

## Minutes

### Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 24 August 2015  
at 17:30 at Dragon Hall, 17 Stukeley Street WC2B 5LT

www.CoventGarden.org.uk



#### 1. Attendance

**1.1 Present:** Elizabeth Bax, Jo Weir, Robert Bent, David Bieda, Shirley Gray, Meredith Whitten

**1.2 Apologies received:** Selwyn Hardy, Gary Hayes, Richard Hills, David Kaner, Kester Robinson, Christina Smith, Rhu Weir

**1.3 Comments received:** Selwyn Hardy, David Kaner, Rhu Weir

#### 2. Presentations: Capco (re: Carriage Hall amendments) at 17:30

#### 3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
<b>CAMDEN APPLICATIONS</b>			
3.1	15 Grape Street WC2H 8DR 2015/4205/P <i>B1/Cygnat Properties &amp; Leisure PLC; HK Architects (agent)</i>	Roof extension to provide additional office space (Class B1a); replacement windows; installation of lift, and associated works.	<p>The CGCA has no objection to the overall principle of the scheme, however, we do have the following concerns that should be addressed should permission be granted.</p> <ol style="list-style-type: none"> <li>1. The new windows at 15 Grape St are described as bronze coloured metal framed windows to match existing. However, only the ground floor windows at the front elevation are metal framed. The timber window panes on the floors above ground level are painted white, in keeping with the rest of the windows all along Grape St. Thus, the applicant should be required to paint the window frames white to match existing.</li> <li>2. Similarly, the glass treatment should also be required to match existing and be in keeping with the rest of the street.</li> <li>3. There is currently a rainwater pipe on the front elevation of 15 Grape St, which does not appear on the applicant's existing or proposed drawings. The applicant must be required to retain this pipe or otherwise indicate how rainwater will be collected from the roof.</li> <li>4. The flat roof at 15 Grape St has provided a means of escape for occupants of 9-13 Grape St. Should the additional floor at 15 Grape St. be permitted, what will be the means of escape for both 9-13 Grape St and 15 Grape St.?</li> <li>5. A condition must be included that specifies that an air-conditioning units must be turned on only during business hours. The units must be turned off at night to protect residential amenity.</li> </ol>

			<p>6. Finally, as the applicant notes, 9-13 Grape Street recently received planning permission for conversion from B1 to C3 as well as external changes, including increased height. Given that the buildings on Grape Street all have a similar pattern and symmetry, the proposals for this Unlisted Building of Merit must be considered with how any changes will affect the character of the entire streetscape.</p> <p>Photo: <a href="https://goo.gl/Xb5nm1">https://goo.gl/Xb5nm1</a>  Documents: <a href="http://goo.gl/YB5rNH">http://goo.gl/YB5rNH</a>  Note: Unlisted Building of Merit; formerly Cuban embassy</p>
3.2	<p>43 New Oxford Street WC1A 1BH  2015/4021/P &amp; 2015/4382/L  Amico bio (A3)/Canopy Planning Services Ltd. (agent)</p>	<p>Installation of replacement timber shopfront.</p>	<p>Objection. The proposed shopfront is out of keeping with the character of this Grade II listed building, as well as the character of 45 New Oxford Street, which shares listed status with this premise. Camden's planning policy DP25 specifies that alterations will not be permitted to a listed building that would harm the special interest of the building or that would not preserve or enhance the character and appearance of the conservation area. Further, DP30 specifies that a shopfront's design must respect the characteristics of the building.</p> <p>The applicant should be required to submit proposals for a shopfront and fascia that are more appropriate to this listed building, the surrounding buildings and the conservation area.</p> <p>Photo: <a href="https://goo.gl/5kdf5p">https://goo.gl/5kdf5p</a>  Documents: <a href="http://goo.gl/YRJPG3">http://goo.gl/YRJPG3</a>  Note: Listed building</p>
3.3	<p>65 Kingsway London WC2B 6TD  2015/4096/P  B1/ A&amp;A Kingsway Holdings Ltd.; TTSP (agent)</p>	<p>Change of use of part of ground floor and basement from office use (Class B1a) to a mixed use of retail (Class A1), restaurant/cafe (Class A3) and assembly and leisure (Class D2), and associated works</p>	<p>The CGCA objects to the proposals for permission for multiple uses (A1, A3 &amp; D2). Granting the applicant permission to potentially change use at some point in the future without the need to apply for planning permission or consult with neighbouring residents at that time effectively removes this premise from planning control.</p> <p>The CGCA does not object to permission for A1 use. However, the applicant has not provided sufficient information, including plans for A3 and D2 use, for the CGCA – and affected residents, such as those on Keeley Street – to provide informed comments on these proposals. This is because the supporting documents relate solely to A1 use. The impacts on local residents of A1, A3 and D2 use vary significantly, such as with noise and</p>

			<p>disturbance, odours, and servicing and delivery needs.</p> <p>The CGCA questions how affected residents can raise their concerns and be consulted on such changes if there is no planning application on which to consult. Similarly, how can Camden enforce its policies or respond to a complaint when an applicant has such wide leeway in regards to the type of development permitted at any time?</p> <p>We also note that Keeley Street, which is proposed for servicing, is one way westbound and traffic using it will pass a large number of residents when leaving, thus servicing hours must be limited to 08:00-20:00 daily to avoid disturbing residential amenity.</p> <p>The applicant should be required to submit appropriate drawings that the CGCA and others can then comment on. Until then, the application should be invalidated.</p> <p>Photo: <a href="https://goo.gl/4KhUPB">https://goo.gl/4KhUPB</a>  Documents: <a href="http://goo.gl/inQUEw">http://goo.gl/inQUEw</a>  Note: Listed building</p>
3.4	65 Kingsway London WC2B 6TD 2015/4654/L B1/ A&A Kingsway Holdings Ltd.; TTSP (agent)	Listed building consent: internal alterations in association with a change of use of part of ground floor and basement from office use to a mixed use of retail, restaurant/cafe and assembly and leisure	<p>See comments for 3.3</p> <p>Photo: See 3.1.</p> <p>Documents: See 3.1.</p> <p>Note: Listed building</p>
3.5	193 High Holborn WC1V 7BD 2015/3782/L Hoxton Hotel/Western Heritable Investment Co.; Stickland Design Ltd. (agent)	Alterations to third floor and basement to include new perimeter trunking, entrance doors, floor finishes, basement stairs and decorations throughout. Alterations to third floor WCs. New signage to underside of front entrance canopy.	<p>The CGCA has no objection to the internal alterations. The CGCA also does not object to new signage at the front entrance canopy, provided the signage is not internally illuminated, as Camden's planning guidance specifies that signs that are internally illuminated are harmful to a listed building.</p> <p>Photo: <a href="https://goo.gl/Kxea5u">https://goo.gl/Kxea5u</a>  Documents: <a href="http://goo.gl/uLzODG">http://goo.gl/uLzODG</a>  Note: Listed building</p>
<b>WESTMINSTER APPLICATIONS</b>			
3.6	60 Chandos Place WC2N 4HG 15/06260/FULL A3/Shafesbury; Rolfe Judd (agent)	Installation of new shopfront and replacement awning.	<p>No objection</p> <p>Photo: <a href="https://goo.gl/ra2FWB">https://goo.gl/ra2FWB</a>  Documents: <a href="http://goo.gl/ZtV7wf">http://goo.gl/ZtV7wf</a>  Note: Listed building</p>
3.7	13-14 Langley Street WC2H 9JG 15/06333/FULL B1/The Mercers' Company; DP9 (agent)	Replacement windows and infilling of non-original openings on Langley Street elevation.	<p>No objection, provided the officer is satisfied the W20 steel frames address the reasons for refusing the previous application (15/02207/FULL).</p> <p>No photo (behind scaffolding) – see D&amp;A statement.</p> <p>Documents: <a href="http://goo.gl/AcDph5">http://goo.gl/AcDph5</a></p>

3.8	<p>40 Long Acre 15/06315/FULL B1/TfL for &amp; on behalf of London Underground Limited; CBRE (agent)</p>	<p>Use of part ground, first to fourth floors to for residential purposes to provide 13 flats (C3). Erection of a single-storey roof extension, terraces at second- and fifth-floor level and installation of skylights, photovoltaic panels and plant enclosure at roof level. Associated internal and external alterations including alterations to the facade.</p>	<p>Objection. Despite Westminster's policy (H3) of encouraging the provision of more housing, the location and building in this application are highly unsuitable for residential use. We have the following objections.</p> <ol style="list-style-type: none"> <li>1. The location directly above Covent Garden station, one of the busiest TfL stations, would be inappropriate for residents because of constant noise, disturbance and vibration. The applicant's supporting documents discuss this, but indicate that mitigation, such as triple glazing, would negate these impacts. The CGCA disagrees, particularly given the proposed floor plans, which have bedrooms in the front, directly looking onto James Street, which is a constant scrum of loud street performers, pedicabs and tourists, as well as throngs of people entering and exiting Covent Garden station. We also disagree that vibration would be insignificant.</li> <li>2. The entrance door, located on Long Acre, is in appropriate for residential use, as it is excessively narrow and would also not allow for disabled access.</li> <li>3. As such, these proposals do not meet Westminster's requirements for good standard of residential units that ensure quality and amenity for residents.</li> <li>4. The CGCA also objects to the continuing loss of office space in Covent Garden. In particular, we are concerned about the loss of small office space. Such space supports small- and medium-sized businesses, which often are the types of innovative, creative and knowledge-based economy jobs that London and the UK have made it a policy to attract. Without adequate space in Central London, these businesses cannot flourish or even exist in the Capital. We note Westminster's concern about the loss of office space, as well, and highlight Westminster's Article 4 directions intended to remove the permitted development rights for change of use from office to residential. Also, in an article published by the Financial Times on 1 September 2014, Councillor Robert Davis is quoted as saying that "loss of office floor space is now a serious issue" in Westminster. Further,</li> </ol>
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			<p>Booklet 6, "Westminster's Economy," seeks to protect accommodation suited to small businesses.</p> <p>Photo: <a href="https://goo.gl/X8nhUF">https://goo.gl/X8nhUF</a></p> <p>Documents: <a href="http://goo.gl/ss0uyN">http://goo.gl/ss0uyN</a></p> <p>Note: Listed building. Applicant presented to CGCA on 22-06-15.</p>
3.9	<p>26-27 Southampton Street 15/06419/FULL B1/Capco; Gerald Eve (agent)</p>	<p>External alterations including the installation of a boiler flue, rearrangement of PV panels at roof level, new roof-access walkway and access ladder, new rainwater outlets at roof level, removal of gable wall pitch and alterations to head and cills of window openings at first-floor level, rebuilding of the courtyard wall at lower- and ground-floor levels, removal of tarmac surface on front entrance steps, and relocation of rainwater pipe on Southampton Street facade. Internal alterations including the replacement of handrail to staircase at first floor.</p>	<p>No objection</p> <p>Photo: <a href="https://goo.gl/4VL76Y">https://goo.gl/4VL76Y</a></p> <p>Documents: <a href="http://goo.gl/QenH8F">http://goo.gl/QenH8F</a></p> <p>Note: Listed building</p>
3.10	<p>Dudley House 36-38 Southampton Street WC2E 7HE 15/06499/FULL Various/Legal &amp; General Assurance Society Limited Linked Pension Exempt; Gerald Eve (agent)</p>	<p>Variation of Conditions 1, 9, 17, 18, 20, 21, and 25 of planning permission dated 06-11-2012 (12/08067/FULL) (C3), namely, to vary condition 1 in order to allow design changes to windows, flat layouts, and lift extension, and installation of ladder with associated platform and rooflight; and vary wording of conditions 9, 17, 18, 20, 21, and 25 to enable the residential and retail elements of the scheme to be developed separately.</p>	<p>No objection</p> <p>Photo: <a href="https://goo.gl/RyDALv">https://goo.gl/RyDALv</a>. Also see D&amp;A statement for more photos.</p> <p>Documents: <a href="http://goo.gl/nwtCCu">http://goo.gl/nwtCCu</a></p>
3.11	<p>Development Site at Land Bounded By Drury Lane, Dryden Street, Arne Street &amp; Shelton Street 15/07560/FULL Various/Helical Bar PLC; DP9 (agent)</p>	<p>Demolition and redevelopment of site in buildings ranging from 5 storeys to 7 storeys (excluding roof top plant enclosures), including facade retention of 30-35 Drury Lane, 2 Dryden Street and 4-10 Dryden Street, in buildings to provide retail and restaurant/cafe uses at ground and basement level (Class A1/A3), 68 residential units (Class C3), cycle parking, basement car parking, associated landscaping and public realm works.</p>	<p>Objection. CGCA will submit detailed objection along with CGAT and Seven Dials Trust.</p> <p>Photos: <a href="https://goo.gl/Jgszm9">https://goo.gl/Jgszm9</a>, <a href="https://goo.gl/h8o0Ds">https://goo.gl/h8o0Ds</a>, <a href="https://goo.gl/LQ3gsD">https://goo.gl/LQ3gsD</a> &amp; <a href="https://goo.gl/TrfZt4">https://goo.gl/TrfZt4</a>. Also see D&amp;A statement for more photos.</p> <p>Documents: <a href="http://goo.gl/koyvTe">http://goo.gl/koyvTe</a></p> <p>Note: No listed buildings. Applicant presented to CGCA on 13-07-15.</p>
3.12	<p>16 Henrietta Street WC2E 8QH 15/05983/FULL A3/Capco; Gerald Eve (agent)</p>	<p>Installation of full height ductwork to the rear elevation of nos. 16, 17, and 18 Henrietta Street and associated external works in association with restaurant at no. 16.</p>	<p>Objection. The CGCA objects to the size and position of the proposed duct, and we note that there is C3 residential on the upper floors of this building, as well as directly behind it. As proposed, the duct is too close to residential and the duct crosses directly in front of a window at rear elevation. Further, it creates additional visual clutter for residents directly above and behind the premises.</p> <p>The noise report, conducted for 14-15</p>

			<p>Henrietta Street and not 16, does not refer to the residents on the upper floors of 16 Henrietta Street and, thus, does not accurately reflect the noise impact on residential amenity.</p> <p>Should the Council be minded to permit the proposals, any permission granted must require the applicant to have at least annual maintenance performed on all equipment, including ducting, to ensure it is running effectively and is not causing disturbance to nearby residents or exceeding 10 decibels below background.</p> <p>Photo: <a href="https://goo.gl/E1EE0E">https://goo.gl/E1EE0E</a></p> <p>Documents: <a href="http://goo.gl/frmHTp">http://goo.gl/frmHTp</a></p> <p>Note: Formerly Covent Garden Grille and Porters.</p>
3.13	<p>12 James Street WC2E 8BT 15/06110/FULL A1/Charlotte Tilbury Ltd.; Trent Shopfitters Ltd. (agent)</p>	Alterations to existing shopfront.	<p>No objection</p> <p>Photo: <a href="https://goo.gl/lvy3zh">https://goo.gl/lvy3zh</a></p> <p>Documents: <a href="http://goo.gl/V6mNAR">http://goo.gl/V6mNAR</a></p>
3.14	<p>30-31 Long Acre (First Floor Front) WC2E 9LA 15/06765/FULL C3/Slater Michael LLP (agent)</p>	Use of second floor as a residential flat (C3). Installation of boiler flue to rear.	<p>No objection</p> <p>Photo: <a href="https://goo.gl/eOeQKS">https://goo.gl/eOeQKS</a></p> <p>Documents: <a href="http://goo.gl/G5Sm33">http://goo.gl/G5Sm33</a></p> <p>Note: Listed building.</p>
3.15	<p>1 Cambridge Circus WC2H 8PA 15/05953/FULL A3/Vico Restaurant; Gerald Eve (agent)</p>	Variation of Conditions 5, 6 and 8 of planning permission dated 02-03-2015 (14/10660), namely, substitution of 3 approved named AC condenser units with alternative models.	<p>No objection, provided the officer is satisfied that the revised equipment is an improvement. Additionally, any permission granted should require the applicant to have at least annual maintenance performed on all rooftop plant equipment, including ducting, to ensure it is running effectively and is not causing disturbance to nearby residents or exceeding 10 decibels below background.</p> <p>Photo: <a href="https://goo.gl/A6iBz5">https://goo.gl/A6iBz5</a></p> <p>Documents: <a href="http://goo.gl/1q66Nx">http://goo.gl/1q66Nx</a></p> <p>Note: Original application on 24-11-14 agenda; CGCA had concern about noise.</p>
3.16	<p>1 Aldwych WC2B 4BZ 15/06948/FULL One Aldwych (C1)/One Aldwych Limited; Jones Lang Lasalle Limited (agent)</p>	Erection of seventh-floor roof extension and remodelling of the top two storeys and dome, including new roof top plant enclosure, in association with the enlargement of the existing hotel to create 22 additional bedrooms.	<p>No objection. The CGCA recognises and supports the applicant's need to upgrade the existing hotel facilities to remain competitive in the market.</p> <p>Photo: <a href="https://goo.gl/5ciUXb">https://goo.gl/5ciUXb</a></p> <p>Documents: <a href="http://goo.gl/A9wR00">http://goo.gl/A9wR00</a></p> <p>Note: Listed building. Applicant presented to CGCA on 09-03-15.</p>
3.17	<p>The Market 15/06870/FULL The Opera Terrace (A3)/Capco; Gerald Eve (agent)</p>	Removal of existing glazed conservatories and installation of a replacement glazed structure, partial infill of the central avenue, removal of the external staircases. Refurbishment and alterations to the north and south halls, and northern pavilion, use of a	<p><i>Deferred until next meeting</i></p> <p>Photo: <a href="https://goo.gl/AMMp8g">https://goo.gl/AMMp8g</a></p> <p>Documents: <a href="http://goo.gl/JpokKR">http://goo.gl/JpokKR</a></p> <p>Note: Listed building. Applicant presented to CGCA on 22-06-15.</p>

		terrace at the southern pavilion, installation of a metal balustrade, external table and chairs and associated external works; all in connection with use as a single restaurant.	
3.18	The Market WC2E 8RA 15/06611/LBC Various/Capco; Gerald Eve (agent)	Installation of Christmas decorations within the Market building for a temporary period each year for five years until 19 January 2020.	No objection No photo Documents: <a href="http://goo.gl/qo7bnR">http://goo.gl/qo7bnR</a> Note: Listed building
3.19	Carriage Hall, 28, 30 And 29 Floral Street And 19-25 Long Acre WC2E 9DP 15/05970/FULL Various/Capco; Gerald Eve (agent)	Variation of Condition 1 of planning permission dated 16-07-14 (13/05176), namely, omission of; pavilion, basement excavation and new facade to Conduit Courtyard, of extension to first floor terrace on Banbury Court and of shop unit and shopfront at 31 Floral Street. Raising of ground floor. External modifications to Conduit Court, including retention of part existing masonry wall and single storey access to basement, and provision of level thresholds. Additional fabric removal to rear openings and party wall below the existing slate roof to incorporate new portal frame to the east opening at second floor level.	No objection. The CGCA welcomes these improvements to the permitted scheme, particularly the updated shopfronts, which are more in keeping with the character of the conservation area. No photo Documents: <a href="http://goo.gl/6EY217">http://goo.gl/6EY217</a>

#### 4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	160 Drury Lane WC2B 5PN 2015/4606/TC Abokado/Noemt Casillas Palomares (agent)	2 tables, 4 chairs and 2 barriers	While the CGCA has no objection to the renewal of tables and chairs permission, we note that the applicant's proposed layout and the measurements included are misleading, as the drawing does not include the existing bicycle rack directly in front of the premises. (A docking station for Santander Cycles is also nearby on the pavement.) Applications for tables and chairs are required to include measurements that take into account any existing structures on the pavement, including cycle racks. The applicant should be required to resubmit an accurate drawing with updated measurements to ensure Camden's minimum 1.8m clearance.  We also continue to object to the A-board, for which the applicant does not have permission. An informative should be included to remind the applicant that only the permitted furniture is allowed. Given the high volume of footfall as well as the traffic on Drury Lane, permitting any additional street furniture creates a health and safety hazard, as pedestrians are forced off the pavement.  Photos: <a href="https://goo.gl/FyvU5C">https://goo.gl/FyvU5C</a> & <a href="https://goo.gl/ShKeBV">https://goo.gl/ShKeBV</a> Documents: <a href="http://goo.gl/TC4sle">http://goo.gl/TC4sle</a>  Note: Renewal. Change in use: Previously no barriers. No change in hours: M-F 07:30-18:30.
4.2	77D Kingsway London WC2B 6SR 2015/4597/TC	6 tables 20 chairs and 2 barriers.	No objection Photos: <a href="https://goo.gl/oOw7mf">https://goo.gl/oOw7mf</a> & <a href="https://goo.gl/xBB3Sd">https://goo.gl/xBB3Sd</a>

	Caffe Nero/Caffe Nero		Documents: <a href="http://goo.gl/rCRS6v">http://goo.gl/rCRS6v</a> Note: Renewal. No change in use or hours (M-F 08:00-20:00, SA 08:30-19:30, SU 08:30-19:00).
4.3	48 Kingsway WC2B 6EP 2015/4733/TC Viet Eat/Andy Le	4 tables, 8 chairs and 2 barriers (additional 2 Tables and 4 chairs are on private property)	Objection. The number of tables and chairs crammed into this space is inappropriate. As illustrated in the attached photo, the applicant has positioned the tables and chairs so tightly that it is unrealistic to expect customers to be able to get in and out of the chairs in the designated space. Thus, the area in use on the public highway will be expanded beyond that permitted and proposed. This indicates that the applicant has placed an excessive number of tables and chairs on the public highway. As seen in the photo, the area of use already extends well into the pavement at this exceptionally busy location near Holborn station. Additionally, the CGCA continues to object to the use of an A-board, which obstructs pedestrian flow. Additionally, the applicant is using a menu stand without permission. Neither of these extra furniture on the public highway have permission. Given that the applicant continues to use these without permission, a condition or informative should be included in any permission granted to specify that only permitted street furniture may be placed on the public highway. The CGCA does not object to the use of four tables and eight chairs in total (e.g. including those on private property). Photos: <a href="https://goo.gl/KHi9ic">https://goo.gl/KHi9ic</a> & <a href="https://goo.gl/wYp0Yo">https://goo.gl/wYp0Yo</a> Documents: <a href="http://goo.gl/J7f0jM">http://goo.gl/J7f0jM</a> Note: Renewal. Change in use. Previous permission was 2 tables and 4 chairs on private property. No change in hours: M-SA 11:00-23:00; SU 12:00-22:00. Applicant is using 6T & 12CH.
4.4	117 Shaftesbury Avenue WC2H 8AD 2015/4751/TC Pret A Manger/Pret; Rhys Govier (agent)	4 tables and 8 chairs	No objection Photos: <a href="https://goo.gl/jcSnmd">https://goo.gl/jcSnmd</a> & <a href="https://goo.gl/YDiSnU">https://goo.gl/YDiSnU</a> Documents: <a href="http://goo.gl/620xNI">http://goo.gl/620xNI</a> Note: New application. Proposed hours: M-SU 08:00-21:00.
<b>WESTMINSTER APPLICATIONS</b>			
4.5	33 Catherine Street WC2B 5JS 15/05043/TCH Augustus Harris/Augustus Harris Ltd.	Use of an area of the public highway measuring 4310mm x 1200mm for the placing of two tables and four chairs.	No objection. However, the CGCA notes that the applicant currently is using five chairs instead of the permitted and proposed four, as the attached photo indicates. The applicant should be reminded of the need to comply with the permitted layout. Photos: <a href="https://goo.gl/57tJPr">https://goo.gl/57tJPr</a> & <a href="https://goo.gl/WTw5US">https://goo.gl/WTw5US</a> Documents: <a href="http://goo.gl/Li0Ssa">http://goo.gl/Li0Ssa</a> Note: Renewal. No change in use. No proposed hours listed. Current hours: M-SU 11:00-23:00. CGCA objected to previous application. Applicant is using five chairs.
4.6	9 Russell Street WC2B 5HZ 15/06415/TCH Belushi's/TLT LLP (agent)	Use of an area of public highway measuring 3.265m x 0.708m for the placing of 2 tables and 4 chairs.	Objection: This site is located adjacent to the Piazza and experiences consistently heavy footfall throughout the day and evening. As illustrated in the attached photos, the pavement is already crowded, leaving no room for any tables and chairs. The area also includes many residents, including adjacent and above this location, who have complained about noise and disturbance, and thus the CGCA is also

			<p>concerned about the impact on residential amenity.</p> <p>Photos: <a href="https://goo.gl/iljJRW">https://goo.gl/iljJRW</a> &amp; <a href="https://goo.gl/3MvuN5">https://goo.gl/3MvuN5</a></p> <p>Documents: <a href="http://goo.gl/DUkKOW">http://goo.gl/DUkKOW</a></p> <p>Note: Renewal. No change in use or hours (M-SU 10:00-22:00).</p>
4.7	<p>55 Aldwych WC2B 4BB 15/06883/TCH Delaunay Counter/<i>Corbin &amp; King Ltd.</i></p>	<p>Use of three areas of the public highway measuring 1.1m x 3m, 1.1m x 1.5m and 1.75 x 9.8m for the placing of 13 tables, 17 chairs and 5 banquettes.</p>	<p>Whilst the CGCA does not object to the approved or proposed layout, we note that the applicant is not complying with either layout. As shown on the attached photos, the applicant has placed five tables, three banquettes and four chairs to the left of the premise's entrance, thus not complying with the layout. This is considerably more than the permitted and proposed two tables and four chairs and this causes a significant obstacle on the public highway at this high-traffic area. In addition to pedestrians, there is also a busy stop and a bus shelter in constant use, which leaves little room for pedestrians to manoeuvre between the shopfront and the non-compliant tables and chairs.</p> <p>This is compounded by the applicant's use of a bicycle as an advertisement placed in the doorway and sticking out into the pavement. The bicycle is not on the approved or proposed layouts, despite being street furniture. The bicycle has a flat tyre and, thus, is clearly not intended for delivery use, but rather as an advertisement.</p> <p>The applicant should be required, through informative or condition, to comply with permission or otherwise be subjected to enforcement action.</p> <p>Photos: <a href="https://goo.gl/Ap425P">https://goo.gl/Ap425P</a>, <a href="https://goo.gl/neLpGr">https://goo.gl/neLpGr</a>, <a href="https://goo.gl/TnKcFc">https://goo.gl/TnKcFc</a> &amp; <a href="https://goo.gl/D0YKcX">https://goo.gl/D0YKcX</a></p> <p>Documents: <a href="http://goo.gl/CMulnE">http://goo.gl/CMulnE</a></p> <p>Note: Renewal. No change in use. Change in hours. Proposed hours: M-F 07:00-23:00, SA 11:00-23:00, SU 11:00-21:30. (Applicant currently does not have permission for Sunday hours, but has in the past.)</p>
4.8	<p>26-27 St Martin's Court WC2N 4AL 15/06457/TCH <i>Round Table/TLT LLP</i> (agent)</p>	<p>Use of an area of the public highway measuring 1.58m x 6.04m for the placing of 4 tables and 16 chairs.</p>	<p>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.</p> <p>Photo: <a href="https://goo.gl/Po3jJm">https://goo.gl/Po3jJm</a></p> <p>Documents: <a href="http://goo.gl/iWbhrE">http://goo.gl/iWbhrE</a></p> <p>Note: Renewal. No change in use or hours (M-SU 11:00-23:00).</p>
4.9	<p>90 St Martin's Lane WC2N 4AP 15/06397/TCH <i>The Salisbury/TLT LLP</i> (agent)</p>	<p>Use of an area of public highway measuring 1.8 metres by 7.6 metres for the placing of 4 tables and 16 chairs on St. Martin's Court.</p>	<p>Whilst the CGCA does not object to the number of proposed tables and chairs, we note that the current configuration has been pushed out beyond the permitted area. The applicant should be reminded that tables and chairs can only be placed in the area approved.</p> <p>The CGCA objects to the use of the A-board, shown in the attached photo. This location in St. Martin's Court, just off St. Martin's Lane, experiences high footfall with pedestrians going between Covent Garden and Leicester Square. The A-board is street clutter that serves as an obstacle to pedestrians. This is compounded by the applicant's placement of the A-board near a wayfinding sign, where people congregate. Additionally, the applicant is using</p>

			<p>bollards and ropes, which are not permitted or included in the proposal. 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.</p> <p>Photos: <a href="https://goo.gl/EU0wSn">https://goo.gl/EU0wSn</a> &amp; <a href="https://goo.gl/mykAeC">https://goo.gl/mykAeC</a></p> <p>Documents: <a href="http://goo.gl/BievVw">http://goo.gl/BievVw</a></p> <p>Note: Renewal. No change in use or hours (M-SU 11:00-23:00). Applicant does not have permission for A-board or rope/bollard barriers.</p>
4.10	<p>30 Henrietta Street WC2E 8NA 15/06944/TCH Bella Italia/Casual Dining Services Ltd.; BLP (agent)</p>	<p>Use of an area of public highway measuring 1.9m x 0.9m for the placing of one table and two chairs.</p>	<p>No objection, provided no additional street furniture, including tree planters, is placed on the public highway by the applicant.</p> <p>Photos: <a href="https://goo.gl/ameU4m">https://goo.gl/ameU4m</a> &amp; <a href="https://goo.gl/RgNnYD">https://goo.gl/RgNnYD</a></p> <p>Documents: <a href="http://goo.gl/CFRVj3">http://goo.gl/CFRVj3</a></p> <p>Note: Renewal. Change in use. Previous permission included two planters. No change in hours (M-SU 11:00-20:00).</p>
4.11	<p>5 Upper St Martin's Lane WC2H 9EA 15/05778/TCH Starbucks/Starbucks Coffee Co. (UK) Ltd; Pegasus Group (agent)</p>	<p>Use of two areas of pavement measuring 9.5m x 1m and 6.5m x 0.9m for the placement of 5 illuminated benches, 6 planters and 1 totem. Alterations to shopfront.</p>	<p>Objection. The CGCA strongly objects to these proposals for the following reasons;</p> <ol style="list-style-type: none"> <li>1. The proposed location for benches and other street furniture is inappropriate, as demonstrated by the photo sheet provided with the supporting documents. Photos 1 and 3, as well as the attached photo from CGCA, show that there is a service driveway that is regularly used in front of the unit. This demonstrates that the pavement is too narrow to accommodate this excessive amount of street furniture.</li> <li>2. Additionally, the applicant's proposed layout shows a measurement of 1.9m from the benches to the tree, which does not meet Westminster's required 2m minimum as stated in the Council's "Guidelines for the placing of tables and chairs on the highway," as well as "The Westminster Way."</li> <li>3. The rest of the layout does not include any measurements, and given the exaggerated drawing, it is misleading, as it implies there is more space than there actually is.</li> <li>4. The supporting drawings do not include details regarding how the benches will be illuminated.</li> <li>5. Internal illumination used for the shopfront, and in any other way, is highly inappropriate at this location, which literally falls at the corner of the Covent Garden Conservation Area. As per Westminster's planning guidance, "Shopfronts, blinds and signs," internal illumination is inappropriate in a conservation area. The guidance also says internal illumination is "inappropriate in most cases, especially in historic streets." Although the address is listed as 5 Upper St. Martin's Lane, the actual location of the proposed street furniture is the junction of Litchfield and West streets, both of which are quite historic with listed buildings and buildings of merit, including St Martin's Theatre and Ambassador's Theatre.</li> <li>6. The applicant states that the street furniture "will enliven an otherwise unoccupied area of the public realm" and add "vitality and vibrancy to this area of St. Martin's Lane and introducing a new vibrancy to an area of the public realm which is currently under-utilised." However, this is</li> </ol>

			<p>a highly residential area and, as the attached photo illustrates, the proposed location of benches and street furniture is particularly close to residents at Sandringham Flats. The result is not “vibrancy,” but noise and disturbance for residential amenity. Given that the applicant has also applied for late hours and a license, allowing an excessive amount of street furniture in a narrow space will only serve to exacerbate noise and disturbance for local residents.</p> <p>7. Given the highly residential nature of this historic area, hours should be limited to 09:00 to 20:00.</p> <p>Photo: <a href="https://goo.gl/1E04MK">https://goo.gl/1E04MK</a>  Documents: <a href="http://goo.gl/w86SPp">http://goo.gl/w86SPp</a></p> <p>Note: New application. No proposed hours listed. Application on 10-08-15 agenda to extend opening hours to M-SU 06:30-23:00. Applicant states that 15 customers can be seated on the benches.</p>
4.12	37 Cranbourn Street WC2H 7AD 15/06575/FULL Brewmaster/Greene King PLC; DHA Planning (agent)	Variation to Condition 2 and 3 of planning permission dated 07-10-2010 (14/07879/TCH), namely to provide two additional barriers on St Martins Court and variation to hours to 08:00 to 23:00	<p>The CGCA has no objection to the two additional barriers. Whilst the CGCA does not object to an opening time of 8 a.m., we are concerned that this will result in earlier deliveries. A condition or informative should be included with any permission granted that specifies that deliveries must be restricted to 08:00-20:00 to protect residential amenity.</p> <p>Photos: <a href="https://goo.gl/6zMNkg">https://goo.gl/6zMNkg</a> &amp; <a href="https://goo.gl/EK9gYt">https://goo.gl/EK9gYt</a>  Documents: <a href="http://goo.gl/qo6RUL">http://goo.gl/qo6RUL</a></p> <p>Note: Renewal. Change in use: currently have permission for four barriers. Change in hours: Current hours are M-SU 11:00-23:00.</p>

**5. Other business**

The committee discussed the need for applicants to include side-by-side existing and proposed plans that include the entire elevation, even if the proposals relate only to part of the building, such as just the shopfront. Meredith will contact both councils about this and the committee will require those who present proposals to the committee to present drawings that show before and after full elevations.

**6. Next meetings & future presentations**

- 6.1 14 September 2015
- 6.2 28 September 2015