

Decisions

Covent Garden Community Association

Planning Sub-Committee decisions discussed via email

9 December 2016-3 January 2017

www.CoventGarden.org.uk  TheCGCA  @TheCGCA

1. Attendance

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

2. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
2.1	35 Earlham Street WC2H 9LD 2016/6212/L Thomas Neal Centre/ <i>Shaftesbury; Rolfe Judd (agent)</i>	Removal and replacement of the existing external gate along Earlham Street.	Whilst the CGCA does not object and we recognise that the existing external gate is not original, we lament that the replacement gate does not fit well with the character of this grade II listed building or the conservation area in general. Comments by 15-12-16 Photo: https://goo.gl/oZQueY Documents: https://goo.gl/UT5xtz Note: Grade II listed building
2.2	West Street. London. WC2H 9ND. 2016/4869/P & 2016/5032/L Ambassadors Theatre (sui generis)/ <i>Delfont Mackintosh Theatres Ltd.; Montagu Evans (agent)</i>	Demolition of existing Grade II Listed theatre building behind the retained West Street Façade and part of the Tower Court façade and redevelopment of site for a 4 storey +mansard roof storey theatre building (uplift of 1067sqm) with 1 storey upward extension of retained façade, excavation of basement and installation of rooftop plant.	No objection Comments 09-01-17 Photo: See documents Documents: https://goo.gl/00I82w Note: Grade II listed building. Applicant presented proposals to CGCA at 12-10-15 meeting.
2.3	43 Monmouth Street WC2H 9EW 2016/6408/L & 2016/6241/L <i>The Crown/Greene King PLC; TLT LLP (agent)</i>	Erection of three canvas awnings to the properties Monmouth Street frontage.	Whilst the CGCA welcomes the changes made by Greene King to their signage (under a separate application) because we feel they will enhance the appearance of this historic public house and make a positive contribution to the nationally important Seven Dials Conservation Area, the same cannot be said for the installation of awnings proposed in this application. Thus, the CGCA objects to the proposals. The proposed awnings's size and location would be an incongruous addition to the building, detrimental to the character and appearance of the building and the wider Covent Garden (Seven Dials) Conservation Area, and in violation of several of Camden's planning policies. We elaborate on these reasons below, The awnings dominate the frontage of this Grade II listed building, which the

			<p>Council's planning policy says should be avoided (see CPG1 para 7.19). This results in a visually unattractive appearance that is inappropriate in the conservation area, as it results in visual clutter and detracts from the area's character (see CS5, CS9, CS14, DP24, DP25). The proposed awnings are also inappropriate for a listed building and would result in harm to the special interest of the building (DP25). In addition to Council policies (see CS5, CS9, CS14, DP25, CPG1), the Council has a statutory obligation to preserve or enhance the borough's listed buildings.</p> <p>When Outstanding Status existed Seven Dials was one of only 38 out of 6,000 conservation areas in England to achieve this status. This significance is not mentioned in the applicant's Heritage Statement.</p> <p>The Dials itself is a unique setting, the centre-piece of the conservation area and the Crown is one of only two buildings whose scale remains the same as c. 1693. This is evident in the applicant's Heritage Statement (see p. 20, figure 10).</p> <p>Further, the sections of the National Planning Policy Framework cited by the applicant support refusing permission for awnings, given the building's significance. In particular, para 132 requires the Council to give great weight "to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification."</p> <p>With the great significance of the building established, no development that harms or alters the heritage asset should be permitted.</p> <p>Whilst the applicant has a better thought out design than existing or past proposals, the proposal will, per se, obscure part of the façade of this key building in one of England's key conservation areas, the most important one in Camden.</p> <p>The motivation for this application is commercial – it has nothing to do with enhancing either this historic building or key conservation area. Instead, the purpose is to provide a space for more vertical drinkers and outdoor seating.</p>
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			<p>The awnings also result in the pavement below being commandeered for commercial use, with pedestrians believing they cannot walk under them. Further, when bicycles are parked at the adjacent racks, pedestrians have no choice but to walk under them, which is intimidating, in part because the awnings are low-hanging and extend well into the pavement, and with vertical drinkers and smokers from the pub crowded under them.</p> <p>Comments by 29-12-16 Photo: https://goo.gl/Hzpzu4 Documents: https://goo.gl/eWaqdz Note: Grade II listed building</p>
2.4	<p>Albion House 55 New Oxford Street WC1A 1BS 2016/6590/P A4/ Flight Club Darts Ltd.;</p>	<p>Alterations to front and side elevations of drinking establishment (Class A4) to include alterations to entrance doors and installation of 7x wall lighting units.</p>	<p>The CGCA objects to the use of internal illumination, including in the two menu boards, 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 02-01-17 Photo: https://goo.gl/6UjBlS Documents: https://goo.gl/6mJfOq</p>
2.5	<p>60 Great Queen Street WC2B 5AZ 2016/6791/L Freemasons Hall</p>	<p>Installation of WCs within two former lightwells at ground floor level (amendments to layout approved under listed building consent 2012/3295/L granted 04/09/2012).</p>	<p>No objection Comments by 10-01-17 Photo: https://goo.gl/nZG5hc Documents: https://goo.gl/sxYIMM</p>
2.6	<p>38 Earlham Street WC2H 9LH 2016/6569/L & 2016/6231/A A1/Rococo Chocolates Ltd.; Blass Design (agent)</p>	<p>Alterations in connection with the retention of non-illuminated, externally applied vinyl to existing fascia board and display of a non-illuminated projecting sign.</p>	<p>Provided a condition is included that requires that both corbels must be retained, the CGCA has no objection. Comments by 05-01-17 Photo: See applicant's drawings Documents: https://goo.gl/pRWtg3 Note: Grade II listed building</p>
2.7	<p>40-42 Parker Street WC2B 5PQ 2016/6431/P</p>	<p>Erection of 2 storey roof extension at 4th & 5th floor levels for use as</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</p>

	<p>B1/Sydney Wharf Ltd.; Metropolitan Development Consultancy (agent)</p>	<p>offices (Class use B1) with front and rear terrace.</p>	<p>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 noise and disturbance at anti-social hours.</p> <p>Indeed, the Council has recognised that the provision of amenity space must be balanced with the impact on neighbours. (For precedent, see 2014/4870/P, condition 10.)</p> <p>Further, Camden’s planning policies acknowledge this as well. For example, CS5e-f says, “making sure that the impact of developments on their occupiers and neighbours is fully considered.” Meanwhile, DP24.23 states that, “the Council will require that the residential amenity of neighbours be preserved, in accordance with policy DP26 – Managing the impact of development on occupiers and neighbours and Core Strategy policy CS5 – Managing the impact of growth and development.”</p> <p>Finally, while the CGCA does not object, we lament that the applicant has missed an opportunity to propose a design that is more in keeping with this interesting, warehouse-style building, which although not listed, does contribute to the character of the area. The proposed roof extension, while perhaps not visible from the street, is visible from many vantages in the surrounding area and, thus, the CGCA would prefer to see a design that complements the existing building and its setting more appropriately.</p> <p>Comments by 05-01-17 Photo: https://goo.gl/4c5fSk (applicant’s photos) Documents: https://goo.gl/y5mEk5</p>
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WESTMINSTER APPLICATIONS

<p>2.8</p>	<p>27-29 King Street WC2E 8JS 16/10029/LBC A1 (Petersham Nurseries) /Petersham (UK) Ltd.; Walsingham Planning (agent)</p>	<p>Painting shopfronts of the unit at 27-28 King Street (Unit 9, Kings Court) and the unit at 31-32 King Street (Unit 6, Kings Court); installation of three window planters; display of four externally illuminated fascia signs each measuring 2.5m x 0.18m and four externally illuminated hanging signs each measuring 0.60 x 0.6m.</p>	<p>No objection Comments by 26-12-16 Photo: https://goo.gl/q7vzM0 Documents: https://goo.gl/Det8si Note: Grade II listed building</p>
<p>2.9</p>	<p>2 Bedfordbury WC2N 4BP 16/10413/FULL C3/Rainsford Ltd. (agent)</p>	<p>Installation of replacement windows.</p>	<p>Drawing Pr/Rai/Bf-W001 shows both internal and external views of the existing and proposed windows. However, the views are exactly the same. This cannot</p>

			<p>be the case, as the views should be the reverse of each other (e.g. larger pane is on the right in one view, but should be on the left in the other view). The applicant should be required to submit correct drawings for all documents that have the erroneous view, as it is not an accurate reflection of what would be installed, should the Council approve the application.</p> <p>Additionally, whilst the CGCA has no objection to the proposed design changes in the west elevation at the rear, we do object to the the front elevation windows, which should preserve the existing sash window designs, which fits with the character of the conservation area. The windows could be double-glazed windows, but in the same sash design. The CGCA notes that there is no local precedent for the proposed design.</p> <p>Comments by 28-12-16 Photo: https://goo.gl/ZUq4sm Documents: https://goo.gl/rqLW9h Note: Above Thai Pot restaurant.</p>
2.10	Third Floor 14 Floral Street WC2E 9DH 16/10961/FULL B1/Capco; Modus (agent)	Installation of one condenser unit at roof level.	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). Before granting permission, the Council should require the mitigation measures specified in section 9.3 (p. 8 of 9) of the applicant's noise report (dated 17 October 2016), namely increasing the edge protection on the corner of the roof between the plant and the nearest noise-sensitive window to match the full height of the new condenser unit. This is necessary to safeguard the amenities of the adjoining premises and the area generally in accordance with S32; ENV6; and ENV7. 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: (1) restrict the amount of noise (measured in decibels) emitted from the units to within Westminster's thresholds (S32; ENV6; ENV7);

			<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 (S32; ENV6);</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 (ENV6);</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; 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 28-12-16 Photo: https://goo.gl/H6ajFJ & see Acoustic report Documents: https://goo.gl/W8Kr9d</p>
2.11	17-18 Henrietta Street WC2E 8QH 16/11118/FULL <i>/Capco; Gerald Eve (agent)</i>	Erection of key clamp safe guarding and associated ladders at roof level, first floor, and second floor level.	<p>No objection</p> <p>Comments by 30-12-16 Photo: See D&A statement Documents: https://goo.gl/945pof</p>
2.12	26 Henrietta Street WC2E 8NA 16/11670/LBC <i>A1/Cheaney Shoes Ltd; Rolfe Judd (agent)</i>	Display of externally illuminated fascia sign measuring 0.33m X 0.92m and externally illuminated hanging sign measuring 0.50m X 0.50m.	<p>The CGCA has no objection to external illumination.</p> <p>Comments by 11-01-17 Photo: https://goo.gl/WwKbE6 (Google photo) Documents: https://goo.gl/ju5B7F</p>
2.13	Development Site At 111-119 Charing Cross Road, 1-12 Manette Street, 1-4 Wedgwood Mews And 12 - 14 Greek Street 16/10919/FULL <i>Mixed/Soho Estates Portfolio Limited; Gerald Eve (agent)</i>	Variation of condition 1 of planning permission dated 15-08-2016 (15/11234/FULL), namely to amend the approved drawing numbers to allow design alterations to Wedgwood Mews, alterations to the basement footprint and associated works.	<p>No comment</p> <p>Comments by 06-01-17 Photo: See documents Documents: https://goo.gl/MPWXLm Note: Grade II listed building. On 11-01-16 agenda. For CGCA comments, see https://goo.gl/x0kQKQ.</p>

3. Tables and Chairs

CAMDEN APPLICATIONS		
3.1	40 Great Queen Street WC2B 5AA 2016/6513/TC Philomenas	3 tables, 12 chairs and 3 barriers

The CGCA objects to the number of tables and chairs at this location, as the applicant continues to demonstrate an inability to appropriately manage the use of street furniture in such a way that complies with existing permission and that does not create an obstruction for pedestrians.

The pavement on Great Queen Street is narrow until it reaches the applicant's business. At this point it widens. However, the typical position of the applicant's street furniture, as well as vertical drinkers, leaves much less than Camden's 1.8m minimum. This restricts pedestrian movement from the narrower pavement to the wider area, regularly forcing pedestrians to walk in the road.

This violates Camden's planning policy. CPG5.11 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."

Additionally, Camden widened the pavement at the junction of Great Queen Street and Drury Lane not for the purpose of allowing businesses to commandeer more space for street furniture, but because pedestrian volumes warranted a wider space and additional public realm.

The CGCA has objected to tables and chairs at this location for many years because of these issues and there has been no improvement. Whilst the CGCA would prefer permission be refused due to the applicant's long-term inability to comply with permission granted, at a minimum, the Council should reduce the amount of street furniture permitted to minimise the obstruction and ensure pedestrians can safely pass unimpeded by obstacles created by the tables and chairs.

Strongly worded conditions should be included that specify that the applicant adheres to the approved layout and does not expand the area of use for tables and chairs. Any violation of this will result in revocation of permission for tables and chairs usage.

The applicant should also ensure that staff are aware of the permitted area for tables and chairs, as the misuse of space used on the pavement often comes down to staff not enforcing the permitted use.

Also, the CGCA continues to object to the hours, which 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 Great Queen Street is not. (See Appendix 2 of Camden's "Tables & Chairs Guidance.") Permission for hours beyond this not only violates Camden's policy, but also is highly inappropriate in a residential area.

Whilst we acknowledge Camden's position that reducing the existing hours is difficult, the CGCA strongly objects to this premise's hours being used as a precedent for

			<p>other premises in the area.</p> <p>Comments by 26-12-16</p> <p>Photo: https://goo.gl/8OA7P0</p> <p>Documents: https://goo.gl/iw0NyB</p> <p>Note: Renewal. Change in use (previously no barriers permitted). No change in hours: M-TH 08:00 to 23:00; F-SA 08:00-23:30; SU 08:00-22:30. On 11-01-16 agenda.</p>
3.2	<p>41-44 Great Queen Street WC2B 5AD 2016/6507/TC Itsu/Julian Metcalfe (agent)</p>	<p>8 tables, 16 chairs and 6 barriers</p>	<p>No objection</p> <p>Comments by 26-12-16</p> <p>Photo: https://goo.gl/wJnTS0</p> <p>Documents: https://goo.gl/x3MHpl</p> <p>Note: Renewal. No change in use or hours: M-SU 09:00-20:00.</p> <p>On 09-03-16 agenda. CGCA objected to larger number of tables and chairs. Applicant subsequently revised proposals and CGCA had no objection.</p>
3.3	<p>6 Neal's Yard WC2H 9DP 2016/6570/TC Compagnie Des Vins Surnaturel/ CVC London Ltd.</p>	<p>2 tables and 4 chairs</p>	<p>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 Neal's Young is not. (See Appendix 2 of Camden's "Tables & Chairs Guidance.") Permission for hours beyond this not only violates Camden's policy, but also is highly inappropriate in a residential area. Whilst we acknowledge Camden's position that reducing the existing hours is difficult, the CGCA strongly objects to this premise's hours being used as a precedent for other premises in the area. There is no policy- or amenity-based rationale for permitting the usage of tables and chairs beyond the Council's stated hours.</p> <p>As the representative amenity society for Covent Garden-area residents, the CGCA receives comments and complaints about tables and chairs usage, including at the applicant's premises. Residents contact the CGCA, knowing that the CGCA will comment on their behalf. They do not individually contact the Council with a complaint themselves. Thus, the CGCA's comments should be taken as representing residents. The lack of resident complaints directly to the Council should not be equated with no objection to the proposals, as residents entrust the CGCA to object and make comments to the Council on their behalf.</p> <p>Whilst the CGCA has no objection to the continued use of 2 tables and 4 chairs at this location, we note that tables and chairs at all premises in Neal's Yard are consistently expanded beyond their existing permission by this new tenant. Thus, the applicant needs to be made aware through condition or informative with any permission granted that specifies that they must adhere to the conditions which apply to any permission granted at all times and does not put additional items on the pavement or expand the area of use for tables and chairs, and that tables and chairs must be put away by 10 p.m. In other words, 10 p.m. is the cut-off time for</p>

			<p>tables and chairs, not the time in which the applicant starts to notify customers to vacate the tables and chairs. No street furniture should be in use after 10 p.m. and staff should not be noisily putting it away after that, either.</p> <p>Also, due to impact on residential amenity resulting from noise nuisance, windows and doors which need to be closed and customers asked to leave quietly after 10 p.m.</p> <p>Comments by 28-12-16 Photo: https://goo.gl/vPW3Kj Documents: https://goo.gl/H12oTR Note: Renewal. No change in use or hours: M-SU 08:00-22:00.</p>
3.4	8-10 Neal's Yard WC2H 9DP 2016/6555/TC Compagnie Des Vins Surnaturel/ CVC London Ltd	6 tables and 12 chairs	<p>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 Neal's Young is not. (See Appendix 2 of Camden's "Tables & Chairs Guidance.") Permission for hours beyond this not only violates Camden's policy, but also is highly inappropriate in a residential area. Whilst we acknowledge Camden's position that reducing the existing hours is difficult, the CGCA strongly objects to this premise's hours being used as a precedent for other premises in the area. There is no policy- or amenity-based rationale for permitting the usage of tables and chairs beyond the Council's stated hours.</p> <p>As the representative amenity society for Covent Garden-area residents, the CGCA receives comments and complaints about tables and chairs usage, including at the applicant's premises. Residents contact the CGCA, knowing that the CGCA will comment on their behalf. They do not individually contact the Council with a complaint themselves. Thus, the CGCA's comments should be taken as representing residents. The lack of resident complaints directly to the Council should not be equated with no objection to the proposals, as residents entrust the CGCA to object and make comments to the Council on their behalf.</p> <p>Whilst the CGCA has no objection to the continued use of 6 tables and 12 chairs at this location, we note that the applicant should be reminded through condition or informative with any permission granted that that they must adhere to the conditions which apply to any permission granted at all times and does not put additional items on the pavement or expand the area of use for tables and chairs, and that tables and chairs must be put away by 10 p.m. In other words, 10 p.m. is the cut-off time for tables and chairs, not the time in which the applicant starts to notify customers to vacate the tables and chairs. No street furniture should be in use after 10 p.m. and staff should not be noisily putting it away after that, either.</p> <p>Also, due to impact on residential amenity resulting from noise nuisance, windows and doors which need to be</p>

			<p>closed and customers asked to leave quietly after 10 p.m. (although, as noted above, the hours should be limited to 9 p.m., according to Camden's planning and licensing policy).</p> <p>Comments by 28-12-16</p> <p>Photo: https://goo.gl/r7gECT</p> <p>Documents: https://goo.gl/kDIYwi</p> <p>Note: Renewal. No change in use or hours: M-SU 08:00-22:00.</p>
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WESTMINSTER APPLICATIONS

3.5	<p>32-34 Wellington Street 16/08230/TCH Café Rouge/Casual Dining Services Limited; Berwin Leighton Paisner LLP (agent)</p>	<p>Use of an area of public highway measuring 7.0m x 1.7m for the placing of 7 tables and 14 chairs.</p>	<p>The CGCA strongly objects to the proposed increase in the amount of street furniture at this busy location on Wellington Street.</p> <p>The CGCA notes that the Council recently widened the pavement on this side of Wellington Street as part of its strategy to improve public realm to facilitate the safe, unobstructed flow of pedestrians and to minimise health and safety risks from pedestrians being forced off the public highway and into the road due to street furniture.</p> <p>The Council did not widen the pavement for the purpose of extending the area that businesses could claim for outdoor seating, which essentially amounts to pavement grabbing.</p> <p>The CGCA notes that the Council specifies that 2m is a minimum and in some instances, particularly areas with high volumes of pedestrian and/or vehicular traffic, a wider clearance will be required. According to Westminster's policy, 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>Wellington Street has consistently high footfall, as it is located near the Piazza and on the primary route from Covent Garden past Strand to Waterloo. Further, as this section of Wellington Street is near the Royal Opera House and the Lyceum Theatre. Wellington Street is a primary cycle route to and from Waterloo Bridge. Again, the reason the pavement was greatly widened was for pedestrian safety and accessibility. The applicant, however, wants to claim a larger portion of the public highway for private business use, which was not the purpose of this public-realm and health-and-safety improvement. Permitting an almost doubling in the number of tables and chairs would negate these improvements.</p> <p>The drawing submitted by the applicant also is highly unrealistic. The drawing shows a configuration with no room for staff or customers to move between chairs. The drawing also shows the chairs pushed under the table. As such, the measurements are not realistic once customers are seated because customers will have to</p>
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			<p>push the chair out further when seated, thus pushing the table and chairs further into the public highway than is shown on the drawing. The CGCA conservatively estimates that a person seated at the table takes up at least 45cm. Thus, the applicant would need to show at least 90cm between chairs. The applicant should be required to resubmit a more realistic drawing, given that a condition of any permission granted typically specifies that the applicant must comply with the specific permitted drawing.</p> <p>Comments by 26-12-16 Photo: https://goo.gl/ROCwp4 Documents: https://goo.gl/ZStZBF Note: Renewal. Change in use (previously 4T & 8CH). Change in hours. Proposed hours: M-SU 08:00-23:00. (Previously M-SU 11:00-23:00.) On 25-05-15 agenda.</p>
3.6	10-11 St Martin's Court WC2N 4AJ 16/11127/TCH Piazza Restaurant/ <i>Dewedar</i>	Use of an area of the public highway measuring 1.5m x 4.5m for the placing of five tables and 10 chairs.	No objection Comments by 30-12-16 Photo: https://goo.gl/G323c4 Documents: https://goo.gl/P4znwB Note: Renewal. No change in use. Current hours: M-SU 10:00-23:00 (no proposed hours listed). On 28-07-14 agenda. CGCA had no objection.
3.7	421-422 Strand WC2R 0PT 16/11282/TCH Pret a Manger/ <i>Planning Potential Ltd. (agent)</i>	Use of two areas of public highway measuring 2.85m x 1.47m and 2.75m x 1.47m for the placing of four tables and 10 chairs.	No objection Comments by 02-01-17 Photo: https://goo.gl/TwT5Rr (Note that this is an old photo – pavement currently covered with scaffolding, so applicant is unable to use T&CH at the moment.) Documents: https://goo.gl/ekMKbO Note: Renewal. No change in use or hours: M-SU 07:00-23:00. On 09-02-15 agenda. CGCA had no objection.
3.8	19 Tavistock Street WC2E 7PA 16/11416/FULL Cote/ <i>Cote Restaurants Limited; Poppleston Allen Solicitors (agent)</i>	Use of the public highway in two areas fronting Catherine Street (8.7m x 1m) and Tavistock Street (11m x 0.7m) for the placing of 9 tables and 18 chairs.	Whilst the CGCA does not object to the layout as proposed, the applicant has been in breach of permission granted for this layout for several years by continuing to use tables and chairs that the applicant has been expressly told are not permitted. The CGCA has objected multiple times to the continued use without permission of a table and chairs at the corner location, as shown in the attached photos. The applicant does not have current permission for a table and chairs at this position or a waiter station on the public highway, and the Council has advised the applicant on multiple occasions to remove the table and chairs from this position as well as the waiter station. See attached photo. In July 2014, Westminster notified the applicant to remove the table and chairs and the officer found that tables and chairs were inappropriate at this location (see 14/05843/TCH officer's report). This was reiterated in permission the Council granted in December 2015 (see 15/05740/TCH). Also, CGCA notes that the applicant was refused permission for a table and two chairs in the middle location in 2013 as well (13/07857). Nothing has changed since then to merit adding another

			<p>table and chair to this busy location in Covent Garden near the Piazza. We note that WCC's Highways Planning Manager objected to the previous application, as well. In the 2014 and 2015 permissions, the owner was also told, via informative, that permission did not include a waiter station or A-boards.</p> <p>Westminster included Informative 5, "Your attention is drawn to comments which have been made by the local residents' associations. These relate to tables and chairs being placed on the corner of the property outside of the approved area and to a waiter station being placed on the Tavistock Street frontage. It is important that you adhere to the conditions which apply to this permission at all times and do not place tables and chairs outside of the area shown or put additional items on the pavement. Any complaints received over the next year will be taken into consideration in determining future applications for tables and chairs at this site. The situation will be subject to review in 1 year's time.</p> <p>The informative tells the owner that Westminster will monitor this development and take enforcement action if planning permission is breached, including securing the removal of the table and chairs. The applicant continues to disregard current consent and has even placed more chairs at this position than at other tables along the frontage.</p> <p>The applicant also features the disallowed tables and chairs in photos on its website (https://www.cote-restaurants.co.uk/cote/restaurant/details/coventgarden) and in adverts in In and Around Covent Garden magazine.</p> <p>Given that the applicant continues to ignore Westminster's warnings, permission for tables and chairs should be refused.</p> <p>Comments by 09-01-17 Photo: https://goo.gl/rkZxeN Documents: https://goo.gl/NPzQZA</p> <p>Note: Renewal. No change in use or hours: . " M-SU 08:00 and 23:00. On 10-08-15 agenda.</p>
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5. Other business

6. Next meetings & future presentations

- 6.1 9 January 2017
- 6.2 23 January 2017