement plant does not cause undue noise, disturbance and odour, any permission granted must include conditions that:</p> <ol style="list-style-type: none"> (1) restrict the amount of noise (measured in decibels) emitted from the units to within Camden's thresholds (DP28; CPG5 6.9); (2) require the applicant to ensure that equipment is kept working efficiently and is not causing disturbance to nearby residents, as verified through annual maintenance checks performed on all equipment throughout the life of the development (DP28.3); (3) require the applicant to submit the results of annual maintenance checks to the Council; (4) specify that failure to conduct annual maintenance checks and failure to maintain all equipment to levels specified in planning permission is a breach of planning regulations and voids planning permission granted; (5) limit the hours of use to business hours of the premises, to reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend hours (CS5, CS7, DP12,
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			<p>DP26, DP28); and</p> <p>(6) require automatic time clocks to be fitted to the equipment approved, prior to commencement of the use of the units, to ensure that the plant/equipment does not operate at any time other than that permitted. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer's recommendations (CS5, DP12, 26 & 28).</p> <p>Comments by 25-04-17</p> <p>Photo: See documents</p> <p>Documents: https://goo.gl/YBUeCD</p> <p>Note: Grade II listed building. On 14-11-16 agenda.</p>
3.6	<p>4 Wild Court & 75 Kingsway London WC2B 2017/1611/P Z Hotels/Z Hotels Ltd.; Planning Resolution Ltd. (agent)</p>	<p>Change of use from private college (Class D1) to Hotel (Class C1), erection of new 7th and 8th floor roof extensions, reinstatement of commercial entrance and ancillary café onto Kingsway, and new plant and PV panels on roof.</p>	<p>The CGCA is pleased to see proposals to retain the facades at this high-profile site on Kingsway. We have no objection, provided conditions are included that address the following issues are addressed.</p> <p><i>Servicing & Deliveries</i></p> <p>Noise and disruption from servicing and deliveries is one of the biggest problems for residential amenity in Covent Garden. The CGCA is concerned about the impact of servicing and deliveries resulting from these proposals. Thus, to protect residential amenity (see CS5), conditions must be included that require the applicant to comply with the servicing guidelines specified in CPG7 4.9.</p> <p>Further, as noted in DP20, servicing and delivery timings can have a significant influence on residential amenity from deliveries made out of working hours. To protect residential amenity, a condition that limits the hours of servicing and deliveries to no earlier than 08:00 and no later than 20:00 must be included. No servicing or deliveries should be permitted outside of these hours. These hours are specified in the Council's "Noise From Deliveries" online guidance.</p> <p>To minimise impact from odours, fumes and pollution (DP26), a condition must be included that requires the use of quiet and low-pollution vehicles such as electric vehicles (DP20.17). Low-emission vehicles can significantly reduce noise and air pollution, and therefore offer the opportunities for necessary freight trips to be undertaken using vehicles that have a much lower impacts than standard freight vehicles.</p> <p><i>Plant & Machinery</i></p> <p>Camden's planning policies observe that plant and air-conditioning units can disturb the amenity and quality of life of residents and workers through noise, as well as harm the visual appearance of an area, particularly a conservation area (see CS5.8; DP28, including DP28.1 & 28.3; DP22.18; and CPG5 6.7-6.9). This includes cumulative noise</p>

			<p>levels (CPG6 4.7).</p> <p>To protect the amenity of nearby residents (CS5) and to ensure that the units do not cause undue noise and disturbance, any permission granted must include conditions that:</p> <p>(1) restrict the amount of noise (measured in decibels) emitted from the units to within Camden's thresholds (DP28; CPG5 6.9);</p> <p>(2) require the applicant to ensure that equipment is kept working efficiently and is not causing disturbance to nearby residents, as verified through annual maintenance checks performed on all equipment throughout the life of the development (DP28.3);</p> <p>(3) specify that failure to conduct annual maintenance checks and failure to maintain all equipment to levels specified in planning permission is a breach of planning regulations and voids planning permission granted;</p> <p>(4) limit the hours of use to business hours of the premises, to reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend hours (DP28.3); and</p> <p>(5) require automatic time clocks to be fitted to the equipment approved, prior to commencement of the use of the units, to ensure that the plant/equipment does not operate at any time other than that permitted. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer's recommendations. (Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and DP26 and DP28.) (For precedent, see 2015/5148/P, condition 4, & 2014/6130/P, condition 3.)</p> <p><i>Noise & Disturbance</i></p> <p>Standard conditions regarding hotel use must be included, particularly that hotel facilities, including any restaurants, cafes and bars, are solely for use by hotel guests.</p> <p>Comments by 27-04-17</p> <p>Photo: See documents</p> <p>Documents: https://goo.gl/Pn8sAK</p>
3.7	<p>41 Earlham Street WC2H 9LX</p> <p>2017/1558/L</p> <p>D2/Haworth Tompkins Limited (agent)</p>	<p>Internal and external works in association with erection of new main entrance door and screen, new roof extension, new roof top plant and plant enclosure; and new windows on to light well.</p>	<p><i>MW contacted planning officer re: documents. Officer notes that the application has not been registered owing to possible missing information and will update the CGCA when more information is available.</i></p> <p>Comments by 27-04-17</p> <p>Photo: No photo</p> <p>Documents: None available</p> <p>Note: Grade II listed building</p>

3.8	2 Neal's Yard WC2H 9DP 2017/1655/P A5/Rolfe Judd (agent)	Installation of enclosure around existing duct at the rear elevation.	<i>Comments provided by AR pending update from officer</i> Comments by 27-04-17 Photo: https://goo.gl/pzwcwX Documents: https://goo.gl/IH0YN3
WESTMINSTER APPLICATIONS			
3.9	55-56 Long Acre WC2E 9JL 17/01171/FULL Amorino/Amorino; Mitchell Architecture Studio (agent)	Replacement of shopfront, installation of new signage, awnings and lighting.	<p>The CGCA objects to the installation of hinged bi-folding doors, as this amounts to an openable shopfront. Westminster planning policy opposes folding and openable shopfronts. See ENV6-9.108; DES5(c); and “Shopfronts, Blinds and Signs” supplementary planning guidance, which specifies that “this type of shopfront will be discouraged.”</p> <p>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, for example in terms of noise and disturbance.</p> <p>We note that Hanover Place is a very narrow passageway, with adjacent residents.</p> <p>The CGCA also notes that Westminster has consistently refused permission for similar requests (for example, see 14/07107/FULL; 15/03108/FULL; 15/07688/FULL; among others).</p> <p>The CGCA also objects to the proposed awning on the Long Acre elevation, as this will detract from views along the street, particularly towards the Grade II*-listed Freemasons Hall.</p> <p>The CGCA also wants to ensure that none of the proposed signage is internally illuminated, which is inappropriate in a conservation area (see “Shopfronts, Blinds & Signs” SPG; “Advertisement Design Guidelines” SPG; and DES8).</p> <p>Finally, the CGCA notes that tables and chairs are not included as part of these proposals and, thus, the applicant must submit a separate application for street furniture. The previous applicant did not have permission for tables and chairs on the Long Acre elevation.</p> <p>Comments by 14-04-17 Photo: See documents (D&A statement & renderings) Documents: https://goo.gl/x6y3Xr Note: Formerly Starbucks</p>
3.10	17-18 Floral Street WC2E 9DS 17/02310/FULL C3/Capco; Gerald Eve (agent)	Replacement of the existing metal gate to Floral Street with double timber doors and minor reconfiguration to the layout to the entrance, installation of two small ventilation grilles and associated works.	No objection Comments by 20-04-17 Photo: See D&A statement Documents: https://goo.gl/j93ICW

3.11	43 Drury Lane WC2B 5AJ 17/02391/FULL <i>Barrafina/Barrafina; GL Hearn (agent)</i>	Installation of 12 planters on pavement at Broad Court.	<p>The CGCA is concerned that these proposals are an attempt to regularise a breach of planning control, which currently is subject of enforcement action with the Council. The street furniture is located at a sensitive location in Broad Court, just metres from residents' bedroom windows. The applicant received permission for street furniture after years of refusal by the Council. Since then, the applicant has attempted to expand the footprint of outdoor seating and has caused disturbance in other ways, such as by leaving the service door in Broad Court open all day, causing disturbance to the many residents in this pedestrianised courtyard. Given this, the CGCA is concerned about any attempt to expand the existing permitted amount of street furniture, including planters.</p> <p>Comments by 20-04-17 Photo: No photo Documents: https://goo.gl/qd5oHu Note: Retrospective application</p>
3.12	Flat O 49 Wellington Street WC2E 7BN 17/02523/FULL <i>C3/kingconroy architects (agent)</i>	Alterations at fourth floor level to create two enlarged bay windows (Flat O).	<p>No objection Comments by 26-04-17 Photo: See documents Documents: https://goo.gl/bgef9K</p>
3.13	22-25 Bedford Street WC2E 9EQ 17/02670/FULL <i>A1 & B1/Black Rock; Gerald Eve (agent)</i>	Installation of new shopfronts.	<p>No objection to the installation of new shopfronts, provided no change of use is permitted (as stated in the applicant's cover letter). Comments by 27-04-17 Photo: See D&A statement Documents: https://goo.gl/itl1LS</p>
3.14	22-25 Bedford Street WC2E 9EQ 17/02671/FULL <i>A1 & B1/Black Rock; Gerald Eve (agent)</i>	Installation of enlarged louvres to rear elevation.	<p>Westminster's City Plan: Strategic Policies observes that noise can lead to annoyance and have a negative impact on sleep, learning and communication, and health and well-being (5.33). Further, the City Plan states that "reducing average noise levels in the city continues to be an important objective" (5.34).</p> <p>To protect the amenity of nearby residents from noise and vibration (S29 & S32) and to ensure that the units do not cause undue noise and disturbance, any permission granted must include conditions that:</p> <ol style="list-style-type: none"> (1) restrict the amount of noise (measured in decibels) emitted from the units to within Westminster's thresholds (S32; ENV6; ENV7); (2) require the applicant to ensure that equipment is kept working efficiently and is not causing disturbance to nearby residents, as verified through annual maintenance checks performed on all equipment throughout the life of the development (S32; ENV6); (3) specify that failure to conduct annual maintenance checks and failure to maintain all

			<p>equipment to levels specified in planning permission is a breach of planning regulations and voids planning permission granted (ENV6);</p> <p>(4) limit the hours of use 21:00, to reduce the impact of noise and vibration on residential amenity – particularly residents at Davey’s Court – during evening, late-night and weekend hours (ENV6; ENV6-9.78); and</p> <p>(5) require automatic time clocks to be fitted to the equipment approved, prior to commencement of the use of the units, to ensure that the plant/equipment does not operate at any time other than that permitted and to safeguard the amenity of the adjoining premises and the area generally. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer’s recommendations. (S32; ENV6; ENV7).</p> <p>Comments by 27-04-17</p> <p>Photo: See D&A statement</p> <p>Documents: https://goo.gl/ON9j1U</p>
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4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	24 Earlham Street WC2H 9LN 2017/1763/TC Udderlicious/ <i>Udderlicious Ltd.</i>	2 benches on Earlham Street 1 bench on Tower Court (total 6 seating)	<p>Objection. This site is located in a highly residential area – particularly the Tower Court frontage – and is adjacent to residential units. Benches would encourage customers, as well as other passers-by, to loiter and cause noise and disturbance to residents, including those directly above the shop. Further, once customers are seated, they will take up considerably more space than the narrow amount indicated on the applicant’s drawing, as they will invariably need to extend their legs into the pavement, thus blocking the flow of pedestrians and forcing them to walk in Earlham Street. Thus, the 2.1m clearance indicated on the applicant’s drawing is unrealistic, as seated customers will have to extend their legs into the pavement. (Note that if a table was proposed, a customer’s legs would be under that table, and the table’s dimensions would be included in Camden’s decision regarding whether enough space is available on the public highway.)</p> <p>Additionally, the applicant notes that only six people will be seated on the three benches. The CGCA maintains that this is highly unrealistic, as experience elsewhere in Covent Garden proves that more than two people will sit on each bench, particularly given groups of more than two people. This will then further exacerbate noise and disturbance to residential amenity.</p> <p>Finally, the proposed hours do not comply with Camden’s tables and chairs guidance or the Council’s Statement of Licensing Policy (2011), which specify that hours will not be allowed past 9 p.m., unless the site is located in “predominantly commercial street in the Central London Area,” which Earlham Street and Tower Court are not. (See Appendix 2 of Camden’s “Tables & Chairs Guidance.”)</p>

			<p>Permission for hours beyond this not only violates Camden's policy, but also is highly inappropriate in a residential area.</p> <p>Comments by 25-04-17</p> <p>Photo: No photo</p> <p>Documents: https://goo.gl/RcX5bA</p> <p>Note: New application. Proposed hours: M-SU 11:0-21:30.</p>
4.2	<p>105 Kingsway WC2B 6QY 2017/1828/TC EAT; <i>Eat Ltd.</i>; BA <i>Law (agent)</i></p>	4 tables and 16 chairs	<p>No objection</p> <p>Comments by 27-04-17</p> <p>Photo: https://goo.gl/IG1J2u</p> <p>Documents: https://goo.gl/zGY6nl</p> <p>Note: Renewal. No change in use or hours: M-TH08:00-23:00; F-SA 08:00-23:30; SU 08:00-22:30.</p> <p>On 23-05-16 agenda. CGCA had no objection.</p>
4.3	<p>1-1a Monmouth Street WC2H 9DA 2017/1904/TC Bread Ahead</p>	2 benches and 12 stools	<p>Objection. This location is inappropriate for this excessive amount of street furniture. The CGCA notes that the Council granted the previous applicant permission for two tables and four chairs, configured flush against the shopfront on the Monmouth Street elevation, instead of the previous applicant's original proposal of four tables and eight chairs (see 2015/4893/TC). Before this, Camden had consistently refused permission for street furniture at this location. There have been no changes that would warrant the Council now granting more street furniture that would accommodate more outside customers than has been previously allowed at this location.</p> <p>The drawing submitted by the applicant omits permanent fixtures in the pavement, including a tree and a rubbish bin, that serve as adjacent obstacles on the public highway. We also note that the footfall at this location is consistently heavy, and the tables and chairs would be directly in front of a heavily used zebra crossing. There is also a consistent stream of traffic coming from Shaftesbury Avenue and turning quickly onto Monmouth Street, thus creating a serious safety issue should pedestrians be forced to walk in the street to avoid the obstacle course that the tables and chairs would create.</p> <p>Comments by 01-05-17</p> <p>Photo: https://goo.gl/GJWl0x</p> <p>Documents: https://goo.gl/Z1AJbK</p> <p>Note: New application. Proposed hours: M-F 08:00-20:30; SA 08:30-21:00; SU 09:00-19:30.</p>
WESTMINSTER APPLICATIONS			
4.4	<p>27A Floral Street WC2E 9DP 17/02316/TCH <i>Stanford's/Edward Stanford Ltd.</i></p>	Use of the public highway measuring 1500mm x 9750mm for the placing of three tables and six chairs and 2 barriers.	<p>The CGCA notes that the Council has granted permission for 6 tables, 12 chairs and 5 planters in an area measuring 9.3m x 2m on the Rose Street frontage for another applicant (see 16/03624/TCH). In the officer's report for this permission, the Council's Highways Planning Manager confirmed that the pavement is approximately 4.9m wide at this point, which does not match the measurements included in the applicant's drawings here.</p> <p>Additionally, the already-permitted tables leave an overall clear footway width in Rose Street of approximately 2.9m for pedestrian use (as cited in the officer's report). Given this, the CGCA is concerned about the lack of space that would</p>

			<p>be available for pedestrian use in Rose Street if the proposed street furniture in this application is permitted.</p> <p>In the officer's report for 16/03624/TCH, the Council notes that the existing street furniture does not meet the recommended width of clear footway in 'Westminster Way', i.e. that any proposed tables and chairs should not occupy more than one-fourth of the available footway and still leave a 2m pedestrian clearway).</p> <p>Further, the pavement is not wide enough to accommodate tables and chairs on the Floral Street elevation.</p> <p>Please see attached photo (taken from Google street view), which shows the width of Rose Street, which has consistently high volume of pedestrian traffic going to/coming from Leicester Square station. Given the amount of residential development occurring at this end of Floral Street (such as at Carriage Hall), the pedestrian footfall will continue to increase.</p> <p>Should the Council determine that the proposed tables and chairs should be permitted in addition to the already approved street furniture, the hours must be limited to no later than 19:30 (as proposed) due to the highly residential nature of the area and the proximity of noise-sensitive windows.</p> <p>Comments by 13-04-17 Photo: See documents Documents: https://goo.gl/k35yc7 Note: New application. Proposed hours: M-F 08:00-19:30; SA 09:00-19:30; SU 11:30-17:30.</p>
4.5	43 Drury Lane WC2B 5AJ 17/02390/FULL Barrafina/Barrafina Ltd.; GL Hearn (agent)	Variation of Conditions 2 and 5 of planning permission dated 5 May 2016 (15/09908/FULL) for use of an area of the public highway measuring 2.5m x 7.5m for the placing of four tables, eight chairs, two parasols and four planters; namely to allow the movement of tables and chairs within the designated seating area and to extend use of the pavement for a further 12 months.	<p>The CGCA strongly objects to these proposals to alter what has been consistent and standard conditions used by the Council for tables-and-chairs applications throughout the borough. The CGCA notes that other local planning authorities, including the London Borough of Camden, which also has jurisdiction over part of Covent Garden, use similar language and conditions in their planning permissions.</p> <p>Westminster and other local councils use such language to ensure that applicants do not have the ability to place street furniture in a configuration that could cause harm and disturbance to local residents and pedestrians. Additionally, the Council consults the public on specific plans submitted by applicants and the comments considered by the Council when deliberating on a decision are based on a specific layout. Permitting applicants to subsequently alter the configuration of street furniture renders this public consultation process irrelevant.</p> <p>This is highly relevant in this particular application, as the street furniture is located at a sensitive location in Broad Court, just metres from residents' bedroom windows. The applicant received permission for street furniture after years of refusal by the Council because of the disturbance and impact on residents. Since securing permission, the applicant has attempted to expand the footprint of outdoor seating and has caused disturbance in other ways, such as by leaving the service door in Broad Court open all day, causing disturbance to the many residents in this pedestrianised courtyard. The existing permission has resulted after</p>

			<p>significant input from the CGCA and local residents. Given the proximity of the street furniture to residents' noise-sensitive windows, altering the layout from that which the Council has approved could result in an increase in disturbance on residential amenity.</p> <p>Finally, any alterations to standard language of the Council's long-standing, usual conditions would set a dangerous precedent. Applicants and their agents – including those proposing the variations in this application – often quote other permissions granted by Westminster (particularly in Covent Garden and Soho) when submitting new proposals. Altering the conditions in this one case would then give them the ability to subsequently cite this permission in all future proposals to remove the condition requiring them to adhere to an approved layout.</p> <p>Should the Council permit these proposals, there is no reason that an applicant for full planning permission would not then ask for removal of the Council's standard condition requiring applicants to adhere to approved drawings.</p> <p>Comments by 25-04-17 Photo: https://goo.gl/g35llw Documents: https://goo.gl/utpE8N</p> <p>Note: Renewal. No change in number of street furniture items. However, applicant wants permission to position the furniture however it wants. Note that condition applicant wishes to vary is standard language in every Westminster decision for tables and chairs.</p> <p>No proposed hours listed. Current hours: M-SU 12:00-21:00 (although furniture can stay on public highway until 23:00).</p>
4.6	42 Maiden Lane WC2E 7LJ 17/02956/TCH The Grind/Grind & Co. Ltd.; Freeths LLP (agent)	Use of the public highway for the placing of 3 tables and 12 chairs in two areas measuring 1.3m x 3.5m and 1.3m x 1.8m.	<p>The CGCA maintains our preference for 3 tables and 6 chairs, which is a more appropriate amount of street furniture given that the pavement dramatically narrows next to the applicant's shopfront.</p> <p>Additionally, a condition should continue to be included that specifies that the applicant must use the approved bistro tables. Another condition or informative should be included that specifies that the tables and chairs are for paying customers of the Grind only. The applicant's staff should be responsible for consistently ensuring that non-customers, or customers from the next-door public house, do not use the street furniture, which has been observed at times.</p> <p>Comments by 27-04-17 Photos: https://goo.gl/3kzoP2 & https://goo.gl/HP60Sp Documents: https://goo.gl/NEE4jg</p> <p>Note: Renewal. No change in hours: M-F 08:00-21:30; SA 10:00-21:30; SU 10:00-19:30.</p> <p>On 23-05-16 agenda. CGCA preferred 3T and 6CH. Hours were reduced to current hours after CGCA objected to hours later than 21:30.</p>
4.7	45 St Martin's Lane WC2N 4HX 17/02660/TCH	Use of the public highway measuring 3.2m X 13.3 and 3.2m X 21.4m for the placing of 22 tables, 33 chairs and 5 wooden benches, freestanding electric heaters and existing	<p>No objection, provided the permitted hours do not extend beyond the existing hours (M-SU 08:00-23:00).</p> <p>Comments by 01-05-17 Photo: https://goo.gl/Gh46Ck Documents: https://goo.gl/0Fz5wd</p>

	St. Martin's Hotel/ <i>Bidwell's</i> (<i>agent</i>)	planters within an area delineated by timber planting boxes and picket fencing.	Note: Renewal. Change in use. Existing use: 24 tables, 49 chairs and planters – application for renewal was on 13-03- 17 agenda. CGCA had no objection provided hours remained the same. No proposed hours listed. Existing hours: M-SU 08:00-23:00.
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5. Other business

6. Next meetings & future presentations

6.1 24 April 2017

6.2 8 May 2017