

## Minutes

### Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 10 October 2016 via e-meeting

www.CoventGarden.org.uk



TheCGCA



@TheCGCA

#### 1. Attendance

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

#### 3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
<b>CAMDEN APPLICATIONS</b>			
3.1	125 Shaftesbury Avenue WC2H 8AD 2016/5202/P <i>B1/Almacantar Shaftesbury; Gerald Eve (agent)</i>	Remodelling, refurbishment and extension of existing office building (B1) at upper floor levels, roof level and within lightwells to provide 9,682sqm additional floorspace, including terraces, a new public route, a relocated office entrance (Charing Cross Road), rooftop plant and flexible retail uses (A1/A3), along with associated highway, landscaping & public realm improvements.	<p>Whilst the CGCA does not object to the scheme in general, we do have the following specific concerns regarding housing and servicing that must be addressed before any permission is granted.</p> <p>1) <b>HOUSING:</b> The CGCA is disappointed in the lack of on-site housing provision, which disregards Camden's policies. In the applicant's Housing Study supporting document, section 5.0 says £5.4 million would be needed to provide required housing on-site. However, in section 6.0 the applicant offers £2.1 million for provision off-site. The objective of the DPI policy was to provide housing on-site, thus, the CGCA believes that the Council should require sufficient housing units (including affordable units) be provided on-site before any permission is granted.</p> <p>2) <b>EXTERNAL WALKWAY/TERRACES:</b> The CGCA shares adjacent residents' concerns about privacy and overlooking, as well as noise and disturbance, from the external walkway and terraces. Indeed, DP26 notes that residential amenity of existing residents must be preserved. Any permission granted must include a condition that 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). This condition is needed to protect residential amenity from overlooking and privacy, as well as noise and disturbance at anti-social hours. For precedent, see 2014/4870/P, condition 10.</p> <p>3) <b>SUSTAINABILITY:</b> The proposals should aim for zero-carbon build and should use bright surfaces to direct light to shaded areas.</p> <p>4) <b>SERVICING:</b></p>

			<p><u>Land Use:</u> The proposed A1/A3 retail units at ground-floor level on Phoenix Street face residential accommodation and there are existing A3 and Theatre uses on the street which already generate noise which disturbs local residents. The addition of possible two more A3 units would mean that all the commercial unit on both sides of Phoenix Street are in entertainment use. Policy DP12 requires that the impact of these types of use on residential amenity are taken into account. The CGCA's view is that the unit at the East end of Phoenix Street is A1 only and that its hours of use should be restricted to 08:00-22:00 on Monday to Saturday and 10:00-20:00 on Sunday in order to minimise the impact on local residents.</p> <p>We welcome the removal of the Nightclub use from the basement area. This had a huge impact on residents in Tavistock House (on Charing Cross Road). However the removal of this use on Charing Cross Road (which is a major thoroughfare) does not mean that it is appropriate to add an A3 use on Phoenix Street (which is quiet and largely residential especially at the Eastern end)</p> <p>The other A3 units in the development should have their hours of use restricted to 08:00-23:30 on all days of the week.</p> <p><u>Servicing:</u> The servicing plan (included in the Transport Assessment document) states that the majority of deliveries will be made to the service bay at the rear of the premises and that the retail units on Charing Cross Road can be serviced from the basement to which they have access via a lift.</p> <p>It appears that the intention is that non-recyclable waste will be compacted and recyclable waste will be placed in Eurobins or wheelie bins.</p> <p>The servicing vehicles will access the unit via New Compton Street.</p> <p>The servicing trips are calculated as 68 for the office use and 11 for the retail uses (assumed to be A3). This is a total of 79 trips per day. The current level of trips is assumed to be 62.</p> <p>The CGCA has the following concerns:</p> <p><b><u>The number of servicing trips for the A3 uses is understated:</u></b> The comparison locations used to assess trip numbers are Carluccios and Pizza Express. Only one of the units in is Central London, the others are in Twickenham and Kingston and the survey data is more than 10 years old. This data shows an average of 0.5 trip/100SqM GVA BUT there is significant variation.</p>
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			<p>The number of trips required for any type of use depends on many factors – including the style of the premises and their choice of suppliers. If a premise uses a single supplier for their logistics solution then they will be able to have fewer trips. All of the sites chosen for the comparison use a single provider (Carluccios use Knights of Old and Pizza Express use Bidvest). If the A3 units proposed do the same then the result may be similar for each unit, but this cannot be assumed. If they have a range of suppliers then there could be 5 or more daily trips per unit.</p> <p>Also as well as the total GVA in A3 use we need to take into account the number of units, as each unit will have its own suppliers. There are 6 units in the proposed development. If every unit has 2 deliveries per day that is already 12 deliveries. If they have 5 then there will be 30. The applicant has assumed 11.</p> <p>The number of deliveries to the A3 uses could be as high as 20 per day and that this needs to be taken into account.</p> <p><b><u>The Waste Management Plan is too vague:</u></b> The transport assessment states a waste management plan but makes no attempt to calculate whether the amount of waste which can be stored is adequate. The volume of storage suggested seems to be 3 Eurobins and up to 11 other bins for the whole development, as well as a compactor. The development has 26,013 m<sup>2</sup> of B1 use and 2,138 of A1/A3 use. Waste Generation rates are typically 2.6m<sup>3</sup> per 1000m<sup>2</sup> for B1 and 12.5m<sup>3</sup> per 1000m<sup>2</sup> for A3 (0.5m<sup>3</sup>/20 covers for 500 covers).</p> <p>This means that the premises could generate 97m<sup>3</sup> of uncompacted waste per day. The amount capable of being stored is only part of this.</p> <p><b><u>The servicing route passes many residential properties:</u></b> The proposed servicing route along New Compton Street runs passes residential properties. The use of this street by this number of vehicles will cause congestion and pollution for these residents and so harm their amenity. The time for servicing at the premises should therefore be restricted by condition.</p> <p>The CGCA recommends that LBC do the following.</p> <ol style="list-style-type: none"> <li>1. Impose a condition requiring that all servicing takes place within the development (basement and ground floor area) and not from the street</li> </ol>
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			<p>2. Impose a limit on the number of servicing trips for the development – capped at 50 per day. This is perfectly achievable provided that deliveries of some items (e.g. stationary) are consolidated for different users prior to delivery to the site. This type of consolidation has been used successfully in other parts of Central London and it is necessary to impose this in Planning Conditions so that the requirement is clear.</p> <p>3. Restrict the hours of deliveries and collections to be 08:00-20:00 on all days of the week, to prevent delivery vehicles disturbing residents in the surrounding area. If this time is not believed to be sufficient then deliveries and collections can take place outside these times if the premises are accessed along the southern part of Stacey Street AND they comply with TfL’s Guidance on Out of Hours Deliveries.</p> <p>4. Require the Applicant to calculate the amount of waste to be generated and how this will be stored inside the premises and collected.</p> <p>5. Require that any use in the development which produces glass waste (including but not limited to A3 use) installs glass crushing equipment, or has access to a glass crusher to ensure that the volume of glass waste generated, and the noise associated with its collection, are minimised.</p> <p>Comments by 21-10-16  Photo: See D&amp;A statement.  Documents: <a href="https://goo.gl/JKaAlr">https://goo.gl/JKaAlr</a>  Note: Presented to CGCA Planning on 25 July 2016 and 14 March 2016.</p>
3.2	31 Neal Street WC2H 9PR 2016/5099/P & 2016/5242/L A1 & C3/Nixon; Checkland Kindleysides (agent)	Replacement of 2 existing air conditioning condenser units with 2 new AC condenser units housed within acoustic enclosures fixed above ground floor level and relocated to the opposite rear wall of inner atrium in connection with existing retail use.	<p>The proposals locate the AC condenser units on a neighbouring wall (at Thomas Neal Centre) and, thus, the CGCA wants to ensure that the applicant has consent to install the units there.</p> <p>Additionally, Camden’s planning policies observe that 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 &amp; 28.3; DP22.18; and CPG5 6.7-6.9). This includes cumulative noise levels (CPG6 4.7).</p> <p>To protect the amenity of nearby residents (CS5), including those who have a noise-sensitive window a mere 3m away, 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) require the applicant to submit the results of annual maintenance checks to the Council;</p> <p>(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;</p> <p>(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 (DP28.3); 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. (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, &amp; 2014/6130/P, condition 3.)</p> <p>Finally, prior to first use of the plant equipment, the mitigation measures proposed in the applicant's Environmental Noise Survey dated 26-08-2016, p. 5-6, shall be installed. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations. This is necessary to safeguard the amenities of the adjoining premises and the area generally in accordance with CS5, DP26 and DP28. (See 2014/6696/P for precedent.)</p> <p>Comments by 21-10-16  Photo: <a href="https://goo.gl/4wdWdt">https://goo.gl/4wdWdt</a>  Documents: <a href="https://goo.gl/R7Pt5p">https://goo.gl/R7Pt5p</a>  Note: Grade II listed building</p>
3.3	182-184 High Holborn	Remodelling, refurbishment and	Whilst the CGCA agrees that this building

	WC1V 7AP 2016/5141/P B1/Covent Garden Investment; Gerald Eve (agent)	extension of existing office building including formation of private terraces, rooftop plant, new entrances and other enabling works in connection with use as offices (B1) with retail/office (A1/B1) and flexible B1/A1/A3 floorspace at ground.	needs a refurbishment, we are concerned about the impact of additional height and massing on nearby residents. Additionally, the proposals appear to generate substantially more delivery and servicing trips than the current building requires. The CGCA is concerned about the impact that these additional trips will have on nearby residents as well as on Smart's Place and Stukeley Street. Comments by 21-10-16 Photo: <a href="https://goo.gl/dQRHoX">https://goo.gl/dQRHoX</a> Documents: <a href="https://goo.gl/tvVNQw">https://goo.gl/tvVNQw</a>
3.4	Centre Point 103 New Oxford Street WC1A 1DD 2016/5060/L C3/mixed/Almacantar; Gerald Eve (agent)	Cleaning of the existing precast concrete facade at first to third floor levels of Centre Point Tower using Tensid Limestone Restorer.	No comment Comments by 28-10-16 No photo Documents: <a href="https://goo.gl/R8Wh8H">https://goo.gl/R8Wh8H</a> Note: Grade II listed building
3.5	1 Neal's Yard WC2H 9DP 2016/5126/P B1/Shaftesbury; Rolfe Judd (agent)	Continuation of first, second and third floor levels for flexible use as either B1 (offices) or Class D1 (non-residential institutions) as approved in application 2007/0205/P	The CGCA disagrees with the concept of permitting such flexible dual use, including that proposed here. Granting the applicant permission to potentially change use at some point in the future without the need to apply for planning permission or consult with neighbouring residents at that time effectively removes this premise from planning control. The impacts of B1 office use and D1 use on local residents can vary greatly. Whilst some argue that the TCPA, schedule 2, part 3, could be read as permitting dual use, we do not read the Act this way. Comments by <i>No deadline set</i> Photo: <a href="https://goo.gl/IEJK3I">https://goo.gl/IEJK3I</a> (photo taken before alterations at ground) Documents: <a href="https://goo.gl/M9M4yq">https://goo.gl/M9M4yq</a>
<b>WESTMINSTER APPLICATIONS</b>			
3.6	38 King Street WC2E 8JS 16/08644/FULL A1/Mariage Freres Royaume-Uni Limited; Gerald Eve (agent)	Installation of a temporary shop frontage along with associated external works. (Linked Case: 16/08645/LBC).	Whilst the CGCA has no objection to the temporary shop frontage, we would prefer the contractor's entrance, which forms part of the shopfront, have a design that blends in with the streetscape rather than the large, black, blank wood board that is proposed for the duration of the temporary pop-up shop. Comments by 20-10-16 Photo: <a href="https://goo.gl/Qz4CyB">https://goo.gl/Qz4CyB</a> Documents: <a href="https://goo.gl/OVm3GL">https://goo.gl/OVm3GL</a> Note: Grade II listed building. Pop-up shop would run through March 2017.
3.7	38 King Street WC2E 8JS 16/08737/FULL A1/Mariage Freres	Installation of a replacement shopfront (Linked application 16/08738/LBC)	Whilst the CGCA has no objection, we lament the lost opportunity to install a more traditional shopfront that fits with the historic nature of the conservation area rather than

	<i>Royaume-Uni Limited; Gerald Eve (agent)</i>		the large glass shopfront, which has become too common, particularly in this high-profile location. Comments by 27-10-16 Photo: <a href="https://goo.gl/Qz4CyB">https://goo.gl/Qz4CyB</a> Documents: <a href="https://goo.gl/Ax67VL">https://goo.gl/Ax67VL</a> Comments by 12-10-16 Note: Grade II listed building
3.8	60 Chandos Place WC2N 4HG 16/08491/FULL <i>A3/Lao Cafe Limited; RPS CgMs (agent)</i>	Alterations to the stall riser. Associated internal alterations. (Linked Case: 16/08492/LBC).	No objection, although the CGCA would prefer a cast-iron ventilation grille. Comments by 24-10-16 No photo Documents: <a href="https://goo.gl/IAaNXf">https://goo.gl/IAaNXf</a> Note: Grade II listed building
3.9	22 Wellington Street WC2E 7DD 16/09309/FULL <i>Champagne &amp; Fromage /t/a Champagne and Fromage; Rolfe Judd (agent)</i>	Installation of replacement ventilation grilles within the ground floor shopfront door in connection with internal duct. (Linked application 16/09310/LBC)	No objection, although the CGCA would prefer a cast-iron ventilation grille. Comments by 25-10-16 No photo Documents: <a href="https://goo.gl/ONT3IY">https://goo.gl/ONT3IY</a> Note: Retrospective application.
3.10	Royal Opera House 16/08902/FULL <i>N/A/Capco; Gerald Eve (agent)</i>	Installation of hanging retail signs within the Royal Opera House Arcade and Russell Street, the installation of arrival signs announcing 'Royal Opera House Arcade' at the two ends of the Arcade, removal of existing pigeon spikes and installation of proprietary gel dishes and associated work.	No objection, provided a condition is included that requires the lighting to be switched off no later than midnight. Comments by 27-10-16 Photo: See documents Documents: <a href="https://goo.gl/QHgAri">https://goo.gl/QHgAri</a> Note: Grade I listed building
3.11	Royal Opera House WC2E 9DD 16/08818/FULL <i>N/A/Capco; Gerald Eve (agent)</i>	Removal of the existing lighting to the Fly House Tower and installation of an external lighting scheme to the James Street, Floral Street and Russell Street facades of the Royal Opera House. Replacement of existing lighting equipment on Bow Street elevation of ROH and the installation of additional external lighting and associated works.	No objection, provided a condition is included that requires the lighting to be switched off no later than midnight. Comments by 27-10-16 Photo: See documents Documents: <a href="https://goo.gl/tGlg0w">https://goo.gl/tGlg0w</a> Note: Grade I listed building
3.12	Jubilee Hall Jubilee Market WC2E 8BE 16/08894/FULL A1 (Unit 1) & A1/A3 (Unit 21)/ <i>Capco; Gerald Eve (agent)</i>	Removal of modern fit out additions to existing metal balustrades, refurbishment and redecoration of retained balustrades and replacement with new clear glass, fixed to the existing retained metal balustrades at the first floor terraces of Unit 1 and Unit 21.	No objection Comments by 27-10-16 Photo: See documents Documents: <a href="https://goo.gl/bNKpLv">https://goo.gl/bNKpLv</a> Note: Grade II* listed building
3.13	Paddington Sorting & Delivery 31 Street W2 1DJ 16/09050/FULL <i>Mixed/ Great Western Developments Ltd.; Gerald</i>	Demolition of existing buildings and mixed use redevelopment comprising a commercial cube providing up to 50,000 sqm (GEA) floorspace of office/commercial uses, retail and café/restaurant uses at	<i>CGCA will support local amenity societies and residents associations on these proposals.</i> Comments by 09-11-16 No photo



	Eve (agent)	lower levels and top floor level, a retail/restaurant building on Praed Street; a new major piazza including pedestrianisation of London Street, a new access road between Winsland Street and Praed Street, hard and soft landscaping, new underground station entrance and new Bakerloo Line Ticket Hall; and associated infrastructure and interface highway and transport works for underground connections, and 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.	Documents: <a href="https://goo.gl/gV28AA">https://goo.gl/gV28AA</a> Note: Original application on 11-01-16. CGCA supported Paddington-area amenity groups' opposition to the proposals. Comments: The CGCA objects to this planning application. The proposed 72-storey skyscraper will harm the visual appearance and not contribute to nearby conservation areas. This proposal does not comply with Historic England's advice on tall buildings. [Tall Buildings, Historic England Advice Note 4] Planning consent for this building would set a bad planning precedent and would facilitate further tall buildings in a cluster at and near this location. This would be an undesirable outcome for the conservation of the heritage of the built environment of the city.
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#### 4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	86 Kingsway WC2B 6AE 2016/5163/TC Café 86/Knightwalk Restaurant Ltd.; Peter Brooks (agent)	4 Tables and 12 Chairs	<p>The CGCA objects to the proposed number of tables and chairs and we recommend four tables and eight chairs be permitted.</p> <p>The Council specifies that, at a minimum, 1.8m clear width must be left between the edge of the chairs and the kerb or other obstructions. The CGCA notes that the Council specifies that 1.8m is a minimum and in some instances, particularly areas with high volumes of pedestrian and/or vehicular traffic, a wider clearance will be required.</p> <p>Indeed, CPG5 6.11 states that, "The area where tables and chairs may be placed must be designated and must not interrupt the area of footway for pedestrian movement." (Also see CPG5 6.10.) Further, the "Pedestrian Comfort Guidance for London," published by the GLA, recommends total footway widths for different levels of pedestrian flow. For high-flow areas (greater than 1,200 people per hour), the recommended width is 5.3m; for active flow areas (600 to 1,200 people per hour), the recommended width is 4.2m.</p> <p>The proposed table and chairs are located near Holborn station on Kingsway, which is one of the busiest locations in the area. The pavement is consistently crowded with high footfall, and Holborn station frequently closes due to overcrowding. As such, the number of proposed tables and chairs is inappropriate for this location and, as proposed, they present a health and safety concern, as pedestrians will be forced to walk in the road due to the heavy volume of footfall and the obstruction that the tables and chairs create.</p> <p>The third chair at each tables results in the street furniture being pushed further into the public highway</p>



			<p>and creating an obstruction at this busy location. Thus, only two chairs per table should be permitted and these should be pushed flush with the shopfront. Additionally, the CGCA objects to the late opening hours. These should not extend beyond Camden's core hours.</p> <p>Comments by 19-10-16  Photo: <a href="https://goo.gl/0gg4Qd">https://goo.gl/0gg4Qd</a>  Documents: <a href="https://goo.gl/u0aUQ3">https://goo.gl/u0aUQ3</a>  Note: New application. Proposed hours: M-TH 08:00-23:00; F-SA 08:00 - 23:30; SU 08:00 - 22:00.</p>
4.2	184 Shaftesbury Avenue WC2H 8JB 2016/5199/TC Wildwood Kitchen	2 Tables, 4 Chairs on Shaftesbury Avenue 4 Tables and 8 Chairs on Monmouth Street.	<p>The CGCA objects to the number and position of tables and chairs as proposed and we have been in conversation with the applicant about amending the proposals. Note that the CGCA also has received complaints from residents who are disturbed by the tables and chairs on the Shaftesbury elevation, which the applicant has already started using despite not having permission.</p> <p>The tables and chairs do not leave a minimum clear width of 1.8 metres between the edge of the chairs and the kerb or other obstructions as required by Camden (see Tables &amp; Chairs Application Guidance, as well as CPG5 6.10-6.11). Clearances must take into account highway and disability concerns and the space needed to use seating and tables, as well as not result in an impediment to street cleaning and rubbish collection.</p> <p>The applicant's supporting documents do not indicate a total pavement width, nor do they include the 1000mm required at each doorway (on both the Monmouth and Shaftesbury elevations).</p> <p>The CGCA also challenges the measurements shown on the proposed layouts. Our measurements on the Monmouth frontage showed a total pavement width of 2650mm. With Camden's 1.8m minimum requirement, this leaves about 850mm for tables and chairs. However, the applicant indicates the street furniture will take up 1700mm. Thus, it is not possible to put the tables and chairs as proposed on the pavement.</p> <p>As stated in CPG5 6.10 and 6.14, tables and chairs create problems for pedestrians, particularly those with disabilities, because of obstruction of the public highway. This is particularly the case 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 road.</p> <p>On the proposed Monmouth frontage, the tables and chairs are placed in a configuration (at an angle to the shopfront) that would result in a significant obstruction, particularly when customers are seated and the chairs are inevitably pushed further into the</p>

			<p>pedestrian flow.</p> <p>Should permission be granted, an informative should be included that states, "You are advised to ensure the number and layout of tables and chairs placed on the highway reflects the approved layout as shown on the approved drawing. You do not have planning permission to place the street furniture at an angle and we may take enforcement action to secure their removal."</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 Monmouth Street is not. (See Appendix 2 of Camden's "Tables &amp; Chairs Guidance.") Permission for hours beyond this not only violates Camden's policy, but also is highly inappropriate in a residential area.</p> <p>Comments by 20-10-16</p> <p>Photos: <a href="https://goo.gl/No4AZy">https://goo.gl/No4AZy</a> &amp; <a href="https://goo.gl/uGkuko">https://goo.gl/uGkuko</a> (Shaftesbury frontage); <a href="https://goo.gl/bzZsl2">https://goo.gl/bzZsl2</a> &amp; <a href="https://goo.gl/p9MYce">https://goo.gl/p9MYce</a> (Monmouth frontage)</p> <p>Documents: <a href="https://goo.gl/gjIYzU">https://goo.gl/gjIYzU</a></p> <p>Note: New application. Proposed hours: M-SU 11:00-23:00. Tables and chairs already in use on Shaftesbury Avenue, but not in proposed layout.</p>
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**WESTMINSTER APPLICATIONS**

4.3	<p>7-8 St Martin's Place WC2N 4HA 16/08544/TCH Pret a Manger/<i>Planning Potential Ltd. (agent)</i></p>	<p>Use of two areas of the public highway measuring 3.87m x 6.48m for the placing of nine tables, 19 chairs and four barriers and an area measuring 4.9m x 1.87m for the placing of four tables, eight chairs and four barriers.</p>	<p>No objection</p> <p>Comments by 19-10-16</p> <p>Photos: <a href="https://goo.gl/xYdjuu">https://goo.gl/xYdjuu</a> &amp; <a href="https://goo.gl/Xijpva">https://goo.gl/Xijpva</a></p> <p>Documents: <a href="https://goo.gl/BASf9A">https://goo.gl/BASf9A</a></p> <p>Note: Renewal. Change in use. Existing use 10T &amp; 27CH. No change in hours: M-F 07:00-21:00; SA-SU 09:00-21:00.</p> <p>On 09-02-15 agenda. CGCA had no objection.</p>
4.4	<p>20 Bow Street WC2E 7AW 16/08920/FULL Zizzi/Azzurri Group; <i>Bidwells (agent)</i></p>	<p>Use of an area of public highway measuring 1.86m x 22.9m for the placing of 18 tables and 36 chairs on the Broad Court frontage.</p>	<p>The CGCA continues to object to the brightly coloured tables and chairs that the applicant is placing on the public highway, and we note that these do not match the furniture that the Council permitted (15/08253/FULL, condition 6) or that the applicant is currently proposing. Instead, the permitted and proposed tables and chairs are black and aluminium. In the reason for applying condition 6, the Council clearly states that only the specific street furniture approved can be placed on the public highway, which ensures that "the type and appearance of the tables and chairs (and where appropriate other furniture or equipment) is suitable."</p> <p>The applicant should cease using the brightly coloured tables and chairs and replace them with the furniture that is permitted and proposed. The colourful street furniture the applicant is using without</p>

			<p>permission is inappropriate in the conservation area and so close to a row of listed red phone boxes, the listed Royal Opera House and the iconic ballerina statue.</p> <p>Additionally, the CGCA continues to object to the proposed number of tables and chairs, which are too numerous given Broad Court (on which the tables and chairs are placed) is a quiet, heavily residential area, as is nearby Martlett Court, Crown Court and Drury Lane. Residents and guests of the nearby Fielding Hotel have complained about noise nuisance and the obstruction to access on the public highway resulting from these tables and chairs. The width of the space taken up by the tables and chairs renders a large portion of Broad Court unusable for pedestrians. This site across from the Royal Opera House is meant to be a public space for local residents, workers and visitors to enjoy.</p> <p>Finally, the CGCA notes that no proposed hours are listed. These should remain the same, M-SU 11:00-23:00.</p> <p>Comments by 24-10-16  Photos: <a href="https://goo.gl/cojYlh">https://goo.gl/cojYlh</a> &amp; <a href="https://goo.gl/OIUFhs">https://goo.gl/OIUFhs</a>  Documents: <a href="https://goo.gl/GTt2zp">https://goo.gl/GTt2zp</a></p> <p>Note: Renewal. No change in use. No proposed hours listed. Existing hours: M-SU 11:00-23:00.</p> <p>On 12-10-15 agenda. <i>Officer's report notes that WCC had in the past refused barriers because of bright colours, but they were allowed on appeal. Thus, they have no basis for refusing the chairs because of their colour.</i></p>
4.5	36 Wellington Street WC2E 7BD 16/09038/TCH Onthebab/Wellington Peak Ltd.	Use of area of public highway 0.6m x 3.3m for the placing of four chairs and two tables in connection with the existing ground floor and basement use.	<p>No objection</p> <p>Comments by 25-10-16  Photo: See documents  Documents: <a href="https://goo.gl/nOX9hK">https://goo.gl/nOX9hK</a></p> <p>Note: Renewal. No change in use. Change in hours. Proposed hours M-SA 11:30-22:30; SU 11:30-22:00. Existing hours: M-F 08:00-23:00; SA 09:00-23:00; SU 10:00-18:00. On 14-09-15 agenda. CGCA had no objection.</p>
4.6	11 Kingsway WC2B 6XE 16/08618/TCH Costa/Costa Limited; Gerald Eve (agent)	Use of an area of public highway measuring 6m x 1.8m for the placing of four tables, eight chairs and two fabric barriers.	<p>The CGCA does not object to four tables and eight chairs pushed against the shopfront, as the applicant currently is using (see attached photo). We do object to the proposed layout that would put two rows of tables and chairs on the public highway, as this extends too far into the pavement and creates an obstruction for pedestrians at this busy location. We note that this location is often used by tour buses (again, see attached photo).</p> <p>Also, we note that no other business in this area has permission for two rows of tables and chairs. Instead, the four adjacent cafes/restaurants all have permission for one row of tables and chairs pushed flush against the shopfront.</p> <p>Finally, the CGCA notes that the applicant has not</p>

			<p>provided a layout that specifies the width of the public highway with the proposed street furniture. Instead, the applicant's drawing only shows the dimensions for the street furniture, but not the public highway.</p> <p>Comments by 26-10-16</p> <p>Photo: <a href="https://goo.gl/g4U3YS">https://goo.gl/g4U3YS</a></p> <p>Documents: <a href="https://goo.gl/OdJuKf">https://goo.gl/OdJuKf</a></p> <p>Note: Renewal. No change in use. Change in hours. Proposed: M-SA 07:00-19:00; SU 09:00-17:00. Existing: M-SU 07:00-18:00. On 22-09-14 agenda. CGCA had no objection.</p>
4.7	<p>37 Cranbourn Street WC2H 7AD 16/08892/TCH Brewmaster/DHA Planning (agent)</p>	<p>Use of two areas of the public highway measuring 1m x 5.6m on Cranbourn Street for 3 tables, 6 chairs and 4 barriers and 2m x 11.1m on St Martin's Court for 5 tables, 20 chairs and 2 barriers in connection with the Brewmaster public house.</p>	<p>Whilst the CGCA does not object to these proposals, we note that the applicant is not complying with the currently permitted or proposed layout on the Cranbourn Street elevation. The applicant is using more chairs than permitted, and has done so for more than a year. A condition or informative should make it clear to the applicant that this is not acceptable and continuing to use more chairs than permitted will result in revocation of permission granted.</p> <p>Additionally, the applicant has not listed any proposed hours. These should not be extended beyond the existing M-SU 08:00-23:00.</p> <p>Comments by 26-10-16</p> <p>Photos: <a href="https://goo.gl/Q62atF">https://goo.gl/Q62atF</a> (Cranbourn frontage) &amp; <a href="https://goo.gl/W1Yrri">https://goo.gl/W1Yrri</a> (St. Martin's Court frontage)</p> <p>Documents: <a href="https://goo.gl/C8Wu6J">https://goo.gl/C8Wu6J</a></p> <p>Note: Renewal. No change in use. No proposed hours listed. Existing hours: M-SU 08:00-23:00. On 26-10-15 agenda.</p>

**5. Other business**

**6. Next meetings & future presentations**

- 6.1 24 October 2016
- 6.2 14 November 2016