

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 23 October 2017
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), Shirley Gray, Selwyn Hardy, Gary Hayes, Amanda Rigby, Christina Smith, Brian Tienan, Meredith Whitten
- 1.2 Apologies received:** David Bieda, Jane French, Richard Hills, Rhu Weir
- 1.3 Comments received:** Rhu Weir

2. Presentations: None scheduled

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	12 Earlham Street WC2H 9LN 2017/5397/P <i>C3/Johanna Molineus Architects (agent)</i>	Installation of air-conditioning unit to rear roof at first floor level.	No objection, provided the following conditions are included to protect the amenity of nearby residents (CS5) and to ensure that the unit does not cause undue noise and disturbance: (1) restrict the amount of noise (measured in decibels) emitted from the units to within Camden's thresholds (DP28; CPG5 6.9); (2) require the applicant to ensure that equipment is kept working efficiently and is not causing disturbance to nearby residents, as verified through annual maintenance checks performed on all equipment throughout the life of the development (DP28.3); and (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. Comments by 02-11-17 Photo: https://goo.gl/4rrGtt Documents: https://goo.gl/YudLa
3.2	42 Seven Dials Warehouse Earlham Street WC2H 9LA 2017/5591/P <i>B1/PEC Neale; CBRE (agent)</i>	Variation of condition 4 (roof terrace hours of use) of permission granted on 21/12/2016 (2016/5939/P), amended by 2017/1723/P on 20/06/2017.	The CGCA objects to the variation of the hours of use of the roof terrace. Condition 4 of 2017/1723/P was issued in June 2017 to protect the amenity of neighbours and the area generally. Varying the conditions before the use has even been implemented is not justified, as there is no data or experience on which to change the Council's reasoning for the existing condition. The CGCA also objects to the number of proposed events after 19:00 (e.g. 24 per year). Given that a roof terrace is likely to be used less in the winter and inclement weather, there will be an intensification of use during summer months, when neighbouring residents will have their

			<p>windows open for ventilation and cooling. This would exacerbate the noise impact all the more. The CGCA notes that office terraces in Covent Garden typically are used as amenity space for office workers, not as event space. The supporting documents describe use of the roof terrace that is more in line with entertainment uses than as workday amenity space for office workers.</p> <p>Should the Council be minded to grant the variation, the following conditions should be included to attempt to protect the amenity of neighbouring properties:</p> <p>(1) No music should be permitted on the roof terrace or that is audible from inside the building;</p> <p>(2) No structures should be permitted on the roof terrace (e.g. tents, marquees);</p> <p>(3) No lights should be permitted on the roof terrace, as these would result in light pollution and disturbance for neighbouring residents;</p> <p>(4) No more than 12 events per year should be permitted;</p> <p>(5) No food or alcohol should be served on the roof terrace;</p> <p>(6) No more than 50 people should be permitted on the roof terrace at any one time. The applicant's documents refer to 136 people using the roof terrace at any one time. This is significantly more people than use a typical office terrace in Covent Garden and is inappropriate given the proximity of neighbouring residents.</p> <p>(7) No third-party events should be allowed.</p> <p>(8) Use of the roof terrace should be limited to Monday through Friday (e.g. no use on Saturday, Sunday or Bank Holidays).</p> <p>Comments by 07-11-17 Photo: https://goo.gl/B7EGqU Documents: https://goo.gl/ZsYSbh Note: Grade II-listed building. Variation is for 08:00-21:00.</p>
3.3	42 Seven Dials Warehouse Earlham Street WC2H 9LA 2017/5866/L B1/CBRE (agent)	Installation of 3 x internally illuminated projecting signs to the Earlham Street elevation	<p>The CGCA objects to the use of internal illumination, 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).</p> <p>The use of internal illumination is also inappropriate on a Grade II-listed building, as it harms the character, appearance and historic nature of this warehouse building (Local Plan, para 7.82-7.83). It also conflicts with the Seven Dials Renaissance Study, which Camden has adopted. This study details the design and use of projecting signs in Seven Dials, which includes the applicant's building in Earlham Street. Internal illumination is not indicated as appropriate in the</p>

			<p>Study.</p> <p>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>The applicant argues that because the signs are small, internal illumination should be permitted (see covering letter). The applicant also compares the projecting signs with the fascia sign at another location, which is not relevant here.</p> <p>The applicant refers to the primary frontage in Central London. However, the building is located in the heart of a conservation area and, thus, the historic nature of the area is a predominant planning consideration. These proposals do not preserve or enhance the conservation area (Local Plan, Policy D2; also see para 7.46).</p> <p>Comments by 09-11-17 Photo: https://goo.gl/B7EGqU Documents: https://goo.gl/fgxugp Note: Grade II-listed building</p>
3.4	39-49 Neal Street WC2H 9PJ 2017/5659/P A1 & B1/ <i>Shaftesbury; Rolfe Judd (agent)</i>	Roof extension at Nos. 39, 41-45 and 47-49 with associated plant, construction of new front facade and shopfront at No. 41-45, remodelling of rear facades at Nos. 41-45 and 47-49 all associated for office (B1), alteration to shopfronts at Nos. 39 and 47-49 (A1) and reconfiguration of uses.	<p>Objection submitted by letter</p> <p>Comments by 09-11-17</p> <p>Photo: See documents</p> <p>Documents: https://goo.gl/CXNgz5</p> <p>Note: Applicant presented to CGCA on 24-07-17.</p>
3.5	21-23 Shorts Gardens WC2H 9AS 2017/5658/P A1 & C3/ <i>Shaftesbury; Rolfe Judd (agent)</i>	Change of use of 1st and 2nd floor level from office (B1) to provide 4 flats (2 x 1bed and 2x studio) and associated roof extension at 3rd floor level to enlarge existing flat.	<p>Whilst the CGCA has no objection to the change of use from B1 to C3, we are concerned about the impact of the roof extension at third-floor level on existing residents, particularly those at 16 Neal's Yard, due to increased massing, overlooking and loss of daylight, which the applicant's supporting documents do not address. Although the overall height does not increase significantly, infilling the existing terrace adds massing that would have an impact on adjacent residents. The applicant's covering letter says this application should be read in conjunction with 2017/5569/P. Given the additional height proposed to the rear of 39-49 Neal Street in that application, the two applications would have a negative impact on residents in Neal's Yard.</p> <p>Comments by 09-11-17 Photo: See documents</p>

			Documents: https://goo.gl/f9N3Ew Note: Applicant presented to CGCA on 24-07-17.
WESTMINSTER APPLICATIONS			
3.6	132 Long Acre WC2E 9DL 17/06725/FULL & Other Stories/H&M; <i>Quadrant Design (agent)</i>	Existing double door to be removed and replaced with glazed panel to change door to display window on the Slingsby Place elevation.	No objection Comments by 07-11-17 Photos: https://goo.gl/oGVEvJ & https://goo.gl/rQTi5B Documents: https://goo.gl/NDv73A Note: 17/03761/FULL on 12-06-17 agenda. CGCA objected solely to the use of internal illumination.
3.7	28 Bow Street WC2E 7AW 17/08881/FULL Bow Street Magistrate's Court <i>/Bow Street Hotel Ltd.; Gerald Eve (agent)</i>	Variation of Conditions 1, 15, 16, 23, 30 and 33 of planning permission dated 30-12-2014 (14/06785/FULL), namely, internal reconfiguration and alterations to reduce total number of bedrooms to 90; reconfiguration and increase of ancillary restaurant, bar and associated facilities; infilling of courtyard to create a covered atrium; creation of additional door to Broad Court elevation; associated minor internal and external alterations.	The CGCA has the following comments on the proposed variations to the approved scheme. (1) We object to the removal of the two staircases. (2) Whilst we do not object to the creation of a fire escape to Broad Court, conditions must be included that ensure the door is not used as an entry to the private dining room, bar or other rooms. A condition should also be included that specifies that hotel, restaurant and bar staff cannot leave the door open or loiter around it, such as on smoke breaks. Broad Court is a quiet, pedestrianised residential area, including residents directly across from the proposed door. (3) The phone boxes in Broad Court must be preserved. (4) No light breakout from the atrium should be permitted. The CGCA is concerned about the impact the retractable glazed roof will have on adjacent neighbours, notably those at the Fletcher Building. Further, the CGCA is concerned about noise breakout should the roof be open. Thus, a condition should specify that the glazed roof is to remain fixed shut. Council policy prohibits openable shopfronts due in part to the impact of noise and disturbance on residential amenity, and the same reasoning applies to openable roofs, particularly when residents are directly adjacent. Comments by 08-11-17 Photo: https://goo.gl/pQkwjd Documents: https://goo.gl/XiutFP Note: Grade II-listed building
3.8	61 Long Acre WC2E 9JL 17/08855/FULL <i>A3/CTIL & Telefonica UK Ltd.; Sitec Infrastructure Services Ltd (agent)</i>	Removal of 2 microcell antennas, the installation of 1 replacement microcell antenna, and repositioning of 1 approved antenna. (Linked to 17/08856/LBC)	No objection Comments by 13-11-17 Photo: https://goo.gl/hNZcKp Documents: https://goo.gl/WZpiRU Note: Grade II-listed building
3.9	Telephone Box Opposite 8 Duncannon Street 17/08838/FULL <i>N/A/Red Kiosk Co. (agent)</i>	Use of telephone kiosk as retail unit.	1. The CGCA strongly objects to this application, as we did with the previous proposals (14/04470/FULL), which the Council refused; this refusal was upheld on appeal. We note that the Council's refusal on 14/04470/FULL was upheld on appeal, due to the inspector's

			<p>concerns about pedestrian circulation and highway safety. The CGCA also objected to similar proposals at Craven Street (13/10622/FULL), which also were refused.</p> <ol style="list-style-type: none"> 2. The CGCA notes that the Council has consistently refused the change of use of other phone boxes in the conservation area as retail units. See 16/06813/FULL, 15/03103/FULL, 14/04470/FULL and 13/10622/FULL. 3. The proposed use of the kiosk as a retail unit would result in an obstruction on the public highway at this busy location directly next to an entrance for Charing Cross rail and tube stations and directly across the road from the stations, as well as adjacent to Trafalgar Square. Street crossings are located on either side of the phone boxes (see photo). Thus, there is a constant stream of heavy footfall at this location. 4. In addition to the four red phone boxes, there also is a constantly used cycle stand, rubbish bins and utility cabinets, all of which contribute to creating obstructions on the pavement. Adding staff, a queue of customers and a constantly opening phone box door would greatly exacerbate this. 5. Further, use of the kiosk as a retail unit would require the unit, staff and customers to block the highway while it is being used or serviced. This would block the flow of pedestrians along the footpath, reducing the ability of pedestrians to pass and repass in this busy area. This would not meet S41, S42, TRANS3, TRANS20 or SS16 of Westminster's Unitary Development Plan. 6. The CGCA objects to this proposed use of an iconic red phone box, one of four at this location that collectively contribute to the character and historic interest of the conservation areas, including the Covent Garden Conservation Area, the Strand Conservation Area and the Trafalgar Square Conservation Area. 7. Further, these proposals fail 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 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 character of the conservation area and new development must contribute positively to this. S25 specifies that "any
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			<p>change should not detract from the existing qualities of the environment.”</p> <p>8. The CGCA also is concerned about further crime activity in this area, where criminals such as pickpockets already operate frequently. There is the potential for crime and vandalism of the unit, particularly at night.</p> <p>9. In addition to objecting to this particular proposal, we are also opposed to the precedent that any approval would set. While we recognise that the red phone boxes no longer serve their original purpose, these proposals are not appropriate for these British landmarks.</p> <p>Comments by 14-11-17 Photos: https://goo.gl/RpeUqe & https://goo.gl/NVmQTd Documents: https://goo.gl/KDLY7e</p>
3.10	<p>5 Mercer Walk WC2H 9FA 17/08901/FULL A1/<i>Temper; Gundry and Ducker Architecture (agent)</i></p>	<p>Replacement of shopfront with bi-folded doors, replacement of door opening with fixed glazing panel and installation of 7 new fixed awnings.</p>	<p>The CGCA objects to an openable shopfront at this, and any, premises. Westminster planning policy opposes folding and openable shopfronts. See ENV6-9.108; DES5(c); and “Shopfronts, Blinds and Signs” supplementary planning guidance, which specifies that “this type of shopfront will be discouraged.” This includes bifolding doors such as those proposed here.</p> <p>Folding and openable shopfronts detract from the character of the street and the Conservation Area, as well as the architectural integrity of the building. When open, they erode the appearance of the shopfront, creating a visual void, and can have a negative impact on local amenity, for example in terms of noise and disturbance.</p> <p>The CGCA also notes that Westminster has consistently refused permission for similar requests (for example, see 14/07107/FULL; 15/03108/FULL; 15/07688/FULL; 17/03705/FULL; among others).</p> <p>Comments by 16-11-17 Photo: https://goo.gl/cmQVeS Documents: https://goo.gl/vnQKoA</p>
3.11	<p>25 - 31 Wellington Street WC2E 7DD 17/08420/LBC Wellington Hotel/<i>Capco; Gerald Eve (agent)</i></p>	<p>Repair and refurbishment of 14 Burleigh Street, 15 Exeter Street, 22 Tavistock Street and Burleigh House and associated internal alterations, replacement roof to Burleigh House; reconstruction of chimneys at 15 Exeter Street ; replacement of additional rainwater pipes; removal of existing external services and external alterations to rear wall at 23 Wellington Street; and the removal and</p>	<p>No objection</p> <p>Comments by 27-10-17 Photo: See documents Documents: https://goo.gl/f5EG1K Note: Grade II-listed building</p>

	reconstruction of extension to rear of 14 Burleigh Street.	
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4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	35 Great Queen Street WC2B 5AA 2017/5495/TC Shoryu (previously Tandoori Nights)	2 tables and 4 chairs	<p>The applicant is not complying with the layout that is currently permitted or that is proposed in this renewal. Instead of configuring the tables and chairs flush with the shopfront, the applicant has positioned them so the chairs push 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>The previous application, 2016/3043/TC, was revised from its original form to propose two tables and four chairs flush with the shopfront. The Council should ensure that the applicant complies with this layout before renewing permission.</p> <p>Additionally, the CGCA objects to the use of a large A-board and a heater, for which the applicant does not have permission. These create further obstructions on the pavement and should be removed.</p> <p>Finally, the CGCA objects to hours beyond 21:00, as this conflicts 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.</p> <p>Comments by 31-10-17 Photo: https://goo.gl/koQ5Xf Documents: https://goo.gl/qjRsd1 Renewal: No change in use or hours: M-SA 11:30-23:00; SU 11:30-21:00. 2016/3043/TC on 13/6/16 agenda for 4T & 8CH. CGCA objected and recommended 2T & 4CH, positioned flush with the shopfront. Applicant revised proposals and LBC approved.</p>
4.2	50-52 Monmouth Street WC2H 9EP 2017/5326/TC Rossopomodoro	5 tables and 10 chairs	<p>The applicant disregards the permitted layout of 5 tables and 10 chairs and instead regularly uses 20 chairs. This results in a configuration that has the tables and chairs backing into the narrow public highway and impeding pedestrian flow. This creates a significant health and safety issue, as pedestrians often walk in the roadway in Monmouth Street because there is no longer room on the pavement for them to pass.</p> <p>A condition should be included that specifies only five tables and 10 chairs, flush against the shopfront, are permitted.</p> <p>The CGCA also objects to the hours. As specified in Camden's guidance for tables and chairs, hours should not extend beyond 21:00. Monmouth Street is not a "predominantly commercial street in the Central London Area" as defined in the guidance and, thus, the hours must conform to Camden's policy hours, which are Monday to Sunday, 08:00-21:00. Permission for hours beyond this violates Camden's policy.</p> <p>Comments by 01-11-17 Photo: https://goo.gl/W8NytN Documents: https://goo.gl/E6jVCd Note: Renewal. No change in use or hours: M-SA 10:00-23:00; SU</p>

			10:00-22:00. 2015/6157/TC on 09-11-15 agenda. CGCA objected.
4.3	1 Neal 's Yard WC2H 9DP 2017/5520/TC 26 Grains	6 tables and 12 chairs	<p>Given the highly residential character of Neal's Yard, a condition should be included that specifies that any tables and chairs may not be set out and must be put away within the permitted hours. In other words, an 8 a.m. start time means that no furniture is put out until at least 8 a.m., whilst a 9 p.m. end time means that all street furniture is put away by 9 p.m. Local residents have complained to the applicant about setting the street furniture up before 8 a.m.</p> <p>When street furniture is put out earlier or not put away until after the end time for tables and chairs it results in noise and disturbance to nearby residents well beyond the Council's framework hours. The Council's policy justification for having tables-and-chairs hours between 08:00-21:00 only is to protect nearby residents from such disturbance.</p> <p>Additionally, as the attached photo shows, the applicant does not keep to the approved layout. A condition or informative should specify that tables and chairs are only to be placed in the approved configuration.</p> <p>Comments by 01-11-17 Photo: https://goo.gl/7H1GKQ Documents: https://goo.gl/fVTnqL Note: Renewal. No change in use or hours: M-SU 08:00-21:00. 2016/4708/TC on 12-09-16 agenda. CGCA objected.</p>
4.4	18 Great Queen Street WC2B 5DG 2017/5518/TC Hercules Pillars	4 tables and 12 chairs	<p>The CGCA objects to the proposed layout, which leaves less than 1.8m clearance, particularly when customers are seated (see attached photo). This is due to the chairs backing into the public highway.</p> <p>As stated in CPG5 6.10 and 6.14, tables and chairs create problems for pedestrians, particularly those with disabilities, because of obstruction of the public highway. This is particularly the case when chairs are placed in such a configuration that they back into the public highway, which reduces the clearance available for pedestrians, and particularly prams and wheelchairs, to safely pass. This can result in a health and safety issue if, in particular, pedestrians are forced to walk in the road.</p> <p>The CGCA also objects to hours beyond 21:00, as this conflicts 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.</p> <p>Comments by 01-11-17 Photo: https://goo.gl/xgHQGTG Documents: https://goo.gl/C5iUNc Note: Renewal. No change in use or hours: M-TH 09:00-23:00; F-SU 09:00-00:00. 2016/5713/TC on 11-11-16 agenda. CGCA had no objection to the use of 4T & 12CH, but we did object to the proposed layout, which we noted the applicant does not use. The applicant revised the layout and LBC approved. CGCA also objected to the proposed hours. LBC approved as proposed.</p>
4.5	86 Kingsway WC2B 6AE 2017/5673/TC	4 tables and 8 chairs	<p>The CGCA objects to the proposed renewal of the number of tables and chairs because the applicant has proven an inability to comply with the existing permission.</p> <p>As the attached photos show, the applicant consistently places the</p>

	<p>Café 86/<i>Knightwalk Restaurant Ltd.</i>; <i>Peter Brooks</i> <i>(agent)</i></p>		<p>tables and chairs in a configuration other than that permitted and that backs into the pedestrian flow in this excessively busy pavement adjacent to Holborn station, which at times is so crowded TfL closes the station.</p> <p>In the previous application, 2016/5163/TC, the applicant originally proposed 4 tables and 12 chairs, but the Council approved only eight chairs precisely because of the heavy footfall and the obstruction the street furniture would cause.</p> <p>Given the applicant's noncompliance and the obstruction that has resulted, the CGCA recommends that two tables and four chairs (e.g. two chairs per table), flush with the shopfront, be permitted.</p> <p>Comments by 08-11-17</p> <p>Photo: https://goo.gl/GLG5VJ</p> <p>Documents: https://goo.gl/fYAgZE</p> <p>Note: Renewal. No change in use or hours: M-SA 08:00-23:00; SU 08:00-22:00. 2016/5163/TC on 10-10-16 agenda. CGCA objected to original proposal of 4T & 12CH and recommended 4T & 8CH, which LBC approved. CGCA also objected to late hours; LBC approved as proposed.</p>
4.6	<p>26 Earlham Street WC2H 9LN 2017/5772/TC Rosas Thai Cafe</p>	3 tables and 9 chairs	<p>The CGCA objects to the proposed number of tables and chairs. The Council currently is widening the pavement along Earlham Street, including in front of the applicant's café, to prepare for the increased pedestrian traffic due to Crossrail, including the nearby station. Thus, the point of widening the pavement is to increase capacity, facilitate the safe, unobstructed flow of pedestrians, and minimise health and safety risks from pedestrians being forced off the public highway and into the road due to street furniture. The pavement is not being widened to enable private businesses to expand their footprint.</p> <p>As proposed, the applicant's layout includes chairs that back directly into the flow of pedestrians on the public highway, which create problems for pedestrians, particularly those with disabilities, because they reduce the clearance available for pedestrians, and particularly prams and wheelchairs, to safely pass.</p> <p>Given this, the CGCA recommends that permission be granted for two tables and four chairs (e.g. two chairs per table), configured flush with the shopfront.</p> <p>The CGCA also objects to the proposed 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 Earlham 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.</p> <p>Further, permission should only be granted until 6 p.m., as this is a new application. This is specified in Camden's tables and chairs guidance and the Council's Statement of Licensing Policy (2011).</p> <p>Comments by 13-11-17</p> <p>Photo: https://goo.gl/Ykk7ia</p> <p>Documents: https://goo.gl/C8Kehx</p> <p>Note: New application. Proposed hours M-SA 11:00-23:00; SU 11:00-22:00.</p>

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4.7	26-27 St Martin's Court WC2N 4AL 17/08824/TCH Round Table/TLT LLP (agent)	Use of an area of highway measuring 2.1 metres by 6.4 metres for the placement of 4 tables and 20 chairs.	<p>The CGCA objects to the excessive amount of street furniture proposed. In particular, five chairs per table is inappropriate given the size of the furniture. Because fitting five chairs, with customers seated in them, around each table is difficult, what occurs in practice is the chairs get pushed further into the public highway.</p> <p>The CGCA recommends four chairs per table be permitted, for a total of four tables and 16 chairs.</p> <p>No hours were proposed in the application. Hours should not extend beyond 11:00-23:00.</p> <p>Comments by 10-11-17</p> <p>Photo: https://goo.gl/R8efN1</p> <p>Documents: https://goo.gl/vkH9oA</p> <p>Note: Renewal. No change in use. No proposed hours. Existing hours: M-SU 11:00-23:00.</p> <p>17/03464/TCH on 08/05/17 agenda for 6T & 20CH. CGCA objected. Application was withdrawn. 16/04316/TCH on 23/05/16 agenda, which increased proposal from 4T & 16CH. Westminster approved.</p>
4.8	376 Strand WC2R 0LQ 17/08988/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.	<p>The CGCA objects to the proposed amount of street furniture on the Southampton Street elevation, and we recommend that five tables and 10 chairs (e.g. two chairs per table), configured flush with the shopfront, be permitted.</p> <p>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.</p> <p>Comments by 13-11-17</p> <p>Photo: https://goo.gl/BbH9Nd (Strand elevation) & https://goo.gl/AJ2bLY (Southampton Street elevation)</p> <p>Documents: https://goo.gl/oRnoAE</p> <p>Note: Renewal. No change in use or hours: M-SA 07:00-22:00; SU 07:00-21:00.</p> <p>16/05853/TCH on 25/07/16 agenda. CGCA objected to amount of furniture on the Southampton Street frontage and proposed 5T & 10CH, with no chairs positioned to back into the public highway. CGCA also request an informative 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 removal.” For precedent, see 14/00995/TCH, informative 4. <i>Westminster approved, with conditions requested by CGCA.</i></p>
4.9	22 Cranbourn Street WC2H 7AA 17/08668/TCH Falafel King/Ramat Ltd.	Use of the public highway for the placing of 2 tables and 4 chairs in an area measuring 0.75m x 3.3m.	<p>The CGCA objects to the large A-board the applicant places in the public highway. This area experiences extremely high footfall, as it is adjacent to Leicester Square station. The A-board causes an obstruction and should be removed.</p> <p>No hours were proposed in the application. Hours should not extend beyond 11:00-23:00.</p> <p>Comments by 15-11-17</p> <p>Photo: https://goo.gl/Kska4K</p> <p>Documents: https://goo.gl/8RoyRC</p> <p>Note: Renewal. No change in use. Existing hours: M-SU 10:00-23:00. No proposed hours listed.</p> <p>15/04694/TCH on 27-07-15 agenda. CGCA objected to any T&CH at this location because of the heavy footfall. WCC permitted use, as T&CH have been used at this location since 2008 with no complaints.</p>

			CGCA also objected to the proposed hours, which were M-SA 09:00-03:00; SU 09:00-00:00. WCC approved hours of 10:00-23:00.
4.10	Aldwych WC2B 4DD 17/05886/TCH Waldorf Hotel/ Eversheds Sutherland LLP (agent)	Use of an area of the public highway for the placing of 18 tables, 24 chairs and 6 benches.	<p>The CGCA objects to the excessive amount of street furniture proposed. The proposed tables and chairs are located in a high-traffic area where footways are very crowded. As such, the number of proposed tables and chairs is inappropriate for this location and, as proposed, they present a health and safety concern, as pedestrians will be forced to walk in the road due to the heavy volume of footfall and the obstruction that the tables and chairs create.</p> <p>The tables and chairs are proposed between two busy theatres (Aldwych Theatre and Novello Theatre). Adjacent to the hotel there is a bus shelter where multiple bus routes stop and a bus stop for several tourist bus companies. Additionally, coaches consistently park in front of the proposed location for tables and chairs. This all indicates the incredibly heavy footfall, including tourists, that exists at this location.</p> <p>Additional obstructions on the pavement that pedestrians must navigate include phone boxes and trees. The applicant's drawings also do not show the multiple, large planters that the applicant currently has located where the proposed street furniture would be located.</p> <p>The Council specifies that, at a minimum, 2m clear width must be left between the edge of the chairs and the kerb or other obstructions. The CGCA notes that the Council specifies that 2m is a minimum and where footways are very crowded 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). 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>We note that the Council has limited the use of tables and chairs at 45 Aldwych, next door, to one table and two chairs because of the heavy footfall and likelihood the furniture would obstruct the pedestrian flow.</p> <p>Should the Council be minded to permit some street furniture at this location, it should be limited to six benches (placed against the shopfront), 12 chairs (one chair on either side of each bench, also placed against the shopfront) and six tables (one per bench).</p> <p>A condition should also specify that no alcohol is to be served at the tables and chairs.</p> <p>No hours were proposed in the application. Hours should not extend beyond 11:00-23:00.</p> <p>Comments by 15-11-17</p> <p>Photos: https://goo.gl/NKtXyz, https://goo.gl/K5Nza7 & https://goo.gl/xLumgE</p> <p>Documents: https://goo.gl/qKr4HF</p> <p>Note: New application. No proposed hours listed.</p>

5. Other business

COMMENTS SUBMITTED SINCE LAST MEETING

5.1	The Market WC2E 8RF 17/08013/LBC N/A/ <i>Field & Lawn (agent)</i>	Temporary installation of festive wreath on front (north) elevation of The Market Building. Linked to 17/08025/ADV	No objection No photo Documents: https://goo.gl/rkBgRD Note: Grade II* listed building
5.2	King Street 17/08016/LBC N/A/ <i>Field & Lawn (agent)</i>	Temporary installation of festoon lighting to facades of King Street, using removable velcro pads and cable clips; each year for a period of 5 years (affected listed buildings: nos. 8, 14-16, 26-33 (inc. Bedford Chambers), 37, 38, and 40-43 King Street). Linked to 17/08023/ADV.	No objection No photo Documents: https://goo.gl/Q84vGW Note: Grade II-listed building
5.3	16 King Street WC2E 8JF 17/08019/LBC N/A/ <i>Field & Lawn (agent)</i>	Temporary installation of illuminated festive bow and ribbon.	No objection No photo Documents: https://goo.gl/G4GHUA
5.4	The Market 17/08278/LBC N/A/ <i>Capco; Gerald Eve (agent)</i>	Installation of Christmas decorations within the Market Building for a temporary period each year for five years. Linked to 17/08276/ADV	No objection No photo Documents: https://goo.gl/jC5j7b Note: Grade II*-listed building
5.5	Bedford Street WC2E 9ED 17/08014/LBC St Pauls Church/ <i>Field & Lawn (agent)</i>	Temporary installation of festive wreath to the front elevation of St Paul's Church, located between the central columns. Linked to 17/08025/ADV	No objection No photo Documents: https://goo.gl/QcLgpE Note: Grade I-listed building
5.6	Henrietta Street 17/08020/LBC N/A/ <i>Field & Lawn (agent)</i>	Display of temporary Festive festoon lighting along North and South of Henrietta Street, for a temporary period each year (October to January) for period of five years. Linked to 17/08022/ADV.	No objection No photo Documents: https://goo.gl/shphap Note: Grade II-listed building

6. Next meetings & future presentations

- 6.1 13 November 2017
- 6.2 27 November 2017
- 6.3 11 December 2017 (e-meeting due to CGCA Carol Service)