

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 12 February 2018
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:** Elizabeth Bax (chair), Selwyn Hardy, Gary Hayes, Amanda Rigby, Jessica Skippon, Brian Tienan, Meredith Whitten

1.2 **Apologies received:** David Bieda, Jane French, Shirley Gray, Richard Hills, Jo Weir, Rhu Weir

1.3 **Comments received:** Rhu Weir

2. Presentations: None

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	Ching Court Entrance 11-13 and 15-19 Shelton Street WC2H 9JN 2018/0371/P & 2018/0411/L <i>C3/Rolfe Judd (agent)</i>	Relocation, installation and adaptation of existing metal gates to building entrance; installation of new timber panel doors alongside main building entrance; installation of 5x lantern lighting and LED strip; installation of internal partitions to create 2x separate entrances for upper floor residential units and installation of new intercom unit to entrance of residential building.	The CGCA supports this application, which will enhance security and improve quality of life for Ching Court and other local residents. We support the installation of toughened glass panelling to the back of the gates, which is shown on the applicant's drawings, but not referred to in the covering letter. The glass backing will further help prevent crime and provide for the health and safety of local residents. Additionally, the CGCA supports proposed minor amendments that would add a new external camera under the canopy; adding a camera to the existing phone entry system; and improved design for the lanterns that is more in keeping with the character of the listed building. These minor amendments have been discussed with the applicant, architect and residents. Comments by 22-02-18 Photo: See D&A statement Documents: https://goo.gl/NVDvFE Note: Grade II-listed building
3.2	45 New Compton Street WC2H 8DF 2017/7069/P <i>C3/45 New Compton Street Improvement Co.Ltd.; RM Partnership (agent)</i>	Extension to create an additional fifth floor to provide three additional residential flats (1 x 2 bed; 1 x 3bed; 1 x 4bed) with balcony/terrace area to existing residential block (Class C3).	Objection. As the Planning Inspectorate noted with 2012/3957/P, which proposed similar development, these proposals are significantly out of keeping with the conservation area. Given that this part of Covent Garden will be even more visible as a result of Cross Rail, it is vital that the character and appearance of the conservation area is preserved. One such character is the roofline of the buildings along New Compton Street. The CGCA notes that English Heritage has placed this area on its Heritage at Risk register, as the conservation area's character has been significantly eroded by development. Further, again as noted by the Planning Inspectorate, buildings are built to the edge of the pavement along New Compton Street and this, combined with the height of the buildings,

			<p>creates a very densely developed character. Relief is provided solely by the views upwards. The proposed development would disrespect this. As the Inspectorate stated, 45 New Compton Street should be compared to buildings in its immediate context and not to the bulkier buildings north of the site. Thus, these proposals would fail to preserve or enhance the historic nature and unique character of the Seven Dials (Covent Garden) Conservation Area (Local Plan policies D1 & D2).</p> <p>The CGCA supports residents' concern about loss of light and overlooking for existing residents. Residents, such as those in Pendrell House, already live with a sense of enclosure because of previous high-rise development. Adding another storey to 45 New Compton would exacerbate this. Thus, the proposals would contradict LBC's planning policies.</p> <p>Comments by 15-02-18 Photo: https://goo.gl/DK26tp Documents: https://goo.gl/p7vg3w</p> <p>Note: 2014/0150/P: "Extension to create additional 5th floor to provide 3 residential flats (2 x 2 bed, 1 x 4+ bed) with balcony/terrace to existing residential block" on 10-02-14 agenda. CGCA objected; permission granted.</p>
3.3	<p>Phoenix House 104-110 Charing Cross Road WC2H 0JN 2018/0403/P C3/<i>The Hallam Partnership LLP; GL Hearn (agent)</i></p>	<p>Alterations including changes to materials, removal of rear brise soleil, change in orientation of PV panels, realignment of 5th-floor south elevation windows and new window to stairwell, replacement of metal screen and balustrade with Kalwall screen, and removal of internal lifts; as non-material amendments of permission 2016/5190/P dated 30/06/2017 for erection of 2 storey roof extension with garden room and terrace at rooftop level to provide 2 x 2 bedroom flats.</p>	<p>Although the CGCA objected to the original planning application (2016/5190/P), which the Council approved, we have no objections to these amendments.</p> <p>Comments by 19-02-18 Photo: https://goo.gl/YrhxPC Documents: https://goo.gl/Qgk1Eo</p>
3.4	<p>Land Adjacent to 167-169 Shaftesbury Avenue WC2H 8AN 2018/0327/P Pavement/<i>Maximus Networks Ltd.; Metropolis Planning and Design (agent)</i></p>	<p>Installation of 1 x telephone kiosk on the pavement.</p>	<p>The CGCA strongly objects to the installation of a telephone kiosk at this prominent location in the conservation area.</p> <p>(1) The phone kiosk is unnecessary, as the proposed location is mere metres from an existing phone box (see applicant's location plan). The applicant has not made a case at all that justifies why a second phone kiosk is needed directly next to an existing one.</p> <p>(2) Like other areas in Camden, Covent Garden has its own character and identity (Local Plan D1 & D2). The proposed telephone kiosk fails to preserve or enhance the historic nature and unique character of the Seven Dials (Covent Garden) Conservation Area (D1 & D2).</p>

			<p>According to Local Plan policy D1, careful consideration must be given to the characteristics of a development site, features of local distinctiveness, and the wider context in order to achieve high-quality development which integrates into its surroundings. Shaftesbury Avenue, where this phone kiosk is proposed to be located, is an iconic road in the heart of London's historic West End. Camden's planning policy is clear that the Council expects development to retain the distinctive characters of the conservation area and new development must contribute positively to this. Para 7.46 of the Local Plan (see D2) specifies that the Council "will only grant planning permission for development in Camden's conservation areas that preserves and enhances the special character or appearance of the area." Also see CPG1 2.6 and CPG1 2.9.</p> <p>(3) The proposed telephone kiosk would result in visual street clutter that detracts from the character of the conservation area and that goes against Camden's aim of reducing visual street clutter (see Streetscape Design Manual, Chapter 4). Such street clutter has a significantly adverse effect on the appearance of the streetscape and the amenity of the area. Local Plan policy C5 also specifies that the design of streets, public areas, and the spaces between buildings needs to be uncluttered.</p> <p>(4) The proposed telephone kiosk would further continue to visual clutter as its primary function would be to serve as an advertising presence. Indeed, the location chosen is a high-traffic area, both in terms of vehicles and pedestrians. CPG1 para 8.9 says advertisements in conservation areas and on or near listed buildings require detailed consideration given the sensitivity and historic nature of these areas or buildings. Any advertisements on or near a listed building or in a conservation area must not harm their character and appearance.</p> <p>(5) Further, the proposed telephone kiosk presents a safety hazard, as it obstructs the flow of pedestrian traffic, as well as wheelchairs and prams, at this location, which experiences high footfall.</p> <p>(6) Finally, as the Metropolitan Police have noted – and to which local residents can attest – phone boxes and kiosks are heavily used for crime and antisocial behaviour. As police constable and Design Out Crime Officer Jim Cope says, phone boxes in Camden are "crime generators" (see Met Police comments). Phone boxes and kiosks conceal criminal behaviour, including drug activity.</p> <p>Whilst the applicant claims a need for telephone kiosks still exists, the research and data contradict the need for increasing the number of public phone boxes and kiosks. According to Ofcom, for example, the money that BT received from phone boxes went down by nearly half between 2000 and 2006. Further, Ofcom's 2016 Communications Market Report found that 93 percent of UK adults own or use a mobile phone in the UK; 71 percent of adults own a smartphone. Research in 2013</p>
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			<p>also found that only 3 percent of UK residents made a call from a public phone box in the previous month.</p> <p>The evidence strongly supports that the number of public telephone boxes and kiosks should be reduced, not increased.</p> <p>Comments by 20-02-18</p> <p>Photo: See documents.</p> <p>Documents: https://goo.gl/rrwjPL</p>
3.5	<p>Land Adjacent to 1 St Giles High Street WC2H 8AG</p> <p>2018/0325/P</p>	<p>Installation of 1 x telephone kiosk on the pavement.</p>	<p>The CGCA strongly objects to the installation of a telephone kiosk at this prominent location in the conservation area.</p> <p>(1) The phone kiosk is unnecessary, as the proposed location is near other existing phone boxes. The applicant has not made a case at all that justifies why an additional phone kiosk is needed so near existing ones.</p> <p>(2) Like other areas in Camden, Covent Garden has its own character and identity (Local Plan D1 & D2). The proposed telephone kiosk fails to preserve or enhance the historic nature and unique character of the Seven Dials (Covent Garden) Conservation Area (D1 & D2). According to Local Plan policy D1, careful consideration must be given to the characteristics of a development site, features of local distinctiveness, and the wider context in order to achieve high-quality development which integrates into its surroundings. Camden's planning policy is clear that the Council expects development to retain the distinctive characters of the conservation area and new development must contribute positively to this. Para 7.46 of the Local Plan (see D2) specifies that the Council "will only grant planning permission for development in Camden's conservation areas that preserves and enhances the special character or appearance of the area." Also see CPG1 2.6 and CPG1 2.9.</p> <p>(3) The proposed telephone kiosk would result in visual street clutter that detracts from the character of the conservation area and that goes against Camden's aim of reducing visual street clutter (see Streetscape Design Manual, Chapter 4). Such street clutter has a significantly adverse effect on the appearance of the streetscape and the amenity of the area. Local Plan policy C5 also specifies that the design of streets, public areas, and the spaces between buildings needs to be uncluttered.</p> <p>(4) The proposed telephone kiosk would further continue to visual clutter as its primary function would be to serve as an advertising presence. Indeed, the location chosen is a high-traffic area, both in terms of vehicles and pedestrians. CPG1 para 8.9 says advertisements in conservation areas and on or near listed buildings require detailed consideration given the sensitivity and historic nature of these areas or buildings. Any advertisements on or near a listed building or in a conservation area must not harm their character and appearance.</p> <p>(5) Further, the proposed telephone kiosk presents a</p>

			<p>safety hazard, as it obstructs the flow of pedestrian traffic, as well as wheelchairs and prams, at this location, which experiences high footfall.</p> <p>(6) Finally, as the Metropolitan Police have noted – and to which local residents can attest – phone boxes and kiosks are heavily used for crime and antisocial behaviour. As police constable and Design Out Crime Officer Jim Cope says, phone boxes in Camden are “crime generators” (see Met Police comments). Phone boxes and kiosks conceal criminal behaviour, including drug activity.</p> <p>Whilst the applicant claims a need for telephone kiosks still exists, the research and data contradict the need for increasing the number of public phone boxes and kiosks. According to Ofcom, for example, the money that BT received from phone boxes went down by nearly half between 2000 and 2006. Further, Ofcom’s 2016 Communications Market Report found that 93 percent of UK adults own or use a mobile phone in the UK; 71 percent of adults own a smartphone. Research in 2013 also found that only 3 percent of UK residents made a call from a public phone box in the previous month.</p> <p>The evidence strongly supports that the number of public telephone boxes and kiosks should be reduced, not increased.</p> <p>Comments by 20-02-18 Photo: See documents. Documents: https://goo.gl/vj5Q8L</p>
3.6	Pavement outside 190 High Holborn WC1V 7BH 2018/0322/P	Installation of 1 x telephone kiosk on the pavement.	<p>See 3.5. Comments by 20-02-18 Photo: See documents. Documents: https://goo.gl/hUNYb6</p>
3.7	Pavement outside 166 High Holborn WC1V 6TT 2018/0321/P	Installation of 1 x telephone kiosk on the pavement.	<p>See 3.5. Comments by 20-02-18 Photo: See documents. Documents: https://goo.gl/akW1CW</p>
3.8	Land Adjacent to 121 Shaftesbury Avenue WC2H 8AD 2018/0324/P	Installation of 1 x telephone kiosk on the pavement.	<p>The CGCA strongly objects to the installation of a telephone kiosk at this prominent location in the conservation area.</p> <p>(1) The phone kiosk is unnecessary, as the proposed location is near an existing phone box at 167-169 Shaftesbury Avenue. The applicant has not made a case at all that justifies why a second phone kiosk is needed directly next to an existing one.</p> <p>(2) Like other areas in Camden, Covent Garden has its own character and identity (Local Plan D1 & D2). The proposed telephone kiosk fails to preserve or enhance the historic nature and unique character of the Seven Dials (Covent Garden) Conservation Area (D1 & D2). According to Local Plan policy D1, careful consideration must be given to the characteristics of a development site, features of local distinctiveness, and the wider context in order to achieve high-quality development which integrates into its surroundings. Shaftesbury</p>

			<p>Avenue, where this phone kiosk is proposed to be located, is an iconic road in the heart of London’s historic West End. Camden’s planning policy is clear that the Council expects development to retain the distinctive characters of the conservation area and new development must contribute positively to this. Para 7.46 of the Local Plan (see D2) specifies that the Council “will only grant planning permission for development in Camden’s conservation areas that preserves and enhances the special character or appearance of the area.” Also see CPG1 2.6 and CPG1 2.9.</p> <p>(3) The proposed telephone kiosk would result in visual street clutter that detracts from the character of the conservation area and that goes against Camden’s aim of reducing visual street clutter (see Streetscape Design Manual, Chapter 4). Such street clutter has a significantly adverse effect on the appearance of the streetscape and the amenity of the area. Local Plan policy C5 also specifies that the design of streets, public areas, and the spaces between buildings needs to be uncluttered.</p> <p>(4) The proposed telephone kiosk would further continue to visual clutter as its primary function would be to serve as an advertising presence. Indeed, the location chosen is a high-traffic area, both in terms of vehicles and pedestrians. CPG1 para 8.9 says advertisements in conservation areas and on or near listed buildings require detailed consideration given the sensitivity and historic nature of these areas or buildings. Any advertisements on or near a listed building or in a conservation area must not harm their character and appearance.</p> <p>(5) Further, the proposed telephone kiosk presents a safety hazard, as it obstructs the flow of pedestrian traffic, as well as wheelchairs and prams, at this location, which experiences high footfall.</p> <p>(6) Finally, as the Metropolitan Police have noted – and to which local residents can attest – phone boxes and kiosks are heavily used for crime and antisocial behaviour. As police constable and Design Out Crime Officer Jim Cope says, phone boxes in Camden are “crime generators” (see Met Police comments). Phone boxes and kiosks conceal criminal behaviour, including drug activity.</p> <p>Whilst the applicant claims a need for telephone kiosks still exists, the research and data contradict the need for increasing the number of public phone boxes and kiosks. According to Ofcom, for example, the money that BT received from phone boxes went down by nearly half between 2000 and 2006. Further, Ofcom’s 2016 Communications Market Report found that 93 percent of UK adults own or use a mobile phone in the UK; 71 percent of adults own a smartphone. Research in 2013 also found that only 3 percent of UK residents made a call from a public phone box in the previous month.</p> <p>The evidence strongly supports that the number of public telephone boxes and kiosks should be reduced,</p>
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			<p>not increased.</p> <p>Comments by 22-02-18</p> <p>Photo: See documents.</p> <p>Documents: https://goo.gl/5SR8rT</p>
3.9	<p>Pavement outside 75 Kingsway WC2B 6SR</p> <p>2018/0316/P</p>	<p>Installation of 1 x telephone kiosk on the pavement.</p>	<p>The CGCA strongly objects to the installation of a telephone kiosk at this prominent location in the conservation area.</p> <p>(1) The phone kiosk is unnecessary, as the proposed location is mere metres from an existing phone box, which can clearly be seen in the applicant's "site photo" document. The applicant has not made a case at all that justifies why another phone kiosk is needed so near to an existing one.</p> <p>(2) Like other areas in Camden, Covent Garden has its own character and identity (Local Plan D1 & D2). The proposed telephone kiosk fails to preserve or enhance the historic nature and unique character of the Seven Dials (Covent Garden) Conservation Area (D1 & D2). According to Local Plan policy D1, careful consideration must be given to the characteristics of a development site, features of local distinctiveness, and the wider context in order to achieve high-quality development which integrates into its surroundings. Camden's planning policy is clear that the Council expects development to retain the distinctive characters of the conservation area and new development must contribute positively to this. Para 7.46 of the Local Plan (see D2) specifies that the Council "will only grant planning permission for development in Camden's conservation areas that preserves and enhances the special character or appearance of the area." Also see CPG1 2.6 and CPG1 2.9.</p> <p>(3) The proposed telephone kiosk would result in visual street clutter that detracts from the character of the conservation area and that goes against Camden's aim of reducing visual street clutter (see Streetscape Design Manual, Chapter 4). Such street clutter has a significantly adverse effect on the appearance of the streetscape and the amenity of the area. Local Plan policy C5 also specifies that the design of streets, public areas, and the spaces between buildings needs to be uncluttered.</p> <p>(4) The proposed telephone kiosk would further continue to visual clutter as its primary function would be to serve as an advertising presence. Indeed, the location chosen is a high-traffic area, both in terms of vehicles and pedestrians. CPG1 para 8.9 says advertisements in conservation areas and on or near listed buildings require detailed consideration given the sensitivity and historic nature of these areas or buildings. Any advertisements on or near a listed building or in a conservation area must not harm their character and appearance.</p> <p>(5) Further, the proposed telephone kiosk presents a safety hazard, as it obstructs the flow of pedestrian traffic, as well as wheelchairs and prams, at this</p>

			<p>location, which experiences high footfall.</p> <p>(6) Finally, as the Metropolitan Police have noted – and to which local residents can attest – phone boxes and kiosks are heavily used for crime and antisocial behaviour. As police constable and Design Out Crime Officer Jim Cope says, phone boxes in Camden are “crime generators” (see Met Police comments). Phone boxes and kiosks conceal criminal behaviour, including drug activity.</p> <p>Whilst the applicant claims a need for telephone kiosks still exists, the research and data contradict the need for increasing the number of public phone boxes and kiosks. According to Ofcom, for example, the money that BT received from phone boxes went down by nearly half between 2000 and 2006. Further, Ofcom’s 2016 Communications Market Report found that 93 percent of UK adults own or use a mobile phone in the UK; 71 percent of adults own a smartphone. Research in 2013 also found that only 3 percent of UK residents made a call from a public phone box in the previous month.</p> <p>The evidence strongly supports that the number of public telephone boxes and kiosks should be reduced, not increased.</p> <p>Comments by 22-02-18 Photo: See documents. Documents: https://goo.gl/ZzhAJg</p>
3.10	7-11 Stukeley Street WC1V 7RL 2018/0201/P Sui generis/ <i>Indigo Planning Ltd. (agent)</i>	Change of use of first and second floors from mixed warehouse, workroom and showroom (B8/sui generis) to office (B1).	<p>Although the CGCA laments the loss of warehouse and workroom use – uses that form part of the heritage of Covent Garden – we have no objection.</p> <p>Comments by 21-02-18 No photo Documents: https://goo.gl/D7mG1r</p>
WESTMINSTER APPLICATIONS			
3.11	Flat 5, 12 King Street WC2E 8HN 17/11179/FULL C3/ <i>Perseverance Architects Ltd. (agent)</i>	Construction of conservatory and staircase housing to roof and use of part of roof as a terrace.	<p>The CGCA objects to the increased height of the proposed extension, which would be visually intrusive. As such, the proposed design fails to maintain or improve (preserve or enhance) the character and appearance of the Covent Garden Conservation Area (S25, S28, DES9, para 10.108-10.128). According to S25, S28 and DES9, careful consideration must be given to the characteristics of a development site, features of local distinctiveness, and the wider context in order to achieve high-quality development which integrates into its surroundings. Westminster’s planning policy is clear that the Council expects development to retain the distinctive characters of the conservation area and new development must contribute positively to this. S25 specifies that “the built environment must be respected and refurbished sensitively in a manner appropriate to its significance. Any change should not detract from the existing qualities of the environment.”</p> <p>Although 12 King Street is not a listed building itself, almost half of the buildings on King Street are listed. Policy DES 10 says the Council will not grant permission where development would adversely affect the</p>

			<p>immediate or wider setting of a listed building.</p> <p>Comments by 15-02-18</p> <p>Photo: https://goo.gl/WB5vvb</p> <p>Documents: https://goo.gl/AVsNwZ</p>
3.12	<p>68-69 St Martin's Lane WC2N 4JS 17/09052/FULL A3/B1/C3/Cfes Ltd.; Drawing and Planning Ltd. (agent)</p>	<p>Demolition of plant room and erection of two storey extension to create a split level maisonette (2 bed, 4 person) with roof terraces and replacement of existing plant machinery.</p>	<p>The CGCA objects to the increased height of the proposed extension, which would be visually intrusive. As such, the proposed design fails to maintain or improve (preserve or enhance) the character and appearance of the Covent Garden Conservation Area (S25, S28, DES9, para 10.108-10.128). According to S25, S28 and DES9, careful consideration must be given to the characteristics of a development site, features of local distinctiveness, and the wider context in order to achieve high-quality development which integrates into its surroundings. Westminster's planning policy is clear that the Council expects development to retain the distinctive characters of the conservation area and new development must contribute positively to this. S25 specifies that "the built environment must be respected and refurbished sensitively in a manner appropriate to its significance. Any change should not detract from the existing qualities of the environment."</p> <p>The proposed extension would also have an impact on the Grade II-listed building directly south (62 St. Martin's Lane).</p> <p>Comments by 16-02-18</p> <p>Photo: https://goo.gl/MLhF6o</p> <p>Documents: https://goo.gl/Ptvkr6</p>
3.13	<p>1 Cambridge Circus WC2H 8PA 17/08296/FULL A3 (Shake Shack)/Lounge Dining Ltd.; Zebra Projects Ltd. (agent)</p>	<p>Replacement of old plant equipment located within the internal light well.</p>	<p>As proposed, the replacement plant equipment does not meet Westminster's noise standards and, thus, the CGCA objects. The equipment is located in a lightwell and will cause excessive noise and disturbance for residents that overlook the lightwell – including those with noise-sensitive windows 1.2m from the extract system and 2m from the chiller and freezer condensers. This negative impact will be compounded by the hours the equipment is proposed to operate, including refrigeration compressors that will run 24 hours and air-conditioning and extract systems that will run past midnight.</p> <p>The applicant's acoustic report does not recommend mitigation measures, but rather vaguely says the application of mitigation measures to the proposed type of equipment "is complex" (see sec. 10 of acoustic report).</p> <p>Given this, the Council should refuse the application. Should the Council be minded to grant permission, conditions should:</p> <p>(1) restrict the amount of noise (measured in decibels) emitted from the units to within Westminster's thresholds (S32, ENV7);</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</p>

			<p>throughout the life of the development (ENV6(8));</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 (ENV6(6)) (for precedent, see 14/03699/FULL & 15/05983/FULL, among others); 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.</p> <p>Comments by 22-02-18</p> <p>Photo: https://goo.gl/RtjnoK</p> <p>Documents: https://goo.gl/GuuuJe</p>
3.14	<p>Carriage House 29 Floral Street WC2E 9DP</p> <p>18/00472/FULL</p> <p>Jigsaw/Dalziel & Pow (agent)</p>	<p>Refurbishment of retail store on ground and first floors and restaurant on second floor; traditional style shop awning to the Floral St elevation.</p>	<p>No objection, provided there is no removal of or interference with any original features of this Grade II-listed building.</p> <p>Comments by 26-02-18</p> <p>Photo: https://goo.gl/MMQmau</p> <p>Documents: https://goo.gl/DL5RMW</p> <p>Note: Grade II-listed building</p>
3.15	<p>38 Floral Street WC2E 9DG</p> <p>18/00741/FULL</p> <p>A1/C3/Rolfe Judd (agent)</p>	<p>Erection of mansard roof extension and installation of third floor window in front elevation in connection with enlargement of top floor flat.</p>	<p>No objection</p> <p>Comments by 05-03-18</p> <p>Photo: https://goo.gl/AZJTPH</p> <p>Documents: https://goo.gl/Rjm6je</p>

4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	<p>42 Kingsway WC2B 6EX</p> <p>2018/0361/TC</p> <p>Bill's/Bill's Restaurants Ltd.</p>	<p>7 tables, 16 chairs, 4 planters and 9 barriers</p>	<p>No objection, although the applicant needs to be reminded again that they need permission to place an A-board on the public highway.</p> <p>Comments by 19-02-18</p> <p>Photo: https://goo.gl/D4dgZc</p> <p>Documents: https://goo.gl/jaLrZb</p> <p>Note: Renewal. No change in use or hours: M-TH 08:00-23:00; F-SA 08:00-23:30; SU 08:00-22:30.</p> <p>2017/0955/TC on 27-03-17 agenda. CGCA's objected to additional six planters.</p>
4.2	<p>123 Kingsway WC2B 6PQ</p> <p>2018/0357/TC</p> <p>Wagamama/Wagamama Ltd.</p>	<p>2 tables, 4 chairs and 2 barriers</p>	<p>The CGCA objects to the proposed placement of the tables and chairs. As we commented in the initial application (2016/6399/TC), any tables and chairs at this location should be positioned flush with the shopfront. If there is not adequate space to position two tables and four chairs flush with the shopfront, permission should be granted for one table and two chairs only. A second row of street furniture, as proposed, should not be permitted. This is due to the extremely heavy footfall at this location across from Holborn Tube station and adjacent to two heavily used bus shelters.</p>

			<p>Throughout the day, crowds of people waiting at the bus stops form a wall of people consistently standing on the pavement. These crowds coupled with the extremely high footfall mean that the street furniture contributes to a pinchpoint and obstructs pedestrian flow. The applicant's use of a large A-board without permission further obstructs the public highway, particularly given the applicant places the A-board further into the public highway (see photo).</p> <p>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.)</p> <p>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>Comments by 19-02-18 Photo: https://goo.gl/UWGq4t Documents: https://goo.gl/Pt6D8g Note: Renewal. No change in use or hours: M-SA 10:00-23:00; SU 11:00-22:00. 2016/6399/TC on 28-11-16 agenda. CGCA objected.</p>
4.3	77 Kingsway WC2B 6SR 2018/0484/TC Leon	6 tables, 12 chairs and 6 barriers	<p>No objection</p> <p>Comments by 26-02-18 Photo: https://goo.gl/6YL1cU Documents: https://goo.gl/Lzzy5q Note: Renewal. No change in use or hours: M-SU 08:00-22:00. 2017/0958/TC on 27-03-17 agenda.</p>
WESTMINSTER APPLICATIONS			
4.4	13 Slingsby Place WC2E 9AB 18/00103/TCH Bill's/Bills Restaurants Limited; Popleston Allen Solicitors (agent)	Use of the courtyard area to the front of Unit 28 for the placing of six tables, 20 chairs, 32 planters and three external heaters.	<p>The CGCA objects to the proposed change in hours and we note that the Council refused permission for an 8 a.m. start time in 2016 (see 16/05501/FULL). Slingsby Place is a residential area, as it consists of residential on the upper floors, including directly adjacent to this location. An 8 a.m. start time would result in noise and disturbance that would have a negative impact on their amenity, particularly as the applicant's staff already noisily puts the street furniture out before 9 a.m.</p> <p>As discussed in Westminster's policy and planning guidance, tables and chairs can cause problems when located near residential accommodation. T&CH also can create problems for pedestrians 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.</p> <p>We note that the Councils Licensing Guidelines for the placing of Tables and Chairs on the Highway: 2(e) states that the placement of tables and chairs should consider the likely effect that this will have on surroundings residents, businesses and the amenity of the area, and limit the hours they will be out accordingly. The current start time of 9 a.m. is more appropriate.</p> <p>In the officer's report for the previous application, the officer noted that, "Given the local objection raised and because of the close proximity of residential windows, it is considered unacceptable to extend the hours of use of the tables and chairs to 8 am." There have been no changes in Slingsby Court that warrant altering the Council's previous decision.</p> <p>Comments by 16-02-18 Photo: https://goo.gl/pqskoY</p>

			<p>Documents: https://goo.gl/owSvih</p> <p>Note: Renewal. Change in use. Previously nine tables, 22 chairs, two umbrellas and four planters. Change in hours: Proposed hours: M-SU 08:00-23:00. Previous hours M-SU 09:00-23:00. 16/05501/FULL on 11-07-16 agenda.</p>
4.5	10-12 Garrick Street WC2E 9BH 18/00699/TCH Le Garrick	Use of an area of the public highway for the placing of three tables and six chairs in an area measuring 6.2m x 0.9m.	<p>No objection</p> <p>Comments by 01-03-18</p> <p>Photo: https://goo.gl/u6nvXs</p> <p>Documents: https://goo.gl/wRpbmZ</p> <p>Note: Renewal. No change in use. Change in hours. Existing hours: M-SU 08:00-23:00. Proposed hours: M-SU 11:00-23:00. 15/01569/TCH on 23-03-15 agenda. CGCA had no objection.</p>

5. Other business – comments submitted since last meeting

5.1	5C The Market WC2E 8RA 17/10116/FULL A3 (Buns & Buns)/ <i>Buns & Buns Ltd.</i> ; <i>Gerald Eve (agent)</i>	Replacement of the modern ground floor structure, and associated works to the basement vaults. Linked to 17/10117/LBC and 17/10118/ADV	<p>No objection</p> <p>Comments by 08-02-18</p> <p>Photo: See D&A statement</p> <p>Documents: https://goo.gl/UDtEFR</p> <p>Note: Grade II*-listed building</p> <p>This is a revised application. Original was on 27-11-17 agenda. CGCA's comments:</p> <p>Whilst the CGCA welcomes the revisions to the original proposed mezzanine level, we are concerned the increased height would obscure the view through the listed market building. Further, we have concerns about the change in the entrance to the restaurant that could encourage queuing and obstruct flow through the already-crowded market.</p>
5.2	411-412 Strand WC2R 0NS 17/11280/LBC <i>Adelphi Theatre/Really Useful Group Theatres; Heritage Surveys Limited (agent)</i>	External repair, cleaning and redecoration to rear facades (Maiden Lane & Exchange Court) of the Adelphi Theatre.	<p>No objection</p> <p>Comments by 13-02-18</p> <p>Photo: See D&A/Heritage statement</p> <p>Documents: https://goo.gl/WrkyoR</p>

6. Next meetings & future presentations

- 6.1 26 February
- 6.2 12 March
- 6.3 26 March