

## Minutes

### Covent Garden Community Association

Planning Sub-Committee meeting to be held on Monday, 23 May 2016  
at 18:30 at the Hospital Club, 24 Endell Street WC2H 9HQ

www.CoventGarden.org.uk



TheCGCA



@TheCGCA

#### 1. Attendance

**1.1 Present:** Elizabeth Bax (chair), Jo Weir, Shirley Gray, Selwyn Hardy, Brian Tiernan, Meredith Whitten

**1.2 Apologies received:** David Bieda, Gary Hayes, David Kaner, Amanda Rigby, Kester Robinson, Rhu Weir

**1.3 Comments received:** Gary Hayes, David Kaner, Amanda Rigby, Kester Robinson, Rhu Weir

2. **Presentation:** None scheduled

#### 3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
<b>CAMDEN APPLICATIONS</b>			
3.1	25 Parker Street WC2B 5PA 2016/2476/P Parker House (C3)/Parker Street No.1 Limited; DP9 Ltd. (agent)	Enlargement of basement, internal alterations to layout, floor levels and increasing height of building by 0.9m approved under permission 2012/6132/P dated 30/08/13 for redevelopment of the site for residential use.	No objection Comments by 26-05-16 Photo: <a href="https://goo.gl/puQumo">https://goo.gl/puQumo</a> Documents: <a href="http://goo.gl/8Oe1q6">http://goo.gl/8Oe1q6</a>
3.2	1st Floor 76 Neal Street WC2H 9PL 2015/5354/P B1/Dow Properties Limited; Ahmed Warren Associates (agent)	Change of use office (B1) to 1x bedroom flat (C3) at 1st floor level.	No objection Comments by 01-06-16 Photo: <a href="https://goo.gl/YmEGUG">https://goo.gl/YmEGUG</a> Documents: <a href="http://goo.gl/Vy205k">http://goo.gl/Vy205k</a>
3.3	2 Shorts Gardens WC2H 9AU 2016/2389/L A1/Seven Dials Trust	Installation of a Seven Dials Trust People's Plaque commemorating the site of The Cave of Harmony, on the Earlham Street elevation.	No objection Comments by 02-06-16 Photo: <a href="https://goo.gl/idh5TW">https://goo.gl/idh5TW</a> Documents: <a href="http://goo.gl/ySNtqd">http://goo.gl/ySNtqd</a> Note: Grade II listed building
3.4	50 Neal Street WC2H 9PA 2016/2496/P C3/Origin Housing Ltd.; Brodie Plant Goddard (agent)	Replacement of existing single glazed windows with double glazed windows on upper floors in connection with residential flats.	Provided the applicant is required to replace the windows like-for-like, the CGCA has no objection. Comments by 02-06-16 Photo: <a href="https://goo.gl/RJvKhI">https://goo.gl/RJvKhI</a> Documents: <a href="http://goo.gl/jvsJ3g">http://goo.gl/jvsJ3g</a>
3.5	31 Neal Street WC2H 9PR 2016/2471/P & 2015/6983/L A1/Checkland Kindleysides (agent)	Replacement of 2 existing air-conditioning condenser units with 2 new air-conditioning condenser units housed within acoustic enclosures fixed above ground-floor level to rear wall of inner atrium in connection with existing retail use.	Before any permission is granted, the officer should be assured that no residential properties and noise-sensitive windows will be affected by these proposals. Any permission granted must include the following conditions: (1) require the applicant to ensure that equipment is kept working efficiently and is not causing disturbance to nearby residents, as

			<p>verified through annual maintenance checks performed on all equipment throughout the life of the development;</p> <p>(2) require the applicant to submit the results of annual maintenance checks to the Council for approval;</p> <p>(3) restrict the amount of noise (measured in decibels) emitted from the units to within Westminster's thresholds;</p> <p>(4) limit the hours of use to opening hours of the retail unit, to reduce the impact of noise and vibration on residential amenity; and</p> <p>(5) require automatic time clocks to be fitted to the equipment/ machinery hereby 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 03-06-16  Photo: <a href="https://goo.gl/Kj3fOu">https://goo.gl/Kj3fOu</a>  Documents: <a href="http://goo.gl/4nHVFP">http://goo.gl/4nHVFP</a>  Note: Grade II* listed building</p>
3.6	58 Neal Street WC2H 9PA 2016/2497/P <i>C3/Origin Housing Ltd.; Brodie Plant Goddard (agent)</i>	Replacement of existing single glazed windows with double glazed windows on upper floors in connection with residential flats.	<p>Provided the applicant is required to replace the windows like-for-like, the CGCA has no objection.</p> <p>Comments by 03-06-16  Photo: <a href="https://goo.gl/Wfro6A">https://goo.gl/Wfro6A</a>  Documents: <a href="http://goo.gl/5lh25X">http://goo.gl/5lh25X</a></p>
3.7	66 Great Queen Street WC2B 5BX 2016/2244/P <i>Kingsway Hall Hotel/Ray Hole Architects (agent)</i>	Changes to ground floor elevation and increase in internal usable area at ground and mezzanine levels.	<p>No objection, provided no internal illumination is used in the lighting scheme. Internal illumination contradicts Camden's planning guidance, which specifies that internal illumination is inappropriate in a conservation area.</p> <p>Comments by 03-06-16  Photo: <a href="https://goo.gl/DGRjPu">https://goo.gl/DGRjPu</a>  Documents: <a href="http://goo.gl/HHWgzQ">http://goo.gl/HHWgzQ</a></p>
<b>WESTMINSTER APPLICATIONS</b>			
3.8	11 Garrick Street WC2E 9AR 16/00763/LBC <i>B1/RLF (agent)</i>	Installation of an external air conditioning unit at roof level and internal air-conditioning units.	<p>Objection. The CGCA supports Westminster's environmental health officer's assertion that insufficient information is provided to provide informed comments.</p> <p>Further, we note that the applicant has not consulted with residents on New Row, only Garrick Street. The roof where these units will be installed will have an impact on New Row residents whose properties back onto this site. An updated noise report should acknowledge this.</p> <p>Comments by 03-06-16</p>

			<p>Photo: <a href="https://goo.gl/7BB6QZ">https://goo.gl/7BB6QZ</a></p> <p>Documents: <a href="http://goo.gl/mJLvAz">http://goo.gl/mJLvAz</a></p> <p>Note: Grade II listed building</p>
3.9	<p>455 Strand WC2R 0RH 16/04047/FULL HSBC/HSBC Group PLC; Fouin+Bell Architects Ltd. (agent)</p>	<p>Alterations to shopfront including the replacement of four existing self-service ATM and removal of one existing self-service ATM.</p>	<p>Whilst the CGCA does not object to these proposals, we express our dissatisfaction with the graphics used in the shopfront, as they are out of character with the conservation area. We encourage the applicant to use something more appropriate for the historic nature of the conservation area, particularly given the shopfront's prominent and high-visible location.</p> <p>Comments by 03-06-16</p> <p>Photo: <a href="https://goo.gl/mA46yE">https://goo.gl/mA46yE</a></p> <p>Documents: <a href="http://goo.gl/R9BYJl">http://goo.gl/R9BYJl</a></p>
3.10	<p>16 King Street WC2E 8HN 16/04086/LBC N/A/Field &amp; Lawn (agent)</p>	<p>Removal of two stainless steel eyebolts and replace with temporary plates to be used to support festive lighting.</p>	<p>No objection</p> <p>Comments by 06-06-16</p> <p>Photo: See documents.</p> <p>Documents: <a href="http://goo.gl/07HveE">http://goo.gl/07HveE</a></p> <p>Note: Grade II listed building</p>
3.11	<p>19-20 James Street WC2E 8NS 16/04087/LBC N/A /Field &amp; Lawn (agent)</p>	<p>Removal of two stainless steel eyebolts and replace with temporary plates to be used to support festive lighting.</p>	<p>No objection</p> <p>Comments by 06-06-16</p> <p>Photo: See documents.</p> <p>Documents: <a href="http://goo.gl/HtG7QZ">http://goo.gl/HtG7QZ</a></p> <p>Note: Grade II listed building</p>
3.12	<p>22 Henrietta Street WC2E 8ND 16/04088/LBC N/A /Field &amp; Lawn (agent)</p>	<p>Removal of two stainless steel eyebolts and replace with temporary plates to be used to support festive lighting.</p>	<p>No objection</p> <p>Comments by 06-06-16</p> <p>Photo: See documents.</p> <p>Documents: <a href="http://goo.gl/Fp3DPt">http://goo.gl/Fp3DPt</a></p> <p>Note: Grade II listed building</p>
3.13	<p>31-32 &amp; 33 Bedford Street WC2E 9ED 16/04327/FULL B1/Capco; Gerald Eve (agent)</p>	<p>Use of 31-32 Bedford Street basement, part ground and upper floors as an hotel (Class C1) including ancillary cafe use and reception at ground floor level. Alterations at roof level including the erection of a single storey extension, creation of roof terraces, installation of plant equipment within an enclosure and installation of photovoltaic panels. Refurbishment and alterations of the buildings generally including re-introduction of three windows to Inigo Place facade, alterations to windows and doors and associated works. Use of 33 Bedford Street part basement and first to fifth floors as an hotel (Class C1) in conjunction with adjacent property 31-32 Bedford Street. Alterations to front and</p>	<p>Objection. The CGCA objects to the proposal for change of use to hotel (C1) because of the impact on the surrounding area, including local residents and the Grade I listed St. Paul's Church and its gardens, onto which the proposed hotel would back.</p> <p>With a proposed 111 rooms, the hotel would be too intense of a use on a small, sensitive site in the conservation area. St. Paul's Church is central to the community and is many residents' parish church. Many memorials and other sombre events are held at the church and it is imperative that the church can be used in a respectful way. As proposed, many hotel guests would access the hotel through Inigo Place, thus increasing the footfall and disturbance to the church and its gardens (see UDP Policy DES10).</p> <p>The site is inappropriate for such dense usage. With 111 rooms, the number of hotel guests – plus their guests using the café – could easily exceed 400 people. The noise and disturbance</p>

		<p>rear windows and doors, installation of secondary glazing, erection of boiler flue and ventilation grilles to rear, installation of replacement windows at roof level, extension to mansard roof, creation of a terrace, cleaning of the facade and internal alterations including partitioning as shown on submitted plans and drawings.</p>	<p>such a high volume of use would cause to adjacent residents would have a significant impact on their amenity, particularly from guests coming and going, including the traffic congestion caused by taxis stopping in Bedford Street in front of the hotel entrance.</p> <p>Bedford Street would experience further congestion due to servicing, deliveries and collections. Hotel use has very different patterns of servicing and deliveries than office use does and, as such, it is naive to imagine that providing servicing and deliveries to a hotel with 111 rooms and only one shared bay will not have an impact on Bedford Street and, subsequently, local residents.</p> <p>Further, the alterations proposed would harm the special architectural and historic interest of this Grade II listed building (31-32 Bedford Street). In particular, the CGCA is concerned about the two roof terraces proposed for the rear of the building. Whilst these terraces are limited to one hotel room's use each, they would still cause noise and disturbance. We note that Westminster has reduced the use of residents' terraces in planning permissions for 33 Bedford Street (see UDP Policy DES10).</p> <p>We note that the gardens are one of only two green spaces in Covent Garden and, thus, continuing use as a place of quiet reflection is critical to complying with Westminster's open and green space policies (see UDP Policy DES12).</p> <p>Given these concerns, permitting a change of use to hotel (C1) as proposed would fail to maintain or improve (preserve or enhance) the character and appearance of the Covent Garden Conservation Area and, thus, the application should be refused (see UDP Policy DES1 and DES9).</p> <p>The applicant's Operation Management Strategy (included in the supporting documents) addresses the use of Inigo Place, and specifies on p. 7 that any guest access will occur after 10:30 p.m., when the church and gardens are closed, as well as that any access through Inigo Place will be agreed with the Church. Should the Council grant permission, this must be specified as a condition.</p> <p>Further on p.7 of the OMS, the applicant specifies that no guest access will be permitted via the secondary Bedford Street entrance (No. 33, closest to Inigo Place) during church events. This, too, must be required as a condition, should any permission be granted.</p> <p>Comments by 06-06-16  Photo: <a href="https://goo.gl/FMGg4m">https://goo.gl/FMGg4m</a>  Documents: <a href="http://goo.gl/uKut4g">http://goo.gl/uKut4g</a></p>
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			Note: Grade II listed building. Application includes 88 documents. Also see 16/04328/LBC.
3.14	37 Kingsway WC2B 6TP 16/03785/FULL A1/A3, C1 & C3/ <i>CBRE Ltd. (agent)</i>	Installation of four satellites at roof level.	No objection Comments by 07-06-16 Photo: <a href="https://goo.gl/ZL90js">https://goo.gl/ZL90js</a> Documents: <a href="http://goo.gl/OBCCgT">http://goo.gl/OBCCgT</a>
3.15	14 Garrick Street WC2E 9BJ 16/04085/LBC N/A/ <i>Field &amp; Lawn (agent)</i>	Removal of two stainless steel eyebolts and replace with temporary plates to be used to support festive lighting.	No objection Comments by 07-06-16 Photo: See documents. Documents: <a href="http://goo.gl/x85yVR">http://goo.gl/x85yVR</a> Note: Grade II listed building
3.16	4 Henrietta Street WC2E 8PS 16/04084/LBC N/A/ <i>Field &amp; Lawn (agent)</i>	Removal of 2 No. M16 chemically fixed eyebolts and replacement of these with removable plates (to be in position when festive lights are installed).	No objection Comments by 07-06-16 Photo: See documents. Documents: <a href="http://goo.gl/lhQbz7">http://goo.gl/lhQbz7</a> Note: Note: Grade II listed building
3.17	27-29 King Street WC2E 8JS 16/04089/LBC N/A/ <i>Field &amp; Lawn (agent)</i>	Removal of two stainless steel eyebolts and replace with temporary plates to be used to support festive lighting.	No objection Comments by 07-06-16 Photo: See documents. Documents: <a href="http://goo.gl/tNvwuK">http://goo.gl/tNvwuK</a> Note: Grade II listed building
3.18	40 King Street WC2E 8JS 16/02035/LBC N/A/ <i>Field &amp; Lawn (agent)</i>	Removal of two eyebolts and replacement with 2 temporary eyebolts.	No objection Comments by 07-06-16 Photo: See documents. Documents: <a href="http://goo.gl/Dv9P1c">http://goo.gl/Dv9P1c</a> Note: Note: Grade II listed building
3.19	1-4 King Street WC2E 8HN 16/03899/FULL N/A/ <i>Capco; Gerald Eve (agent)</i>	Installation of external lighting to the King Street and Piazza façades.	No objection Comments by 08-06-16 Photo: See documents. Documents: <a href="http://goo.gl/mBEufP">http://goo.gl/mBEufP</a>
3.20	6 King Street WC2R 3HU 16/03898/FULL N/A/ <i>Capco; Gerald Eve (agent)</i>	Installation of external lighting to the King Street entrances.	No objection Comments by 08-06-16 Photo: See documents. Documents: <a href="http://goo.gl/3lm3e3">http://goo.gl/3lm3e3</a>
3.21	34 King Street WC2E 8JD 16/03951/FULL N/A/ <i>Capco; Gerald Eve (agent)</i>	Installation of an external lighting scheme to the King Street façade.	No objection Comments by 08-06-16 Photo: See documents. Documents: <a href="http://goo.gl/7VI45I">http://goo.gl/7VI45I</a>
3.22	35 King Street WC2E 8JD 16/03954/FULL N/A/ <i>Capco; Gerald Eve (agent)</i>	Installation of external lights to the King Street entrance.	No objection Comments by 08-06-16 Photo: See documents. Documents: <a href="http://goo.gl/XEhZor">http://goo.gl/XEhZor</a>
3.23	16-18 King Street & 27-28 Bedford Street WC2E 8JF 16/03904/FULL	Installation of an external lighting scheme to the King Street and Bedford Street facades including lights, fixings	No objection Comments by 08-06-16 Photo: See documents.

	N/A/Capco; Gerald Eve (agent)	and associated cabling and drivers.	Documents: <a href="http://goo.gl/7HDTZS">http://goo.gl/7HDTZS</a>
3.24	27-29 King Street WC2E 8JS 16/03900/FULL N/A/Capco; Gerald Eve (agent)	Installation of an external lighting scheme to the King Street facade.	No objection Comments by 15-06-16 Photo: See documents. Documents: <a href="http://goo.gl/Lf4aRS">http://goo.gl/Lf4aRS</a>
3.25	1-7 The Piazza WC2E 8HB 16/03916/FULL N/A/Capco; Gerald Eve (agent)	Installation of an external lighting scheme to the Piazza and James Street facades.	No objection Comments by 15-06-16 Photo: See documents. Documents: <a href="http://goo.gl/F9f54Q">http://goo.gl/F9f54Q</a>
3.26	37 King Street WC2E 8JS 16/03910/FULL N/A/Capco; Gerald Eve (agent)	Installation of an external lighting scheme to the King Street facade.	No objection Comments by 15-06-16 Photo: See documents. Documents: <a href="http://goo.gl/DAhETG">http://goo.gl/DAhETG</a>
3.27	33 King Street WC2E 8JD 16/03902/FULL N/A/Capco; Gerald Eve (agent)	Installation of an external lighting scheme to the King Street facade including lights, fixings and associated cabling and drivers.	No objection Comments by 15-06-16 Photo: See documents. Documents: <a href="http://goo.gl/rGMPA1">http://goo.gl/rGMPA1</a>
3.28	10-13 King Street WC2E 8HN 6/03894/FULL N/A/Capco; Gerald Eve (agent)	Installation of external lighting scheme at ground floor level to the front elevation (12 recessed downlights).	No objection Comments by 15-06-16 Photo: See documents. Documents: <a href="http://goo.gl/vzP1oe">http://goo.gl/vzP1oe</a>
3.29	41-42 King Street WC2E 8JS 16/03912/FULL N/A/Capco; Gerald Eve (agent)	Installation of an external lighting scheme to the King Street facade.	No objection Comments by 15-06-16 Photo: See documents. Documents: <a href="http://goo.gl/TtMVIO">http://goo.gl/TtMVIO</a>
3.30	8 King Street WC2E 8HN 16/03908/FULL N/A/Capco; Gerald Eve (agent)	Installation of lantern to the passage entrance.	No objection Comments by 15-06-16 Photo: See documents. Documents: <a href="http://goo.gl/Q43IzL">http://goo.gl/Q43IzL</a>
3.31	43 King Street WC2E 8JY 16/03914/FULL N/A/Capco; Gerald Eve (agent)	Installation of an external lighting scheme to the King Street facade.	No objection Comments by 15-06-16 Photo: See documents. Documents: <a href="http://goo.gl/oGrJlb">http://goo.gl/oGrJlb</a>
3.32	14 King Street WC2E 8HN 16/03906/FULL N/A/Capco; Gerald Eve (agent)	Installation of external lighting to the King Street shopfront including lights, fixings and associated cabling and drivers.	No objection Comments by 15-06-16 Photo: See documents. Documents: <a href="http://goo.gl/hMXNFM">http://goo.gl/hMXNFM</a>

#### 4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	43 Monmouth Street WC2H 9DD 2016/2550/TC The Crown/Spirit Pub	3 tables, 12 chairs and 7 barriers	Although the applicant uses barriers in an attempt to keep customers within the permitted area of use, in practice the barriers are pushed further into the public highway, which blocks the pavement. Further, vertical drinkers regularly



	<p><i>Company (Services) Ltd.; TLT solicitors (agent)</i></p>		<p>stand outside the barriers, making it impossible for pedestrians to pass without walking in the road. This is exacerbated when bicycles are parked on the racks directly in front of the barriers (see photo). This results in a clear width of much less than the minimum of 1.8m to be left for pedestrians.</p> <p>A minimum clear width of 1.8m must be left at all times to allow pedestrians to safely pass. Camden's tables and chairs policy clearly states that the 1.8m clear width "is the width available to pedestrians either on a footway or a shared surface between the area being used for tables and chairs and any other obstructions e.g., tree or parking metres." (See Camden's Tables and Chairs Application Guidance Notes, General Guidelines, item 1.)</p> <p>Given this, the space proposed for tables and chairs renewal should be reduced to allow the 1.8m clear width (between the edge of the barriers and the cycle rack) on the pavement.</p> <p>Further, the CGCA notes that the current/proposed hours do not comply with Camden's tables and chairs guidance, which specify that hours will not be allowed past 9 p.m., unless the site is located in a predominantly commercial street, which Monmouth Street is not. 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 around Seven Dials.</p> <p>The CGCA has received complaints from local residents regarding both noise and disturbance, and the difficulty manoeuvring past the pub's drinkers in the pavement.</p> <p>Finally, we note that the applicant has installed awnings without consent. These awnings encourage vertical drinkers to congregate on the pavement.</p> <p>Comments by 03-06-16 Photo: <a href="https://goo.gl/kE2H9U">https://goo.gl/kE2H9U</a> Documents: <a href="http://goo.gl/PSW5I9">http://goo.gl/PSW5I9</a> Note: Renewal application. No change in use or hours (M-SU 10:00-22:00). On 13-05-15 agenda.</p>
4.2	<p>105 Kingsway WC2B 6QY 2016/2621/TC Eat/Eat Ltd.</p>	4 tables and 16 chairs	<p>No objection</p> <p>Comments by 08-06-16 Photo: <a href="https://goo.gl/b2ytHV">https://goo.gl/b2ytHV</a> Documents: <a href="http://goo.gl/r0drJH">http://goo.gl/r0drJH</a> 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). On 22-06-15 agenda. CGCA had no objection.</p>
4.3	<p>167 Drury Lane WC2B 5PG 2016/2744/TC Bunga Bunga</p>	10 tables and 20 chairs	<p>Objection. The proposed number of tables and chairs is too many for this location. If permitted, this one establishment would have more tables and chairs than all other establishments on Drury Lane combined. Such a large number of tables and chairs would cause noise and disturbance for nearby residents, including residents directly across the road and a Council block of 60 residents adjacent to this site. The CGCA maintains that no more than four tables and eight chairs, positioned flush with the shopfront, is appropriate.</p> <p>The drawing submitted by the applicant does not include two lampposts, which can be seen in the attached photo (one</p>

			<p>with a bicycle attached). It also is highly misleading in its rendering of the space available on the public highway. The space drawn between tables and chairs is also unrealistic, particularly once customers are seated.</p> <p>As the attached photos show, the pavement is not wide enough to accommodate the number of proposed tables and chairs and leave a clear width for pedestrians, including those in wheelchairs or with prams, to safely pass.</p> <p>Photo: <a href="https://goo.gl/j0P0DV">https://goo.gl/j0P0DV</a></p> <p>Documents: <a href="http://goo.gl/UnmdCV">http://goo.gl/UnmdCV</a></p> <p>Note: New application. Proposed hours: M-SU 08:00-21:00.</p>
4.4	<p>236 Shaftesbury Avenue WC2H 8EG 2016/2732/TC Bloomsbury Tavern/ <i>Shepherd Neame Ltd.</i></p>	<p>4 tables, 16 chairs, 2 umbrellas and 7 barriers</p>	<p>No objection. However, the CGCA notes that the current/proposed hours do not comply with Camden's tables and chairs guidance, which specify that hours will not be allowed past 9 p.m., unless the site is located in a predominantly commercial street, which Shaftesbury Avenue is not. 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.</p> <p>Comments by 13-06-16</p> <p>Photos: <a href="https://goo.gl/AUoc7h">https://goo.gl/AUoc7h</a> &amp; <a href="https://goo.gl/UYpzt8">https://goo.gl/UYpzt8</a></p> <p>Documents: <a href="http://goo.gl/gEApZW">http://goo.gl/gEApZW</a></p> <p>Renewal. No change in use or hours (M-SA 11:00-23:00). On 13-07-15 agenda. CGCA had no objection.</p>
4.5	<p>34 Great Queen Street WC2B 5AA 2016/2757/TC The Black Penny</p>	<p>4 tables, 8 chairs and 2 heaters</p>	<p>The CGCA objects to the number of tables and chairs, given the depth of the pavement, the positioning of the tables and chairs, and the high pedestrian volume at this site, which is the primary route between Holborn station and Covent Garden. As stated in CPG5.14, tables and chairs create problems for pedestrians because of obstruction of the public highway. This is particularly the case when a chair is positioned to back into the pavement and is then pushed into the flow of pedestrian traffic. Once seated, customers push the chairs further into the pavement, leaving less than the required minimum clear width of 1.8 metres and creating an impediment for pedestrians as well as those in wheelchairs and those pushing prams. This is a particular safety concern at this location on Great Queen Street, as the CGCA has previously provided Camden with photos of pedestrians walking in the street because the pavement was obstructed with street furniture. The CGCA also objects to the proposed starting time for tables and chairs. This area has many residents, with more being added with consented office-to-residential applications. The start time for tables and chairs use should be limited to Camden's framework hours, which begin at 09:00.</p> <p>Comments by 15-06-16</p> <p>Photo: <a href="https://goo.gl/5R8nv5">https://goo.gl/5R8nv5</a></p> <p>Documents: <a href="http://goo.gl/rwbvQs">http://goo.gl/rwbvQs</a></p> <p>Note: Renewal. No change in use or hours (M-F 07:30-19:30; SA 09:00-19:30; SU 10:00-17:00).</p>
<b>WESTMINSTER APPLICATIONS</b>			
4.6	<p>42 Maiden Lane</p>	<p>Use of the public highway for the placing of four</p>	<p>The CGCA objects to the use of tables and chairs at this location. The pavement on Maiden Lane is narrow until it</p>



	<p>WC2E 7LJ 16/02774/FULL The Grind/Grind &amp; Co. Ltd.; Freeths LLP (agent)</p>	<p>tables and 16 chairs in an area measuring 1.3m x 6.9m.</p>	<p>reaches the applicant's property. At this point it widens. Westminster widened the pavement on this side of Maiden Lane not for the purpose of allowing businesses to use the space for street furniture, but because pedestrian volumes warranted a wider space and additional public realm. (See attached photo.)</p> <p>Given this, the number of tables and chairs is inappropriate, as is the configuration of allowing chairs to back into the flow of pedestrians. Pedestrians are already regularly seen walking in the road, as Maiden Lane experiences particularly high footfall, especially in the evenings and at weekends.</p> <p>Further, the CGCA notes that residents are located directly adjacent to this premise and Corpus Christi Church is across the road. Both would be affected by noise and disturbance from customers seated outside, particularly late at night.</p> <p>No other premise on Maiden Lane has permission for tables and chairs. A handful of businesses have applied in the past, but permission has been withdrawn or not granted. Granting permission here would set a dangerous precedent. (Caffe Nero at the corner of Southampton Street and Maiden Lane has tables and chairs, however, this permission has not been renewed for several years, the café closes by 21:30 and the furniture is located primarily on Southampton Street.)</p> <p>In light of these concerns, the proposal should be refused. However, should Westminster be minded to permit tables and chairs at this location, no more than three tables and six chairs, configured flush with the shopfront, should be permitted. It should also be made clear that this is not a precedent for permitting street furniture along the narrower pavement on Maiden Lane.</p> <p>Finally, the hours proposed do not comply with Westminster's tables and chairs policy, which states that the Council "will not normally allow tables and chairs to remain on the highway after 11:00 p.m." Hours should not extend beyond 08:00-21:30 Monday through Saturday, and 10:30-19:00 Sunday/bank holidays.</p> <p>Comments by 25-05-16 Photos: <a href="https://goo.gl/3kzoP2">https://goo.gl/3kzoP2</a> &amp; <a href="https://goo.gl/HP60Sp">https://goo.gl/HP60Sp</a> Documents: <a href="http://goo.gl/a9Etnv">http://goo.gl/a9Etnv</a> Note: New application. Proposed hours: M-F 06:00-00:00; SA 07:00-00:00; SU 07:00-22:30. Applicant presented to CGCA at 25-04-16 agenda.</p>
4.7	<p>1 Upper St Martin's Lane WC2H 9NY 16/02997/FULL Scarlet's / Paul Smith Ltd.; KMB Ltd. (agent)</p>	<p>Use of two areas of the public highway measuring 1.19m x 5.1m on the Upper St Martin's Lane frontage and 1.6m x 4.6m on the Great Newport Street frontage for the placing of six tables and sixteen chairs with plain canvas barriers.</p>	<p>Objection. The applicant is unable to control customers who continually block the pavement along both Great Newport Street and Upper St. Martin's Lane. As a result, the 2m minimum clear width is not available for pedestrians to pass safely and pedestrians are regularly seen walking in the road because of a lack of space on the pavement.</p> <p>Additionally, the furniture proposed in the application is not the furniture that the applicant is using (see photos). Also, the furniture is often moved around, meaning that the applicant is not complying with permission to maintain street furniture only in the position as show on the approved drawing.</p> <p>Comments by 02-06-16 Photos: <a href="https://goo.gl/2W0ZX7">https://goo.gl/2W0ZX7</a> &amp; <a href="https://goo.gl/LCWdmG">https://goo.gl/LCWdmG</a></p>

			<p>Documents: <a href="http://goo.gl/P0vQ9U">http://goo.gl/P0vQ9U</a></p> <p>Note: Renewal. No change in use or hours (M-SU 11:00-23:00). On 27-05-15 agenda.</p>
4.8	<p>55 Aldwych WC2B 4BB 16/04397/FULL Delaunay Counter/ Corbyn &amp; King Ltd. (agent)</p>	<p>Variation of Condition 3 of planning permission dated 07-12-2015 (15/06883/TCH); namely a change of hours on Saturdays so that they are the same as Monday to Friday 07:00 and 23:00.</p>	<p>The CGCA objects to a starting time on Saturdays before 8 a.m.</p> <p>Comments by 13-06-16</p> <p>Photo: <a href="https://goo.gl/pK2IXR">https://goo.gl/pK2IXR</a></p> <p>Documents: <a href="http://goo.gl/luu1c9">http://goo.gl/luu1c9</a></p> <p>Note: Most recent renewal on 24-08-15 agenda. CGCA did not mention hours in comments. CGCA objected to longer weekend hours 2013.</p> <p>According to Westminster planning, under 14/06869/TCH, applicant applied for 07:00-23:00 on M-SA (e.g. renewal of existing hours), but Westminster mistakenly issued a decision with the wrong hours of use for Saturdays. The applicant is now applying for the hours to be increased to 07.00 on Saturdays as per permission dated 13 August 2013 (13/04950/FULL).</p>
4.9	<p>45 Aldwych WC2B 4DW 16/04361/TCH Lundenwic Café/Lunden Ltd. (agent)</p>	<p>Use of an area of public highway measuring 2.43 square metres for the placing of two tables, four chairs and two canvas barriers.</p>	<p>The CGCA continues to maintain that only one table and two chairs are appropriate in this location, given the size of the area available for tables and chairs. As can be seen on the attached photos, the shopfront has double doors that are open. However, in the drawing, the applicant proposes situating tables and chairs in front of one of the doors. In practice, the tables and chairs will be pushed further into the pavement to allow for the door to be opened.</p> <p>One table and two chairs are more appropriate for this high-traffic area and given the width of the shopfront. This also is consistent with previous permission (see 07/05736/TCH). There are several bus stops in front of this location, as well as stops for several tourist bus companies.</p> <p>Comments by 13-06-16</p> <p>Photos: <a href="https://goo.gl/G5qlkb">https://goo.gl/G5qlkb</a> &amp; <a href="https://goo.gl/vNjJ5A">https://goo.gl/vNjJ5A</a></p> <p>Documents: <a href="http://goo.gl/okkDJr">http://goo.gl/okkDJr</a></p> <p>Note: Grade II listed building.</p> <p>New application. Proposed hours: M-F 07:00-19:00; SA-SU 10:00-18:00.</p> <p>On 11-04-16 agenda (see 16/01603/TCH).</p>
4.10	<p>26-27 St Martin's Court WC2N 4AL 16/04316/TCH Round Table/TLT LLP (agent)</p>	<p>Use of an area of the public highway measuring 2.3 metres by 6.4 metres for the placing of 6 tables and 20 chairs.</p>	<p>Objection. The applicant should not be permitted to expand the number of tables and chairs, as doing so requires the applicant to position the additional street furniture too far into St. Martin's Court.</p> <p>The CGCA notes that the Council has consistently refused permission for the expansion of tables and chairs at this location. For example, in 13/01468/TCH Westminster's reason for refusal was because the tables and chairs would block the flow of pedestrians along the footpath and make it unsafe, as well as make it difficult to clean the footpath.</p> <p>St. Martin's Court is used by residents and visitors, particularly those visiting Wyndham's Theatre, to go between Charing Cross Road and St. Martin's Lane. Also, there are a large number of residential units (Charing Cross Mansions) above and all alongside this side of St. Martin's Court.</p> <p>Expanding the number of permitted tables and chairs would</p>

cause further noise and disturbance to their amenity. Wyndham's Theatre has several doors that open into St. Martin's Court, directly in front of the proposed location for tables and chairs, as well.

Additionally, the CGCA has observed that customers move the tables and chairs beyond the permitted area on the public highway, causing this passageway to appear unruly. This is exacerbated by vertical drinkers. In the latest permission, Westminster included an informative to remind applicant to keep furniture within permitted areas and configuration.

The CGCA reiterates our suggestion that the applicant needs plain barriers to ensure that customers do not move the tables and chairs. See attached photos.

Comments by 14-06-16

Photo: <https://goo.gl/fal3a4>

Documents: <http://goo.gl/60FKz1>

Note: Renewal. Change in use. Current use is 4 tables and 16 chairs. No change in hours (M-SU 11:00-23:00).

On 24-08-15 agenda. CGCA's comments: No objection. The CGCA suggests that the applicant apply for the use of barriers, which would ensure that customers do not move the tables and chairs beyond the permitted area on the public highway, as this has been noted as a problem at this location, as the tables and chairs are regularly seen spread much wider than the permitted area.

WCC included an informative to remind applicant to keep furniture within permitted areas and configuration.

**5. Other business**

**6. Next meetings & future presentations**

6.1 13 June 2016

6.2 27 June 2016