

## Minutes

### Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 25 September 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, Jo Weir, Meredith Whitten

1.2 **Apologies received:** David Bieda, Jane French, Richard Hills

1.3 **Comments received:**

2. **Presentations:** Myrna Hughes (Port House, 418 Strand) re: 3.17

#### 3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
<b>CAMDEN APPLICATIONS</b>			
3.1	130 Charing Cross Road WC2H 0LA 2017/4541/P A1/Pegasus Group (agent)	Change of use of existing ground floor unit from A1 (retail) to A5 (hot food takeaway) including installation of extract duct to the rear.	<p>The CGCA strongly objects to a change of use to A5 because of the impact on adjacent occupiers and neighbours as well as on the conservation area, as this location on the iconic Charing Cross Road serves as a gateway to the Seven Dials Conservation Area. These proposals do not overcome the reasons for refusal of identical proposals in 2015/2945/P.</p> <p>Residents live directly above and adjacent to these premises (the attached photo shows the proximity of the flats and front door of Shaldon Mansions, directly next to the applicant's business). Residents have complained about noise and disturbance from late-night customers, as well as odour and smell from cooking.</p> <p>The proposed hours of operation (7:00am-01:00am on Monday to Wednesday, 7:00am-04:00am on Thursday to Saturday and 7:00am-00:00am on Sunday) are highly inappropriate given the proximity to residents.</p> <p>The development also results in the unacceptable loss of a class A1 retail shop, harmful to the character, function, vitality and viability of the designated shopping frontage.</p> <p>The CGCA questions the applicant's acoustic report, much of which relies on what the applicant told the noise consultant (e.g. regarding the existing party-floor system), rather than independent verification of the acoustic suitability for such a change of use.</p> <p>Should the Council be minded to grant permission, conditions must be included prohibit queuing outside the café, as this causes significant noise and disturbance;</p> <p>Further, to protect the amenity of nearby residents</p>

			<p>and neighbouring properties (CS5) and to ensure that the equipment does not cause undue noise, disturbance and odour, any permission granted must include conditions that:</p> <p>(1) restrict the amount of noise (measured in decibels) emitted from the units to within Camden's thresholds (DP28; CPG5 6.9);</p> <p>(2) require the applicant to ensure that equipment is kept working efficiently – including changing filters regularly – 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);</p> <p>(3) specify that failure to conduct annual maintenance checks and failure to maintain all equipment to levels specified in planning permission is a breach of planning regulations and voids planning permission granted;</p> <p>(4) limit the hours of use to business hours of the premises, to reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend hours (CS5, CS7, DP12, DP26, DP28); and</p> <p>(5) require automatic time clocks to be fitted to the equipment approved, prior to commencement of the use of the units, to ensure that the plant/equipment does not operate at any time other than that permitted. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer's recommendations (CS5, DP12, 26 &amp; 28).</p> <p>Comments by 05-10-17  Photo: <a href="https://goo.gl/st2U7C">https://goo.gl/st2U7C</a>  Documents: <a href="https://goo.gl/F5jtkM">https://goo.gl/F5jtkM</a>  Note: Change of use on 08-06-15 agenda. CGCA objected because of impact on adjacent residents as well as on the conservation area, <i>Application was refused.</i></p>
3.2	35 Earlham Street WC2H 9LD 2017/4683/P Thomas Neal Centre/ Shaftesbury; Rolfe Judd (agent)	Installation of louvred door and air-brick fronting Shorts Gardens.	No objection Comments by 05-10-17 Photo: See D&A statement Documents: <a href="https://goo.gl/hCf5hD">https://goo.gl/hCf5hD</a> Note: Grade II-listed building
3.3	35 Great Queen Street WC2B 5AA 2017/5048/L N/A/Blenheim Design Ltd. (agent)	Addition of logo and lettering signs on existing awning cover [retrospective] and replacement of a fascia sign. (Associated with 2017/4882/A.)	The proposed awning extends too far into the public highway. As the applicant's drawings indicate, less than 1m of clearance is left on the public highway. An awning should extend only as far as the permitted space for tables and chairs, which requires a minimum of 1.8m clearance. Comments by 05-10-17 Photo: <a href="https://goo.gl/eGy6AX">https://goo.gl/eGy6AX</a> Documents: <a href="https://goo.gl/pav9cN">https://goo.gl/pav9cN</a>

3.4	<p>19-21 Great Queen Street WC2B 5BF 2017/4076/P A1/Peter Brett Associates LLP (agent)</p>	<p>Change of use of the ground and basement floor levels from Use Class A1 (shops) to Use Class A3 (food and drink), associated installation of plant (extract/ventilation) and retention of existing shopfront.</p>	<p>The CGCA regrets the loss of A1 use. Although the applicant says other nearby A1 establishments sell similar items as the previous tenant, the loss of this A1 unit still reduces the A1 availability on Great Queen Street, which is becoming saturated with A3 and other entertainment uses. The applicant has not provided evidence that the unit has been sufficiently marketed.</p> <p>Further, to protect the amenity of nearby residents and neighbouring properties (CS5) and to ensure that the equipment does not cause undue noise, disturbance and odour, any permission granted must include conditions that:</p> <p>(1) restrict the amount of noise (measured in decibels) emitted from the units to within Camden's thresholds (DP28; CPG5 6.9);</p> <p>(2) require the applicant to ensure that equipment is kept working efficiently – including changing filters regularly – 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);</p> <p>(3) specify that failure to conduct annual maintenance checks and failure to maintain all equipment to levels specified in planning permission is a breach of planning regulations and voids planning permission granted;</p> <p>(4) limit the hours of use to business hours of the premises, to reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend hours (CS5, CS7, DP12, DP26, DP28); and</p> <p>(5) require automatic time clocks to be fitted to the equipment approved, prior to commencement of the use of the units, to ensure that the plant/equipment does not operate at any time other than that permitted. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer's recommendations (CS5, DP12, 26 &amp; 28).</p> <p>Comments by 06-10-17 Photo: <a href="https://goo.gl/w3UQWT">https://goo.gl/w3UQWT</a> Documents: <a href="https://goo.gl/PzKK9H">https://goo.gl/PzKK9H</a> Note: Not listed, but recognised as making positive contribution to CA.</p>
3.5	<p>21-23 Earlham Street WC2H 9LL 2017/5143/A A1/Sonos; Dynamic (agent)</p>	<p>Display of 3 x internally illuminated fascia signs to shopfront.</p>	<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; &amp; DP25). We note that this unit is located at a prominent position in Seven Dials (on the Dials itself). Additionally, national guidance, as set forth in the Department of Communities &amp; Local</p>

			<p>Government's "Outdoor advertisements and signs: a guide for advertisers," clearly states that Class 4 (illuminated advertisements) "does not extend to any premises in a Conservation" (p. 17). Further, Camden's Seven Dials (Covent Garden) Conservation Area Statement states that "signage should be non-illuminated or externally illuminated" (see SD19, p. 28-29).</p> <p>Comments by 06-10-17</p> <p>Photo: <a href="https://goo.gl/wUDqtE">https://goo.gl/wUDqtE</a></p> <p>Documents: <a href="https://goo.gl/cJhtig">https://goo.gl/cJhtig</a></p>
3.6	<p>Public payphone adjacent to 144 Shaftesbury Avenue WC2H 8HJ 2017/5184/A N/A/Infocus Public Networks Ltd.</p>	<p>Display of a 6 sheet internally (back lit) LED illuminated advertisement panel to south-western elevation of existing public payphone.</p>	<p>Objection.</p> <p>(1) The proposed LED advertisement panel would add to visual clutter and detract from the character and appearance of the street scene and the conservation area contrary to CS5 and CS14 and DP24 and DP25 and policy D1 (Design) and D2 (Heritage) of the Camden Local Plan Submission Draft 2016.</p> <p>Given the phone box's prominent location in the heart of the conservation area, the digital panel would not be read in isolation, but rather would be integrated into the character and appearance of the conservation area in general, as well as neighbouring buildings, including listed buildings.</p> <p>(2) Because of its appearance, size and siting within the street scene, the telephone kiosk would harm and fail to maintain or improve (preserve or enhance) the character and appearance of the conservation area.</p> <p>(3) Additionally, the use of internal illumination is inappropriate and unsympathetic in a conservation area, and conflicts with Camden planning policy (see CGP1, 8.11-8.15; &amp; DP25).</p> <p>Comments by 10-10-17</p> <p>Photo: See documents</p> <p>Documents: <a href="https://goo.gl/krF5hA">https://goo.gl/krF5hA</a></p>
3.7	<p>Public payphone O/S Endeavour House 189 Shaftesbury Avenue WC2H 8JR 2017/5181/A N/A/Infocus Public Networks Ltd.</p>	<p>Display of a 6 sheet internally (back lit) LED illuminated advertisement panel to eastern elevation of existing public payphone.</p>	<p>Objection.</p> <p>(1) The proposed LED advertisement panel would add to visual clutter and detract from the character and appearance of the street scene and the conservation area contrary to CS5 and CS14 and DP24 and DP25 and policy D1 (Design) and D2 (Heritage) of the Camden Local Plan Submission Draft 2016.</p> <p>Given the phone box's prominent location in the heart of the conservation area, the digital panel would not be read in isolation, but rather would be integrated into the character and appearance of the conservation area in general, as well as neighbouring buildings, including listed buildings.</p> <p>(2) Because of its appearance, size and siting within the street scene, the telephone kiosk would harm and fail to maintain or improve (preserve or enhance) the character and appearance of the</p>

			<p>conservation area.</p> <p>(3) Additionally, the use of internal illumination is inappropriate and unsympathetic in a conservation area, and conflicts with Camden planning policy (see CGP1, 8.11-8.15; &amp; DP25).</p> <p>Comments by 10-10-17</p> <p>Photo: See documents</p> <p>Documents: <a href="https://goo.gl/Ndm76R">https://goo.gl/Ndm76R</a></p>
3.8	<p>48 Neal Street WC2H 9PA 2017/4983/P A1&amp; C3/<i>Shaftesbury; Rolfe Judd (agent)</i></p>	<p>Installation of 1x air conditioning unit at rear second floor level and repositioning of existing roof-light.</p>	<p>To protect the amenity of nearby residents (CS5) and to ensure that the units do not cause undue noise and disturbance, any permission granted must include conditions that:</p> <p>(1) restrict the amount of noise (measured in decibels) emitted from the units to within Camden's thresholds (DP28; CPG5 6.9);</p> <p>(2) require the applicant to ensure that equipment is kept working efficiently and is not causing disturbance to nearby residents, as verified through annual maintenance checks performed on all equipment throughout the life of the development (DP28.3); and</p> <p>(3) specify that failure to conduct annual maintenance checks and failure to maintain all equipment to levels specified in planning permission is a breach of planning regulations and voids planning permission granted.</p> <p>Additionally, the application was not clear regarding whether the air-conditioner is for the A1 or C3 use. If it is for A1 use, a condition should be included that limits the hours of use to business hours of the premises, to reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend hours (DP28.3) (for precedent, see 2015/5316/P, condition 4; 2016/0131/P, condition 4; and 2016/2471/P, condition 5).</p> <p>Prior to first use of the plant equipment, the equipment shall be fitted with the acoustic enclosure as recommended in the applicant's acoustic report (see p. 6). All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations. This is necessary to safeguard the amenities of the adjoining premises and the area generally in accordance with CS5, DP26 and DP28.</p> <p>Comments by 11-10-17</p> <p>Photos: <a href="https://goo.gl/GyefuW">https://goo.gl/GyefuW</a> &amp; <a href="https://goo.gl/EpLTXp">https://goo.gl/EpLTXp</a> (rear, from Shorts Gardens)</p> <p>Documents: <a href="https://goo.gl/ybX5ro">https://goo.gl/ybX5ro</a></p>
3.9	<p>10 Denmark Street WC2H 8LS 2017/4987/L</p>	<p>Details of new dormer window as required by condition 3 of listed building consent 2012/6868/L (31/03/2015), for: Alterations including the</p>	<p>No objection</p> <p>Comments by 11-10-17</p> <p>Photo: <a href="https://goo.gl/k9VmSs">https://goo.gl/k9VmSs</a></p> <p>Documents: <a href="https://goo.gl/Vssdyc">https://goo.gl/Vssdyc</a></p>

	Various/Iceni Projects Ltd. (agent)	replacement of non-original windows and modern roof extension, repainting of existing brickwork and shopfront, and internal alterations.	
3.10	10 Denmark Street WC2H 8LS 2017/4986/L Various/Iceni Projects Ltd. (agent)	Details of new clay roof tiles and paint removal as required by conditions 4 and 5 of listed building consent ref 2016/3847/L (dated 20/09/2016), for: Removal of paint to front elevation; roof repairs and alterations; internal alterations to existing layout and the removal of modern steel columns and lower ground and ground floor levels.	No objection Comments by 11-10-17 Photo: <a href="https://goo.gl/k9VmSs">https://goo.gl/k9VmSs</a> Documents: <a href="https://goo.gl/H5Hqrg">https://goo.gl/H5Hqrg</a>
<b>WESTMINSTER APPLICATIONS</b>			
3.11	King Street 17/08023/ADV N/A/Field & Lawn (agent)	Display of temporary Festive festoon and artificial bow lighting along north and south facades of King Street for a temporary period each year (October-January) for a period of 5 years. Linked to 17/08016/LBC.	No objection Comments by 06-10-17 No photo Documents: <a href="https://goo.gl/Ffuu9a">https://goo.gl/Ffuu9a</a>
3.12	Henrietta Street 17/08022/ADV N/A/Field & Lawn (agent)	Display of temporary Festive festoon and artificial bow lighting along North and South of Henrietta Street, for a temporary period each year (October-January) for period of five years.	No objection Comments by 06-10-17 No photo Documents: <a href="https://goo.gl/6ftppX">https://goo.gl/6ftppX</a>
3.13	James Street WC2E 8NS 17/08026/ADV & 17/08018/LBC N/A/Field & Lawn (agent)	Installation of festoon lighting on East and West elevations of James Street for a temporary period each year for a period of 5 years.	No objection Comments by 11-10-17 No photo Documents: <a href="https://goo.gl/9NFRDu">https://goo.gl/9NFRDu</a>
3.14	16 King Street WC2E 8HN 17/08024/ADV N/A/Field & Lawn (agent)	Installation of festive bow and ribbons on five sites; 16-18 King Street, 10 Garrick Street, 19-20 Henrietta Street, 13-15 James Street, and 4-6 Russell Street for a temporary period each year for a period of 5 years. Linked to 17/08019/LBC.	No objection Comments by 11-10-17 No photo Documents: <a href="https://goo.gl/B7Ch1v">https://goo.gl/B7Ch1v</a> Note: Applicant presented to CGCA on 24-07-17.
3.15	143-145 Strand WC2R 1JA 17/08077/FULL A1 & C1/Marston Properties Ltd.; Project Orange (agent)	Partial demolition and extension of existing seven-storey building with alterations at ground and basement levels, and use of part ground and basement levels as hotel (Class C1).	The CGCA welcomes the improvements to the streetscape. To ensure that plant and equipment do not cause undue nuisance and disturbance to nearby residential properties, any permission granted must include conditions that: (1) restrict the amount of noise (measured in decibels) emitted from the units to within

			<p>Westminster's thresholds (S32, ENV7);</p> <p>(2) require the applicant to ensure that equipment is kept working efficiently and is not causing disturbance to nearby residents, as verified through annual maintenance checks performed on all equipment throughout the life of the development (ENV6(8)); and</p> <p>(3) specify that failure to conduct annual maintenance checks and failure to maintain all equipment to levels specified in planning permission is a breach of planning regulations and voids planning permission granted.</p> <p>Comments by 10-10-17</p> <p>Photo: <a href="https://goo.gl/tQa3hg">https://goo.gl/tQa3hg</a></p> <p>Documents: <a href="https://goo.gl/XsWP2Y">https://goo.gl/XsWP2Y</a></p> <p>Note: Unlisted building of merit</p>
3.16	<p>Catherine Street WC2B 5JF 17/08082/FULL</p> <p><i>Theatre Royal/Really Useful Theatres Group Ltd.; John Rowan and Partners (agent)</i></p>	<p>Change of use of the ground floor and basement of no. 6 Catherine Street from office use (use class B1) to restaurant use (use class A3), together with associated elevational changes at ground floor level (No. 6 Catherine Street); creation of a new opening between no. 6 Catherine Street and Vinegar Yard; enclosure of the rear part of Vinegar Yard; demolition of a redundant generator shed in Vinegar Yard; installation of exterior plant equipment on the Theatre Royal Drury Lane and Vinegar Yard; and the creation of a publically-accessible terrace on the Theatre Royal at the corner of Russell Street and Catherine Street. (site includes Theatre Royal and 6 Catherine Street). (Linked to 17/08085/LBC)</p>	<p>The CGCA objects to the introduction of a terrace on the Russell Street colonnade, which is inappropriate and would result in harm to the special interest of this Grade I-listed building (S25; DES10). In addition to Council policies (see S25, DES10 &amp; "Repairs &amp; Alterations to Listed Buildings" SPG), the Council has a statutory obligation to preserve or enhance the borough's listed buildings.</p> <p>Additionally, to ensure that plant and equipment do not cause undue nuisance and disturbance to nearby residential properties, any permission granted must include conditions that:</p> <p>(1) restrict the amount of noise (measured in decibels) emitted from the units to within Westminster's thresholds (S32, ENV7);</p> <p>(2) require the applicant to ensure that equipment is kept working efficiently and is not causing disturbance to nearby residents, as verified through annual maintenance checks performed on all equipment throughout the life of the development (ENV6(8));</p> <p>(3) specify that failure to conduct annual maintenance checks and failure to maintain all equipment to levels specified in planning permission is a breach of planning regulations and voids planning permission granted;</p> <p>(4) limit the hours of use to business hours of the premises, to reduce the impact of noise and vibration on residential amenity during evening, late-night and weekend hours (ENV6(6)) (for precedent, see 14/03699/FULL &amp; 15/05983/FULL, among others); and</p> <p>(5) require automatic time clocks to be fitted to the equipment approved, prior to commencement of the use of the units, to ensure that the plant/equipment does not operate at any time other than that permitted. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the</p>

			<p>manufacturer's recommendations.</p> <p>Comments by 10-10-17</p> <p>Photo: See documents</p> <p>Documents: <a href="https://goo.gl/V9X72U">https://goo.gl/V9X72U</a></p> <p>Note: Grade I-listed building. Applicant presented to CGCA on 12-06-17.</p>
3.17	<p>418 Strand WC2R 0PD 17/07679/FULL <i>A1/La Concha Ltd.; Carter Jonas (agent)</i></p>	<p>Use of ground floor and basement as a dual use for either a shop (Class A1) or a drinking establishment (Class A4).</p>	<p>Any permission granted must comply with the Council's policies relating to the West End Stress Area, such as those regarding cumulative impact, noise and disturbance, impact on local residents, and crime and antisocial behaviour.</p> <p>Additionally, any permission for the sale of alcohol must stipulate that it must be ancillary to food service. And, to avoid late-night binge drinking, no customers should be admitted after 11 p.m.</p> <p>Comments by 11-10-17</p> <p>Photo: <a href="https://goo.gl/b5hHjp">https://goo.gl/b5hHjp</a> (unit at far right)</p> <p>Documents: <a href="https://goo.gl/9wZcEv">https://goo.gl/9wZcEv</a></p>
3.18	<p>10 Long Acre WC2E 9LH 17/08228/FULL <i>C1/Octoesse; Works Architecture (agent)</i></p>	<p>Use of first, second, third and mansard roof level as 4no. residential units (Class C3).</p>	<p>No objection</p> <p>Comments by 13-10-17</p> <p>Photo: <a href="https://goo.gl/Pwz9G2">https://goo.gl/Pwz9G2</a></p> <p>Documents: <a href="https://goo.gl/u53gdv">https://goo.gl/u53gdv</a></p>
3.19	<p>49 Aldwych WC2B 4DF 17/08130/LBC <i>Aldwych Theatre/Nederlander (agent)</i></p>	<p>Installation of internally illuminated projecting sign, including a lightbox for show advertisements, measuring 3.50m x 1.00m and new LED lighting to elevation and canopy. Linked to 17/08034/ADV.</p>	<p>No objection</p> <p>Comments by 17-10-17</p> <p>Photo: See documents</p> <p>Documents: <a href="https://goo.gl/TNv37N">https://goo.gl/TNv37N</a></p> <p>Note: Grade II-listed building</p>
3.20	<p>Payphone site outside 2 Upper St Martin's Lane WC2H 9NY 17/07946/TELCOM <i>N/A/Euro Payphone Ltd.</i></p>	<p>Installation of a public call box.</p>	<p>The CGCA strongly objects to the installation of a public call box at this location, and we note that a phone box already exists nearby outside 4 Upper St. Martin's Lane (see photo).</p> <ol style="list-style-type: none"> <li>1. Additionally, the applicant has provided not drawing that indicates measurements or that shows the existing obstructions, including a cycle rack and trees, on the public highway at this location. The Council also must consider that the business at 2 Upper St. Martin's Lane has long had permission for tables and chairs, which further reduces the clearance of the public highway. Installation of a public call box directly adjacent to this would further limit the space for pedestrians, including those who are disabled or who are using prams, at this location with high footfall.</li> <li>2. The proposed public call box fails 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</li> </ol>



			<p>site, features of local distinctiveness, and the wider context in order 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 characters of the conservation area and new development must contribute positively to this. S25 specifies that "the built environment must be respected and refurbished sensitively in a manner appropriate to its significance. Any change should not detract from the existing qualities of the environment."</p> <ol style="list-style-type: none"> <li>3. The CGCA notes that although these proposals fall slightly outside the conservation area, the development would be visible from within the conservation area and, thus, would have a negative impact on the Covent Garden Conservation Area, which goes against Westminster's planning policy. DES9 states: "Development will not be permitted which, although not wholly or partly located within a designated conservation area, might nevertheless have a visibly adverse effect upon the area's recognised special character or appearance, including intrusiveness with respect to any recognised and recorded familiar local views into, out of, within or across the area." Further, 10.121 says: "Development outside but adjacent to conservation areas can have a significant impact on the setting of conservation areas. New development in such areas should take into account and respect the character and appearance of neighbouring conservation areas in order to safeguard their setting."</li> <li>4. The proposed public call box would result in visual street clutter that detracts from the character of the conservation area and that goes against Westminster's aim of reducing visual street clutter through a "less is more" and minimalist approach (see DES1-10.21; DES7-10.79; Westminster Way Public Realm Strategy, para 211). Street clutter has a significantly adverse effect on the appearance of the streetscape and the amenity of the area.</li> <li>5. The proposed public call box would further continue to visual clutter as its primary function would be to serve as an advertising presence. DES8 specifies that all forms of temporary advertising, including on street furniture, will not be permitted.</li> <li>6. Further, the proposed public call box presents a safety hazard, as it obstructs the flow of pedestrian traffic, as well as wheelchairs and prams, at this location, which experiences high footfall.</li> <li>7. Research and data contradict the need for increasing the number of call boxes.</li> </ol>
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#### 4. Tables and Chairs

CAMDEN APPLICATIONS			
4.1	84-86 Charing Cross Road WC2H 0JA 2017/5222/TC McDonald's	5 tables, 10 chairs and 13 barriers	<p>Whilst the CGCA does not object to the use of tables and chairs at this location, we note that the barriers have been extended beyond the permitted area, leaving less than 1.8m between the street furniture and the telecom cabinet (see photo).</p> <p>Should the Council be minded to grant permission, the applicant must be required to move the barriers to allow sufficient clearance at this high-footfall, prominent location in the conservation area.</p> <p>Additionally, the hours must not extend beyond those currently permitted, Monday-Sunday 09:00-20:00. Local residents have complained to the CGCA about noise, disturbance, litter and antisocial behaviour at this restaurant within the existing hours. Thus, an extension of these hours must not be permitted.</p> <p>Comments by 17-10-17</p> <p>Photo: <a href="https://goo.gl/AbnbXx">https://goo.gl/AbnbXx</a></p> <p>Documents: <a href="https://goo.gl/mDKXuR">https://goo.gl/mDKXuR</a></p> <p>Note: Renewal. No change in use or hours (M-SU 09:00-20:00), 2016/5036/TC on 26-09-16 agenda.</p>
4.2	19-21 Monmouth Street WC2H 9DD 2017/5240/TC Mon Plaisir Restaurant	4 tables and 8 chairs	<p>No objection, however, a condition should be included that specifies that the street furniture must be kept flush with the shopfront, as proposed, at all times. Hours should be limited to 21:00.</p> <p>Comments by 18-10-17</p> <p>Photo: <a href="https://goo.gl/gQFKbP">https://goo.gl/gQFKbP</a></p> <p>Documents: <a href="https://goo.gl/T6EEbX">https://goo.gl/T6EEbX</a></p> <p>Note: Renewal. Monday to Saturday 12:00 - 21:00 2016/4293/TC on 09-08-16 agenda.</p>
WESTMINSTER APPLICATIONS			
4.3	33-35 Wellington Street WC2E 7BN 17/07345/FULL Byron/Byron Restaurant;	Use of the public highway for the placing of three tables and six chairs in an area measuring 1m x	<p>Objection. The pavement at this high-traffic area near the Covent Garden Piazza is too narrow to accommodate tables and chairs, and Westminster's tables-and-chairs policy calls for factors other than pavement width to be considered, particularly volume of pedestrian traffic.</p> <p>Further, the drawing submitted by the applicant does not include</p>

	<i>Poppleston Allen Solicitors (agent)</i>	6.4m, until 30 September 2019.	measurements of the pavement, only the furniture. Comments by 09-10-17 Photo: <a href="https://goo.gl/QSFVvM">https://goo.gl/QSFVvM</a> Documents: <a href="https://goo.gl/sQ6vxs">https://goo.gl/sQ6vxs</a> Note: Renewal. No change in use or hours (M-SU 11:00-23:00). 15/05445/FULL on 10-08-15 agenda.
4.4	351 Strand WC2R 0HS 17/05481/FULL The Wellington/ <i>Mitchells &amp; Butlers Leisure Retail Ltd.; Poppleston Allen Solicitors (agent)</i>	Use of two areas of the public highway measuring 4m x 9m and 1.3m x 4.9m for the placing of 11 tables, 44 chairs and six canvas screens for a further 12-month period.	Whilst the proposed layout leaves the minimum required 2m, vertical drinkers at the public house consistently stand outside the barriers in the public footpath, causing a serious obstruction at this high-footfall and high-cycle traffic location, which is at the junction of a busy road crossing (Strand, Aldwych and Waterloo Bridge Road). This results in a safety hazard, as the pedestrian path is busy with tourists and schoolchildren, notably when the Lion King at the Lyceum Theatre next door to the public house lets out. Should the Council be minded to grant permission, a condition or informative should be included that requires the applicant to manage customers within the barriers so they do not cause an obstruction for pedestrians. Further, failure to do so should be a consideration in future renewals of permission for street furniture. Comments by 11-10-17 Photo: <a href="https://goo.gl/fr1TjG">https://goo.gl/fr1TjG</a> Documents: <a href="https://goo.gl/wkCvWL">https://goo.gl/wkCvWL</a> Note: Renewal. No change in use or hours (M-SU 08:00-23:00). On 10-07-17 agenda. Layout has been revised (amount of street furniture has not changed).
4.5	45 Great Queen Street WC2B 5AA 17/04461/TCH <i>Margot/Margot Restaurant Ltd.; Monmouth Planning Ltd. (agent)</i>	Use of an area of the public highway measuring 1.35m x 11m for the placing of four tables, eight chairs and two flame heaters.	The CGCA appreciates the revised application, which reduces the street furniture to a more appropriate amount, given the existing obstacles in the public highway. Should the Council be minded to grant permission, an informative should be included that states, "You are advised to ensure the number and layout of tables and chairs placed on the highway reflects the approved layout as shown on the approved drawing. 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. Comments by 16-10-17 Photo: <a href="https://goo.gl/G12Xda">https://goo.gl/G12Xda</a> Documents: <a href="https://goo.gl/bmhHuf">https://goo.gl/bmhHuf</a> Note: New application. No proposed hours listed. This is a revised application. Previous application for 5 tables, 15 chairs, 4 plain canvas barriers, two flame heaters and a waiter station was on 12-06-17 agenda.
4.6	23 Catherine Street WC2B 5JS 17/07985/TCH <i>Opera Tavern/Tortelli Ltd.</i>	Use of an area of the public highway measuring 2.8m x 0.9m for the placing of two tables and four chairs.	Whilst the CGCA does not object to the proposed use of tables and chairs, the applicant consistently does not comply with the existing or proposed layout. The CGCA has pointed this out to the Council for several years. Indeed, the photo provided by the applicant shows the tables and chairs positioned incorrectly and not in compliance with the approved and the proposed layout. This photo, plus one provided by the CGCA, show that the applicant places the chairs against the shopfront with the tables extending further into the public highway than permitted. It appears the applicant does this to avoid placing the tables and chairs on the access hatch. However, what results is the tables get pushed further into the

			<p>flow of pedestrians on what is already a narrow pavement, particularly when customers are seated.</p> <p>If the existing space cannot accommodate two tables and four chairs in the configuration that the applicant proposes (and which the Council has approved), then the proposals should be revised.</p> <p>Should the Council be minded to renew permission, a condition or informative must be included that specifies that the applicant adheres to the conditions which apply to any permission granted, notably the permitted configuration of the permitted street furniture at all times. Any complaints received over the next year will be taken into consideration in determining future applications for tables and chairs at this site. The situation will be subject to review in one year's time. For precedent, see 15/05740/TCH, informative 5.</p> <p>Comments by 16-10-17</p> <p>Photo: <a href="https://goo.gl/Hocs3G">https://goo.gl/Hocs3G</a></p> <p>Documents: <a href="https://goo.gl/oJktCd">https://goo.gl/oJktCd</a></p> <p>Note: Renewal. No change in use or hours (M-F 12:00-00:30; SA 12:00-01:00; SU12:00-22:30). 16/06523/TCH on 09-08-16 agenda.</p>
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**5. Other business**

**6. Next meetings & future presentations**

- 6.1 9 October 2017
- 6.2 23 October 2017
- 6.3 13 November 2017
- 6.4 27 November 2017
- 6.5 11 December 2017 (same date as CGCA carol service; need to reschedule)