

Minutes

Covent Garden Community Association

Planning Sub-Committee e-meeting 6 September 2016

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TheCGCA



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1. Attendance

1.1 **Comments received:** Elizabeth Bax, Shirley Gray, Selwyn Hardy

1.2 **Apologies received:** Richard Hills

2. Presentation: N/A

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	33 Neal Street WC2H 9PR 2016/4544/L N/A/ <i>Seven Dials Trust</i>	To install a Seven Dials Trust People's Plaque commemorating the site of the workshop of barrow-making firm of Ellen Keeley (est. in Ireland in 1830).	No objection Comments by 15-09-16 Photo: See documents Documents: http://goo.gl/a9bm50 Note: Grade II listed building
3.2	Telephone kiosk outside Holborn Tube Station 92 Kingsway WC2B 6AA 2016/4721/P N/A/ <i>New World Payphones</i>	Replacement of existing telephone kiosk.	<i>Application withdrawn</i> Comments by 15-09-16 Photo: See documents Documents: http://goo.gl/w88zr3
3.3	Telephone kiosk outside Holborn Tube Station 92 Kingsway WC2B 6AA 2016/4091/A N/A/ <i>New World Payphones</i>	Internally illuminated digital panel as integral part of telephone kiosk	<i>Application withdrawn</i> Comments by 15-09-16 Photo: See documents Documents: http://goo.gl/6oX3Xo
3.4	167 Drury Lane WC2B 5PG 2016/4213/P A3/ <i>Bidwells (agent)</i>	Installation of replacement shopfront (A3).	No objection Comments by 08-09-16 Photo: https://goo.gl/fl99kS Documents: http://goo.gl/CALQxF
WESTMINSTER APPLICATIONS			
3.5	19A, 22-25 Floral Street And 34 Rose Street, 27-28 And 31, 32 King Street, WC2E 9DS 16/07730/FULL <i>Mixed/Capco; Gerald Eve (agent)</i>	Variation of Conditions 1 & 19 of planning permission dated 31-03-2016 (15/06461/FULL); namely to amend the drawings to allow for change of use of parts of the ground and basement floors from ancillary Class C3 areas to increase Class A3 in respect of the western restaurant unit, redistribution of back of house areas to increase ground and basement A3 use in respect of the eastern restaurant unit, and make changes to sustainability standards.	No objection, provided the expansion of the interior area designated for A3 use does not infringe upon the public highway. Comments by 08-09-16 No photo Documents: http://goo.gl/LZJWAj
3.6	Beaumont, Fletcher And Sheridan Buildings Martlett Court WC2B 5SF 16/05314/COFUL	Replacement of existing windows to Beaumont Buildings, Fletcher Buildings and Sheridan Buildings with new windows comprising a mix of decorated timber	No objection, provided works are like for like. Comments by 09-09-16 Photos: http://goo.gl/Mo4JDi &

	C3/CityWest Homes; Keegans (agent)	double glazed sliding sash, casement and fixed window units.	http://goo.gl/AjWX7m Documents: http://goo.gl/mkngu3 Note: No drawings uploaded at the moment; keep checking the link.
3.7	49 Aldwych WC2B 4DF 16/07632/FULL Aldwych Theatre/Nederlander; Michael Jackson Consulting (agent)	Partial removal and replacement of stage house roof and installation of new internal steel grid structure	No objection Comments by 13-09-16 Photos: http://goo.gl/x1gxRZ & http://goo.gl/ahtuR3 Documents: http://goo.gl/7Jn3fW

4. Tables and Chairs

CAMDEN APPLICATIONS			
None			
WESTMINSTER APPLICATIONS			
4.1	376 Strand WC2R 0LQ 16/05853/TCH EAT/EAT LTD.; BA LAW (agent)	Use of two areas of the public highway measuring 8.3m x 1.8m for the placing of five tables, 14 chairs and two barriers on the Southampton Street frontage and an area measuring 6.5m x 0.9m for the placing of five tables, 10 chairs and two barriers on the Strand frontage in connection with the existing sandwich shop.	<p>The CGCA objects to the proposals for the Southampton Street frontage. As proposed (and existing), the chairs extend too far into the public highway, which is narrower than indicated on the applicant's drawing due to multiple obstacles (such as a red phone box) adjacent to the location where the street furniture is placed.</p> <p>This is the primary entrance to Covent Garden from Strand and, as a result, this location experiences consistently heavy footfall. The CGCA notes that the Council's 2m clearance for tables and chairs is a minimum, and where footways are very crowded (such as this location) the Council's policy is for the clear zone to be much wider (see "Westminster Way public realm strategy" SPG, para 46, p. 25; also see "Guidelines for the placing of tables and chairs on the highway" SPG).</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>Because the proposed table and chairs are located in a high-traffic area where footways are very crowded, the number and configuration of chairs on the Southampton Street frontage is inappropriate for this location. This is because, as proposed (and as existing), some of the 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>Given this, only five tables and 10 chairs, with no chairs positioned to back into the public highway, are appropriate on Southampton Street. An informative should be included that states, "You do not have planning permission to place a third chair at each table and we may take enforcement action to secure their</p>

			<p>removal.” For precedent, see 14/00995/TCH, informative 4.</p> <p>The CGCA does not object to the proposals for the Strand frontage.</p> <p>Comments by 08-09-16</p> <p>Photos: http://goo.gl/ES7tRa (Southampton elevation) & http://goo.gl/mCnemT and http://goo.gl/BQ38z2 (Strand elevation)</p> <p>Documents: http://goo.gl/VZqTFD</p> <p>Note: Renewal. No change in use or hours: M-SA 07:00-22:00; SU/BH 07:00-21:00.</p> <p>Application originally on 25-07-16 agenda. CGCA commented that application should not have been validated because the drawings did not match the proposal. Applicant has revised the drawings.</p> <p>Additionally, CGCA had these comments:</p> <p>Tables and chairs should be flush with the shopfront on both elevations, as they are at other cafes and restaurants along Strand.</p> <p>Additionally, despite the presence of barriers on the drawing, the applicant does not use barriers on Southampton Street. In the CGCA’s comments on the previous application (15/07225/FULL), we noted that customers consistently push the chairs on the Southampton Street frontage further into the pavement – which is already cluttered with other items and is an emergency thoroughfare – than permitted, which impedes pedestrian flow at this high-traffic location. The barriers should be used and should not be moved to allow for an area larger than that permitted.</p> <p>MW note: Revised layout has “third chair” on Southampton Street elevation. Small “wind breakers” are proposed on Southampton (e.g. much smaller than barriers and positioned solely at the ends of the area). On Strand elevation, T&CH are somewhat flush with shopfront and do not appear to present a problem. We did not object to these proposals in 2015.</p>
4.2	<p>8-10 Charing Cross Road WC2H 0HG 16/07339/TCH Garrick Arms/Greene King PLC; DHA Planning (agent)</p>	<p>Use of an area of public highway measuring 5.4m x 1.37m for the placing of three tables and six chairs with three associated barriers.</p>	<p>The CGCA continues to object to the use of tables and chairs at this location and we note that the Council refused permission for street furniture for years at this location before approving it in 2014, despite the objection of the Council’s Highways manager to the original proposals.</p> <p>Since the Council granted permission in 2014, the applicant has not complied with the approved layout. As the attached photos indicate, the applicant continues to disregard the conditions in the Council’s decision notice by continuing to place tables and chairs directly across from the cycle racks, which creates a pinch point at this busy location. The officer’s report from 2014 (see 14/09384/TCH) says that, “The situation regarding pedestrian free movement on the site is not considered to have improved since 2003, but worsened.” Further, two bike racks have been installed adjacent to a phone box on the highway, which “further exacerbate the</p>

			<p>situation that had previously led to refusal,” according to the officer’s report.</p> <p>As the attached photos show, the applicant is placing a “third chair” on either side of the entrance that backs into the public highway, further reducing the clearance available for pedestrians, and particularly prams and wheelchairs, to safely pass.</p> <p>Given that the applicant was only recently granted permission despite years of refusal and that the applicant has not complied with this permission at all since it was granted, the Council should refuse this current application. Simply including conditions does not work, as the applicant has disregarded conditions 4 & 6, which specify that the applicant can only put out furniture shown in drawings and in position shown in drawings.</p> <p>Comments by 13-09-16 Photos: http://goo.gl/uCPFVq & http://goo.gl/YV58zs Documents: http://goo.gl/NXOcq2 Note: Renewal. No change in use or hours (M-SU 11:00-23:00). On 26-10-15 agenda. CGCA objected.</p>
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5. Other business

6. Next meetings & future presentations

- 6.1 12 September 2016
- 6.2 26 September 2016