

## CONSENT TO PLACE AMENITIES ON THE PUBLIC HIGHWAY

The Council of the London Borough of Camden under the provisions of the Highways Act 1980, hereby authorises the person(s) or company named below to place tables and chairs on the public highway for a period of one year from the date of this licence.

Full name of Licencee **Hotel Chocolat**

Name/ Address of Premises **Hotel Chocolat**

**4 Monmouth Street , London, WC2H 9HB**

Nature and number of amenities **2 TABLES AND 4 CHAIRS ON MONMOUTH STREET**  
**2 TABLES AND 4 CHAIRS ON SHAFTESBURY AVENUE**

Days/Times to be placed on the highway **Monday to Sunday 08:00- 20:00**

This consent is granted subject to the Council's Standard Conditions and to any special condition(s) given below. This licence is not transferable.

The amenities must not be placed on the Public Highway before the start of the time specified.

This consent must be displayed in a prominent position in the window of the premises.

In the event of any complaint about the amenities placed on the public highway under the grant of the consent, please contact London Borough of Camden.

Name **Barry May**

Telephone Number **020 7974 4444**

Signed



Date **22/11/2016**

For Director, Environment Department  
Duly authorised by the Council for this purpose)

**This consent is valid from 22 November 2016 to 22 November 2017**

## CONDITIONS OF CONSENT

1. Except with the previous written consent of the Council, only the amenities detailed on the consent are to be placed on the public highway, and the amenities detailed are only to be placed on the public highway between the times detailed on the consent.
2. It is intended that the Council will mark a defined area on the public highway. When these markings are provided the amenities must be sited within them but, in any event, a minimum clear footway width of 1.8 metres is to be provided at all times for through pedestrian movement.
3. The applicant shall indemnify the Council from and against any claim in respect of any injury damage or loss arising directly or indirectly out of the grant of this consent and the use by the public of the amenities.
4. The applicant shall be responsible for cleaning the public highway used under consent at the end of each day and, if requested to do so by the Council, provide mobile litter bins on the public highway, in such positions and for such time periods as the Council may specify.
5. The applicant shall remove the amenities from the public highway immediately if requested to do so by the Council, its agents or contractors or licensees or by a statutory undertaker, its agents or contractor, or by a Police officer. If unimpeded access to the surface of the public highway is required to enable the Council, the Statutory Undertaker or the Police to carry out any of their statutory duties or to enable a licensee of the Council to put into effect the terms of the license. The applicant shall not reposition the amenities on the public highway until notified by the Council, the Statutory Undertaker, or the Police, that he/she may do so.
6. If the Council serves a Notice on the applicant requiring him/her to take such steps as are necessary to remedy any breach of the terms of this consent, and the applicant fails to comply with the Notice, the Council may itself take the steps required by the Notice and recover from the applicant any expenses incurred.
7. The Council may withdraw this consent at any time upon giving the applicant seven days notice in writing. Upon withdrawal of the consent the applicant shall remove the amenities from the public highway and, in default, the Council may remove the amenities and recover from the applicant its costs in so doing.
8. Any Notice to be given to the applicant shall be deemed to be sufficiently served if addressed to the applicant and sent by post or left at the premises.
9. The consent hereby granted is for a period of one year from the date of the decision letter. At the end of the one year period, an application for renewal of the consent must be made.
10. This license must be displayed in a prominent position in the window of the premises, so that users of the amenities may see it. Failure to do so will result in the withdrawal of the license by the Council.
11. The amenities must be removed from the public highway at the end of the permitted period each day. (To be used in all cases, except where consent for picnic tables is granted).
12. The applicant shall ensure that the level of noise created by use of these facilities shall not reach a level that will cause a nuisance.
13. Uniform tables and chairs must be used.
14. No items may be placed in front of any adjoining property
15. This consent excludes A boards and any other amenities that are not specified on the license.
16. The footway must not be obstructed by patrons standing between tables, chairs and the kerb.
17. The applicant shall not in any way interfere with the surface of the public highway.

### **STANDARD INFORMATIVE**

**This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers and duties under the Highways Act 1980 (as amended).**

Date: 22/11/2016  
Ref: 2016/4776/TC  
Enqs: Paru Bhudia  
Tel: 0207 974 4444

**Contact Camden**  
Corporate Services Directorate  
London Borough of Camden  
Camden Town Hall  
Judd Street  
London  
WC1H 9JE

Tel: 020 7974 4444  
Fax: 020 7974 1898

[www.camden.gov.uk](http://www.camden.gov.uk)

Mark Redpath  
Hotel Chocolat  
4 Monmouth Street  
London  
WC2H 9HB

Dear Mark Redpath

### **Licence to Place tables and Chairs on the Public Highway**

I enclose a copy of your current consent to place 2 Tables and 4 Chairs on Monmouth Street  
2 Tables and 4 Chairs on Shaftesbury Avenue outside Hotel Chocolat, 4 Monmouth Street , London,  
WC2H 9HB.

The consent permits you to have these items on the public highway between

Monday to Sunday 08:00- 20:00

The consent requires renewal on 22 November 2017. You will need to make an application to renew  
your consent a minimum of 8 weeks before your consent expires.

I would ask you to note the enclosed conditions of the consent and ensure that they are complied  
with at all times. Any special conditions are detailed below.

The panel has taken all representations into account when reaching the decision to grant consent.

The panel feel that Shaftesbury Avenue and Monmouth Street both have high volume of pedestrian  
footfall. The proposed layout and number of tables & chairs applied for will have impact on pedestrian  
comfort. Panel propose to grant application in reduced form.

Panel propose:

Shaftesbury Avenue 2 Tables and 4 Chairs placed parallel  
Monmouth Street 2 Tables and 4 Chairs placed parallel

Hours applied for are of no issues and the new amended plan has been accepted.

Should you wish to discuss any aspect of either the consent or the conditions, please contact Paru  
Bhudia on the above 4444.

Yours sincerely,

**Afshar Ahmad**  
**Customer Service Processing Manager**

Enclosure



APPLICATION TO PLACE AMENITIES ON THE PUBLIC HIGHWAY

ENU - NO objections  
Transport - NO objection

DATE CONSULTATION ENDS: 27 SEPTEMBER 2016

CGCA - Objector  
Objector - Ching Court  
Association

**PUBLIC CONSULTATION**

**THIS IS YOUR OPPORTUNITY TO COMMENT**

The council has received an application to place tables and chairs on the public highway under the highways act 1980 outside the premises below. The details of the application are as follows:

**Hotel Chocolat  
4 Monmouth Street  
London  
WC2H 9HB**

**PROPOSAL: TO PLACE 5 Tables and 8 Chairs on Monmouth Street  
3 Tables and 6 Chairs on Shaftesbury Avenue  
Monday to Sunday 08:00- 20:00  
New Application ON THE PUBLIC HIGHWAY**

Any consent granted would only be valid for one year. If you have any comments or objections to this application please send them before **27 SEPTEMBER 2016** to:

Tables and Chairs Team  
Contact Camden  
Corporate Services Directorate  
London Borough Of Camden  
Camden Town Hall  
Judd Street  
London  
WC1H 9JE

Alternatively, you may email your comments to [ppp@camden.gov.uk](mailto:ppp@camden.gov.uk) quoting our ref: 2016/4776/TC

Due to the provisions of the Local Government (access to information) Act 1985, you cannot be assured of any confidentiality, as any correspondence received will be available for public inspection. If you wish to comment on any other issue please do so in a separate letter.



Date: 30/08/16  
Ref: 2016/4776/TC  
Enqs: Mohammed Rahman  
Tel: 0207 974 4444

Mark Redpath  
Hotel Chocolat  
4 Monmouth Street  
London  
WC2H 9HB

**Contact Camden**  
Corporate Services Directorate  
London Borough of Camden  
Camden Town Hall  
Judd Street  
London  
WC1H 9JE

Tel: 020 7974 4444  
Fax: 020 7974 1898

[www.camden.gov.uk](http://www.camden.gov.uk)

Dear Mark

**Application for consent to put tables and chairs on the public highway**

I enclose a copy of a notice about your application to put 5 Tables and 8 Chairs on Monmouth Street, 3 Tables and 6 Chairs on Shaftesbury Avenue on the public highway outside 4 Monmouth Street, London, WC2H 9EA, 4 Monmouth Street, London, WC2H 9HB.

Please check that the details are correct and make sure that you put it in an obvious place in your window as soon as possible.

If you don't put the attached notice in your window during the 28-day public consultation period, the consultation may not be valid, which could affect your application.

**During the consultation period you are not permitted to place any amenities on the public highway without a previous valid consent.**

If you want to discuss this, please contact Mohammed Rahman on the number above.

Yours sincerely,

**Afshar Ahmad**  
**Customer Service Processing Manager**





## Application Form to Place Tables and Chairs on the Highway

Highways Act 1980 (as amended by the Local Government Act– Miscellaneous Provisions Act 1982)

### Please read the following instructions first

Before completing this form please read the associated notes. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary. Please complete all sections including the indemnity form.

You may wish to keep a copy of the completed form for your records.

Please send your completed application form to:

Customer Support Team  
 Planning and Public Protection Division  
 London Borough of Camden  
 5<sup>th</sup> Floor Town Hall Extension  
 Argyle Street  
 London  
 WC1H 8EQ

Part One: Contact Details			
Mr/ Mrs/ Miss/ Ms (please circle) <b>MR</b> Other Title (please state)	First names <b>MARK</b>		
Surname <b>REDPATH</b>	Daytime contact telephone number(s) <b>07920566876</b>		
Current postal address if different from premises address	<b>MINT HOUSE, NEWARK CLOSE,</b>		
Post Town	<b>Royston</b>	Postcode	<b>SG8 5HL</b>
E-mail address	<b>mark.redpath@hotelchocolat.com</b>		
Postal Address of Premises (if tables and chairs to be placed on more than one road please state name) <b>4 MONMOUTH STREET</b> (Also to go on the Shaftesbury Avenue side too. 2 TABLES AND 4 CHAIRS INCLUDED IN THE NUMBER)			
Post Town	<b>London</b>	Postcode	<b>WC2H 9HB</b>



### Part Two: Application Details

Please state the opening hours of your business: 8.00 to 8.00  Days and times requested to place tables and chairs on highway: Mon to Sunday 8.00 to 8.00  Please see maximum permitted hours on guidance notes p.1.	Items to place on highway	Number
	Tables	7
	Chairs	14
	Barriers	
	Umbrellas	
	Picnic Tables	
	Heaters (see p.3 guidance notes)	

Do you need to submit a seating plan? Please tick appropriate box.

1. Is this a renewal of your previous licence? YES  NO

If you answered 'NO' to the above question please submit a seating plan and ignore question 2.

2. Are you requesting the same number of items as on your previous licence? YES  NO

If you answered 'NO' to the above question please submit an amended seating plan

Please note: Seating plans must be detailed. Please see guidance notes p.4 for example.

### Part Three: Application Fees

The fee for processing this application is **£430.00** per new application & **£ 380.00** per renewal application  
 Please note that Application fees are non refundable

An additional fee for **£45 per chair** is required - It is this part of the Application that will be refunded if the application is refused.

Please tick the appropriate box for your preferred method of payment:

I have attached a cheque made payable to 'London Borough of Camden'

I would like to pay via credit/debit card. Please contact me on receipt of my application

### Part Four: To be completed by Customer Support Team

Date of receipt: \_\_\_\_\_ Receipt no: \_\_\_\_\_

Handwritten scribbles and marks in the top right corner.

## Indemnity Form to Place Tables and Chairs on the Highway

Highways Act 1980 (as amended by the Local Government Act– Miscellaneous Provisions Act 1982)

Name:	Hotel Chocolat
Address:	MINT HOUSE NEWARK CLOSE, ROYSTON, SG8 5HL
Contact Number(s):	07920566876
Name and address of property at which tables and chairs are to be situated:	4 MONMOUTH STREET LONDON WC2H 9HB

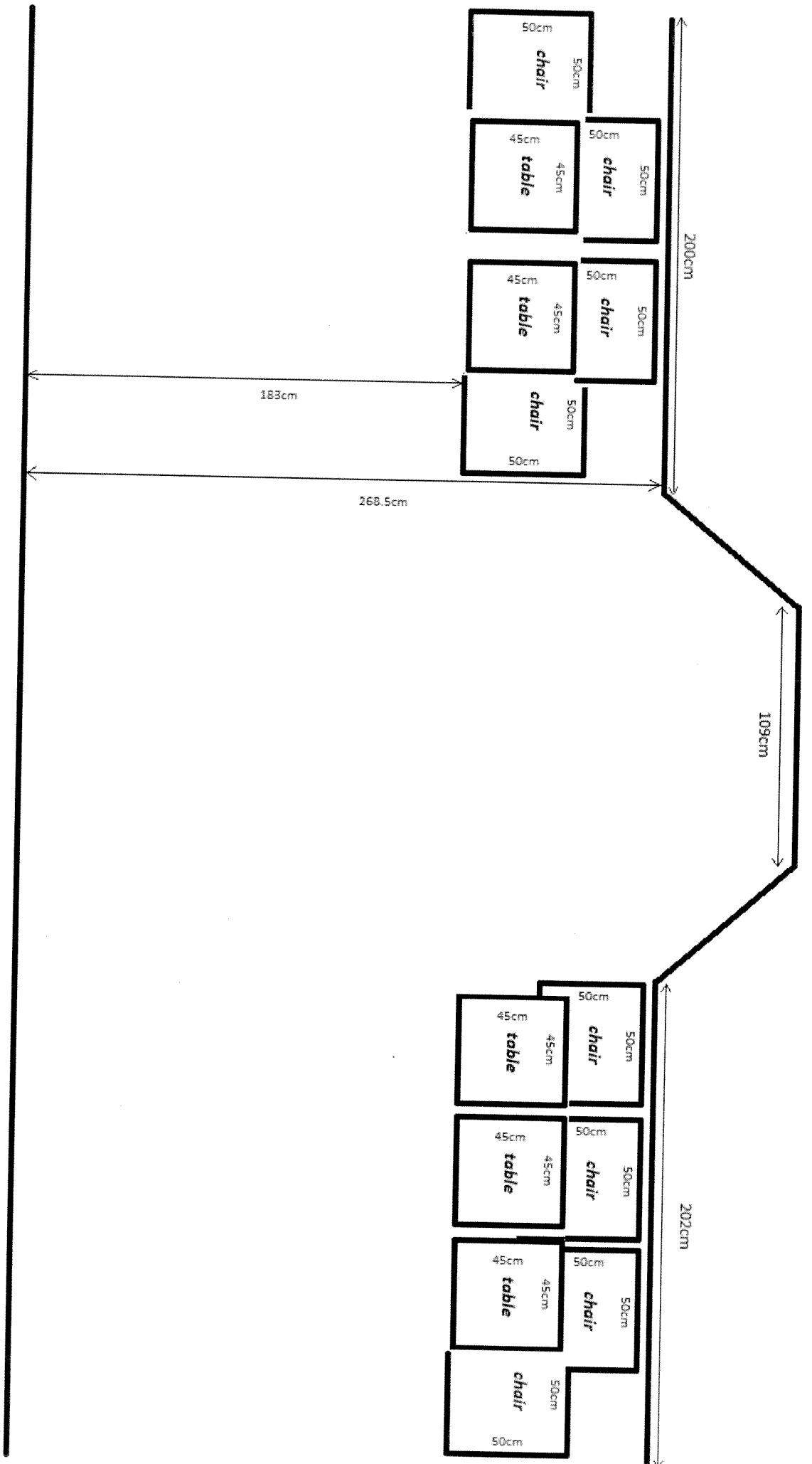
We hereby agree to indemnify and save harmless the London Borough of Camden, their servants and agents from and against all actions in law or in equity, damages statutory or common law losses, costs, charges and expenses arising in any manner whatsoever out of the transportation, erection, dismantling and or use of tables and chairs, whether by means of defect (latent or otherwise) in the said equipment or otherwise pursuant to the authority of the London Borough of Camden above referred to arising out of works enabled by the consent.

In consideration of the London Borough of Camden authorising amenities to be placed on the highway as detailed above.

Signed: 	Name: Mark Redpath	Date: 22/06/16
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(Please note that original signatures are required-photocopies are not accepted)



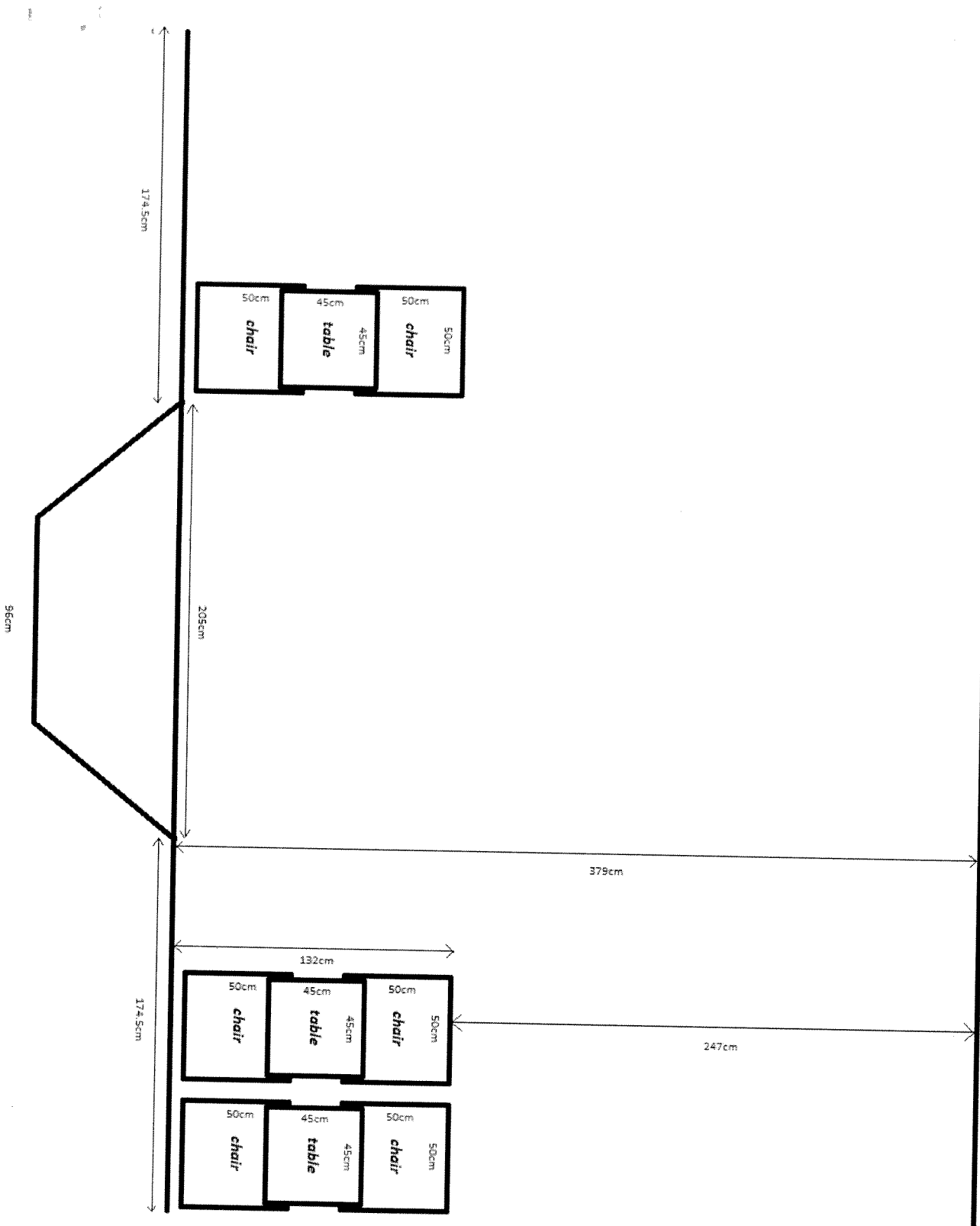


Mommouth Street





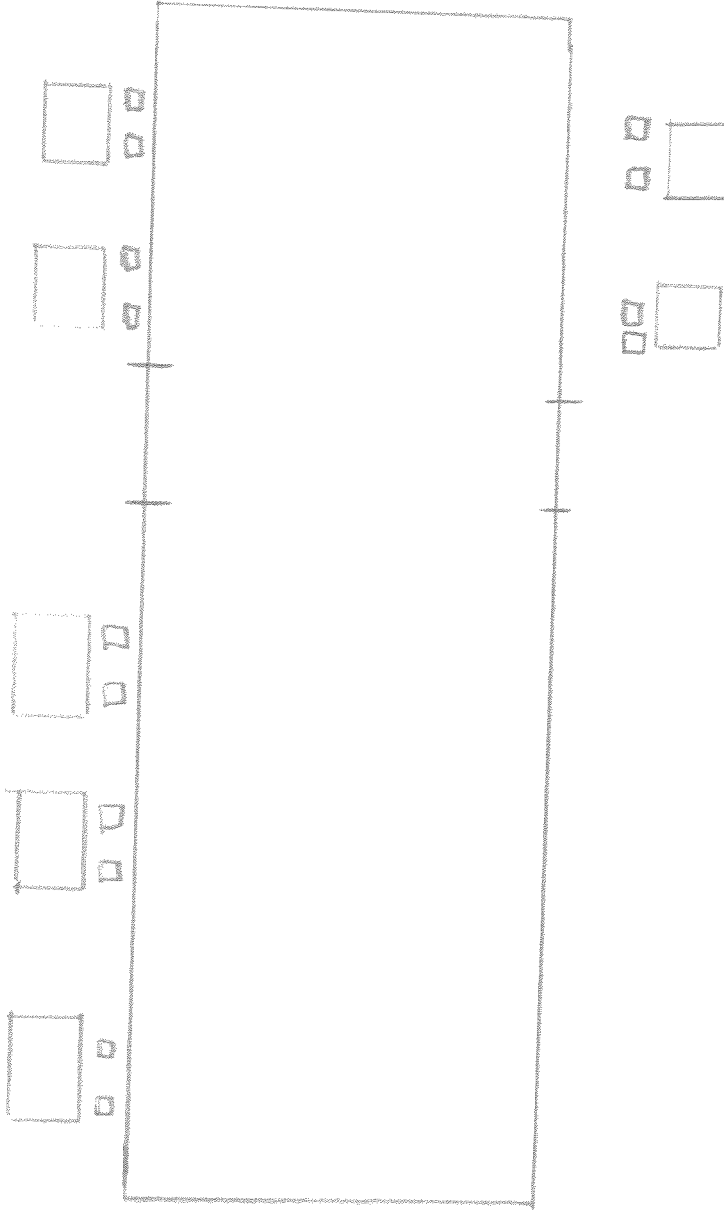
SHAFESBURY AVENUE





HOTEL CHOCOLAT  
4 MONMOUTH STREET  
LONDON  
WC2H 9HB

MONMOUTH STREET



SHAFTESBURY AVENUE



## Rahman, Mohammed

---

**From:** Shop, Covent Garden <CoventGarden@hotelchocolat.com>  
**Sent:** 18 August 2016 13:54  
**To:** Planning and Public protection  
**Subject:** Table Plan for Hotel Chocolat  
**Attachments:** HC Monmouth Plan.jpg

Good afternoon Mohammed,

I've done the Monmouth side table plan, but wanted to check that it is acceptable, as I'm just about to do the other side, but don't want to send the other one as well, if I need to do it in a different way.

Looking forward to hearing from you soon.

Best regards,

Adam Madai  
Hotel Chocolat Covent Garden

[CoventGarden@hotelchocolat.com](mailto:CoventGarden@hotelchocolat.com)  
T: 02072090659

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HOTEL *Chocolat.*

*Join us in our world of Edible Luxury*  
[hotelchocolat.com](http://hotelchocolat.com)



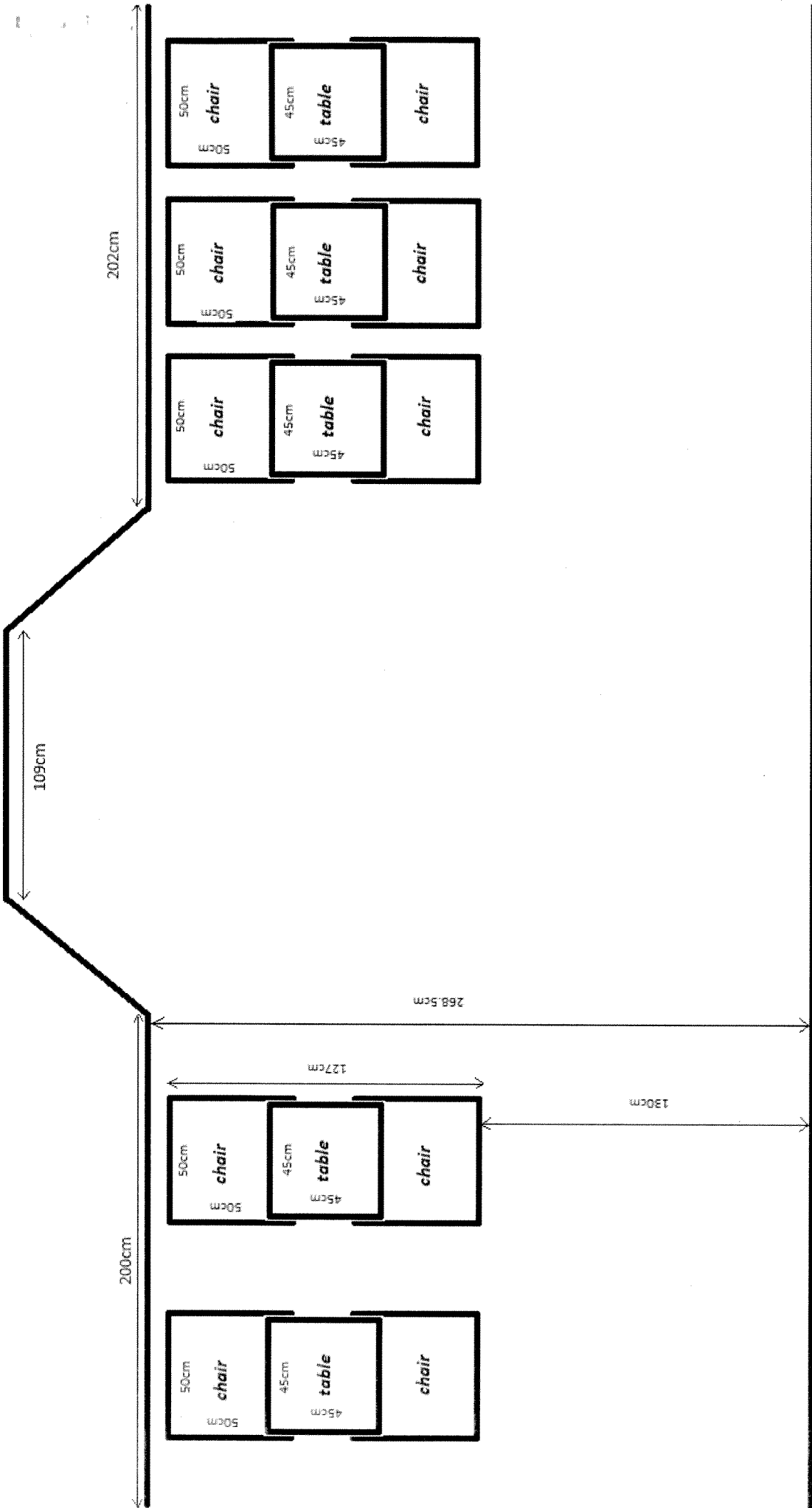
Hotel Chocolat Ltd. Mint House, Royston, SG8 5HL  
Switchboard: +44 1763 257 746

Registered in England 2805730

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Monmouth Street





## Rahman, Mohammed

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**From:** Aidan Conlon <aconlon@dynamiceu.com>  
**Sent:** 23 August 2016 17:16  
**To:** Rahman, Mohammed  
**Subject:** FW: Form Reference 20653533 ( Chairs and Table Licence )Joe & the Juice 52 Goodge Street  
**Attachments:** UK Cert - GL GBP 15M -2016\_17 - general certificate. (1).pdf

Hi Mohammed,

Please find attached an up to-date certificate of Insurance for the application.

Regards,

Aidan.

*Please note, we have moved office.*

 Aidan Conlon | Project Coordinator

**Dynamic** | 3 Warner Yard, Off Warner Street, London, EC1R 5EY, UK  
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**From:** Aidan Conlon  
**Sent:** 17 August 2016 10:03  
**To:** 'mohammed.raham@camden.gov.uk' <mohammed.raham@camden.gov.uk>  
**Cc:** Juliana Raimundo <jraimundo@dynamiceu.com>  
**Subject:** FW: Form Reference 20653533 ( Chairs and Table Licence )Joe & the Juice 52 Goodge Street

Hi Mohammed,

Hope you're well.

Just to confirm I am still waiting for the drawings and expect to have them over to you very soon.

Please find attached an up to-date certificate of Insurance for the application.

I appreciate all your help and patience.

Kind regards,

Aidan.

*Please note, we have moved office.*

 Aidan Conlon | Project Coordinator

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**From:** Aidan Conlon  
**Sent:** 09 August 2016 11:57  
**To:** 'Rahman, Mohammed' <[Mohammed.Rahman@camden.gov.uk](mailto:Mohammed.Rahman@camden.gov.uk)>  
**Cc:** Juliana Raimundo <[jraimundo@dynamiceu.com](mailto:jraimundo@dynamiceu.com)>  
**Subject:** RE: Form Reference 20653533 ( Chairs and Table Licence ) Joe & the Juice 52 Goodge Street

Hi Mohammed,

Hope you're well.

Thank you for sending over the information, yes you're right the premises is located on a corner.

Will get it labelled on the plan and forward it to you.

Regarding the operating hours will take your advice and get back to you on this as well.

Kind regards,

Aidan

*Please note, we have moved office.*

 Aidan Conlon | Project Coordinator

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**From:** Rahman, Mohammed [<mailto:Mohammed.Rahman@camden.gov.uk>]  
**Sent:** 08 August 2016 17:39  
**To:** Aidan Conlon <[aconlon@dynamiceu.com](mailto:aconlon@dynamiceu.com)>  
**Subject:** RE: Form Reference 20653533 ( Chairs and Table Licence )Joe & the Juice 52 Goodge Street

Good Afternoon Aidan

Thank you for sending the plan. As I understand the premises is located in corner of two streets, it will be useful to have the street name labelled on the plan. Further more your application form states operating hours you are applying for are Monday- Sunday 7am-8pm. Please note if application is granted earliest starting time will be 8am inline with guidelines.

By make above changes will reduce unnecessary comments and objections which could decision on the application. Please advise me if you would be sending amended plan and times or not so I can contact you for payment.

Regards

Mohammed Rahman

---

**From:** Aidan Conlon [<mailto:aconlon@dynamiceu.com>]  
**Sent:** 08 August 2016 2:59 PM  
**To:** Planning and Public protection  
**Cc:** Juliana Raimundo  
**Subject:** FW: Form Reference 20653533 ( Chairs and Table Licence )

Hi Mohammed,

Hope you're well.

Following up on my email dated 27<sup>th</sup> July, did you have a chance to look at the seating plan?

Do you require any more information?

If you have any queries please don't hesitate to get in contact.

Kind regards,

Aidan.

*Please note, we have moved office.*

 Aidan Conlon | Project Coordinator

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**From:** Aidan Conlon  
**Sent:** 27 July 2016 09:50  
**To:** 'no-reply' <[no-reply@camden.gov.uk](mailto:no-reply@camden.gov.uk)>  
**Cc:** Juliana Raimundo <[jraimundo@dynamiceu.com](mailto:jraimundo@dynamiceu.com)>; Sandro Sanchez Verona <[sverona@dynamiceu.com](mailto:sverona@dynamiceu.com)>  
**Subject:** Form Reference 20653533 ( Chairs and Table Licence )

Hi Mohammed,

Hope you're well.

As promised please find seating plan attached above for Joe & The Juice, 52 Goodge Street, W1T 4LZ, **form reference 20653533**.

I appreciate if you can look over the plan before submitting the application.

If you have any queries please don't hesitate to get in contact.

Kind regards,

Aidan.

 Aidan Conlon | Project Coordinator

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O +44 (0) 207 492 6544 | M +44 (0) 7900983028 | E [aconlon@dynamiceu.com](mailto:aconlon@dynamiceu.com) | W [www.dynamiceu.com](http://www.dynamiceu.com)

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**From:** no-reply [<mailto:no-reply@camden.gov.uk>]  
**Sent:** 16 June 2016 17:16  
**To:** Aidan Conlon <[aconlon@dynamiceu.com](mailto:aconlon@dynamiceu.com)>  
**Subject:** TC

Hi

Following our telephone conversation earlier today please see attached application form and guidance note. Complete application form together with seating plan can be emailed to [ppp@camden.gov.uk](mailto:ppp@camden.gov.uk)

As discussed we consult residents and business within approximately 50m radius of applicant premises.

If you have any queries please do not hesitate to contact

Regards

Mohammed Rahman

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# MEMORANDUM

*No objection*

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From: **Julia Peterson** To: Afshar Ahmad/Julie White  
Ref: <sup>2016</sup> 2015/4776/TC  
Enqs: above  
Tel: 6978 Date: 13/09/2016

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## **Tables and Chairs on the public highway.**

The Council has received an application to place tables and chairs on the public highway under the Highways Act 1980. The details of the application are as follows:

**PREMISES:** Hotel Chocolat, 4 Monmouth Street , London, WC2H 9HB

**PROPOSAL:** To place 5 Tables and 8 Chairs on Monmouth Street  
3 Tables and 6 Chairs on Shaftesbury Avenue  
Monday to Sunday 08:00- 20:00  
New Application on the public highway

I have checked the Council records for the last 12 months, there are no complaints concerning the above premises.

I have no representation to make and understand any consent granted would be for one year.





Support

**Bhudia, Paru**

---

**From:** Bhudia, Paru  
**Sent:** 13 September 2016 10:31  
**To:** Bhudia, Paru  
**Subject:** FW: Planning application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

print

-----Original Message-----

**From:** Gina Saunders [<mailto:gina2@btinternet.com>]  
**Sent:** 12 September 2016 17:13  
**To:** Planning and Public protection  
**Subject:** Planning application

Dear Sir/Madam

Your ref 2016/4776/TC

We warmly approve of the plan to put out some tables and chairs on Monmouth Street and Shaftesbury Avenue

Gina and Jeff Saunders  
Flat 9 Lindsey House  
30, New Compton Street  
WC2H8DN

Sent from my iPad





Comment.

## Bhudia, Paru

---

**From:** Bhudia, Paru  
**Sent:** 06 September 2016 12:50  
**To:** Bhudia, Paru  
**Subject:** FW: 2016/4776/TC

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Print n file

**From:** anja saunders [<mailto:anja@fragrantfeathers.net>]  
**Sent:** 02 September 2016 19:56  
**To:** Planning and Public protection  
**Cc:** [licensing@coventgarden.org.uk](mailto:licensing@coventgarden.org.uk)  
**Subject:** 2016/4776/TC

Dear Mohammed Rahman,

Thank you for giving me the opportunity to comment on the above application.

The area around Hotel Chocolat is residential and I would ask for the morning opening hours to be amended to 9.00. Take away can still be operating from the shop but people sitting outside as early as 8am will make this area even noisier than it is already. More and more premises seem to ask for 8am start table and chair licenses and the cumulative impact of all this is severe for people living here. Already customers are being entertained till midnight or later around here and with a new trend of early morning openings we will not have any peace at all.

I would welcome it if the license can stipulate that the putting out of tables and chairs is within the granted hours and not added to it as this is a noisy affair. Also can the license stipulate that music is not played when setting up or clearing as this also adds to the extended noise hours.

Yours sincerely,

anja Saunders  
14 Neal's Yard  
London WC2H 9DP  
020 74970321

objection

**Rahman, Mohammed**

---

**From:** Rahman, Mohammed  
**Sent:** 05 October 2016 11:40  
**To:** Rahman, Mohammed

I am resident on Mercer Street and frequently use Monmouth Street as a walking route. I object to the proposed layout of tables and chairs on Monmouth Street because I do not believe that they can be occupied by people and still leave the 183cm indicated on the plan. I am typing this email at a table with a width of 45cm and am seated in a chair with a front to back dimension of 50cm. These dimensions are the same as those shown on the plan. Sitting upright over my keyboard the total front to back width occupied is 95cm. The pavement width is 268.5cm.  $268.5 - 95$  is 173.5cm.

The applicants drawing suggests the 50cm chair and 45cm table will occupy only 85.5cm. This means that the table will overlap the front edge of the chair by 9.5cm. Whilst this may be possible for someone very thin for a normal person this is very unlikely.

This also assumes that someone drinking coffee will sit upright. In a relaxed position I believe that the overlap is likely to be even less.

In addition it seems likely that customers will wish to pull the end chairs round to be across from their companions, reducing the available width by another 50cm.

I suggest that an amended plan would be possible with tables and chairs parallel to the frontage so that if they are pushed backwards they do not encroach on the pavement. This might only allow 2 tables and 4 chairs but would avoid the issue of narrowing the footway and forcing pedestrians into the road to pass each other, as sometimes happens now on this narrow pavement, eg outside Wildwood next door.

I also believe that an 8am start is very early in a street where many buildings have residential accommodation above them. A 9am start time would be more reasonable.

Regards

David Kaner





Application No:  
2016/4776/TC

Consultees Name:  
David Kaner

Consultees Addr:  
21 Mercer Street  
London  
WC2H 9QR

Received:  
27/09/2016 16:12:47 OBJ

Comment:

**Response:**  
I am resident on Mercer Street and frequently use Monmouth Street as a walking route. I object to the proposed layout of tables and chairs on Monmouth Street because I do not believe that they can be occupied by people and still leave the 183cm indicated on the plan. I am typing this email at a table with a width of 45cm and am seated in a chair with a front to back dimension of 50cm. These dimensions are the same as those shown on the plan. Sitting upright over my keyboard the total front to back width occupied is 95cm. The pavement width is 268.5cm. 268.5-95 is 173.5cm.

The applicants drawing suggests the 50cm chair and 45cm table will occupy only 85.5cm. This means that the table will overlap the front edge of the chair by 9.5cm. Whilst this may be possible for someone very thin for a normal person this is very unlikely.

This also assumes that someone drinking coffee will sit upright. In a relaxed position I believe that the overlap is likely to be even less.

In addition it seems likely that customers will wish to pull the end chairs round to be across from their companions, reducing the available width by another 50cm.

I suggest that an amended plan would be possible with tables and chairs parallel to the frontage so that if they are pushed backwards they do not encroach on the pavement. This might only allow 2 tables and 4 chairs but would avoid the issue of narrowing the footway and forcing pedestrians into the road to pass each other, as sometimes happens now on this narrow pavement, eg outside Wildwood next door.

I also believe that an 8am start is very early in a street where many buildings have residential accommodation above them. A 9am start time would be more reasonable.

Regards

David Kaner

2016/4776/TC

Kenton Price

7 Fielding Court  
28 Earlham Street  
London  
WC2H 9LN

26/09/2016 19:42:40 OBJEMAIL

I object to the layout of tables and chairs on Monmouth Street. The only permissible layout that will fit within Camden's current 180cm and future 200cm clearance guideline should be with tables and chairs all side-on to the windows, no tables in front of chairs backing out into the street. Therefore Monmouth Street should be limited to two tables and four chairs.

Furthermore I request that on Sundays the starting hour is pushed forward to 10am. This is because of the extreme quietness of Seven Dials before around 11am, when the shops open at midday.





objection

**Rahman, Mohammed**

---

**From:** Ching Court Association <info@ChingCourt.com>  
**Sent:** 27 September 2016 13:54  
**To:** Rahman, Mohammed; Planning and Public protection  
**Subject:** Objection to application no. 2016/4776/TC  
**Attachments:** Ching Court Association objection to Ts&Cs application 26.09.16.pdf

Dear Mohammed,

Please find attached our comments on the Hotel Chocolat tables and chairs application (4 Monmouth Street).

Thanks again for all your hard work on Monmouth Street in particular in recent months. Because of your team's action, many premises are finally realising that they can't keep obstructing the pavement and doing what they like, to the detriment of pedestrians and residents.

I just spoke to the manager of Wildwood restaurant (2 Monmouth Street, backing onto 184 Shaftesbury Avenue) and she said that one of your team had been around earlier. I explained to her about the 1.8m rule, and we will now have the chance to discuss her application. One of the problems is that all this gets planned at their head office and she doesn't even know what they have submitted to you.

Thanks,  
- Amanda.

Amanda Rigby  
Chair, **The Ching Court Association**  
19-27 Mercer Street, 1-19 Shelton Street, 45-75 Monmouth Street, 2-5 Ching Court  
Covent Garden, London WC2H  
[info@ChingCourt.com](mailto:info@ChingCourt.com)

My mobile: 07957 388801  
My email: [ARigby@ChingCourt.com](mailto:ARigby@ChingCourt.com)



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)



# THE CHING COURT ASSOCIATION

19-25 Mercer Street, and 1-19 Shelton Street, and 45-75 Monmouth Street, and 2-5 Ching Court  
in Seven Dials, Covent Garden, London WC2H  
mail: info@ChingCourt.com

---

Mr. Mohammed Rahman  
CSP Processing Team  
Culture and Environment  
London Borough of Camden  
5 Pancras Square  
London N1G 4AG

via Mohammed.Rahman@camden.gov.uk  
and via: ppp@Camden.gov.uk

26<sup>th</sup> September 2016

Dear Mr. Rahman,

*Comments containing a partial objection to application no. 2016/4776/TC by Hotel Chocolat shop at 4 Monmouth Street WC2H 9HB for:*

- *5 tables with 8 chairs to be placed on the public highway on Monmouth Street, and*
- *3 tables with 6 chairs to be placed on the public highway on Shaftesbury Avenue Mon-Sun, 8am – 8pm.*

As the residents' association representing more than 20 dwellings not far from these premises, we ask you to refuse this application or to have the applicant modify it.

We suggest that the arrangement is changed so as to:

- 1. reduce the number of tables and chairs permitted on Monmouth Street to 2 tables and 4 chairs, with the chairs set facing the table with their backs at right angles to the wall so that people are not tempted to lean their legs out into the footway;**
- 2. reduce the hours during which they are placed on the public highway to start at 9am on weekdays and 10am on Saturdays and Sundays.**

Please note that we support the use of tables and chairs broadly as planned on Shaftesbury Avenue at the current relatively low level of pedestrian flow. However, this should be open to review after Crossrail has opened, or if flow increases for some other reason.

-----

Our residents are interested parties because they walk past the premises every day. For the past two years some of us have regularly gone into Hotel Chocolat to ask them to display their tables and chairs licence, and to move their furniture so that we can get past properly on Monmouth Street. The situation was typically as shown in the photos below.

We are disappointed that on every occasion the manager implied that he had a licence but had just not got around to displaying it. Had he admitted that he had none, we could have had some meaningful dialogue about the problems and how to resolve them. Fortunately, the responsible action of your officers has now brought the facts to light. However, we now have no faith in this shop to manage things responsibly unless everything is very clear-cut.

**Please note that the applicant has not sought permission for an A Board, and this should be removed.**

---

Rationale for the reduction in number of tables and chairs.

The plan as applied for on Monmouth Street (for five 450mm x 450mm tables and eight 500 x 500mm chairs) is not workable. The pavement is only 2650mm wide. The minimum required clear width of 1800mm means that tables and chairs can only occupy 850mm at the very most. So a 450mm table leaves only 400mm usable space behind it. Trying to put chairs along the building with tables in front of them does not work because customers move then in order to sit down. We challenge anyone to be able to sit down in a chair with a back, at a table, without moving it, given only 400mm distance back-to-front in which to do so!

An arrangement needs to be found that is clear-cut to manage and only involves chairs facing side-on to the street. We believe that this would be possible with 2 tables and 4 chairs.

Anything else would leave far less than the 1800mm required clearance between the furniture and the kerb. Some of our residents and their guests are well over retirement age, and it is very dangerous for them to be forced out into the traffic on walking sticks. Others have pushchairs.

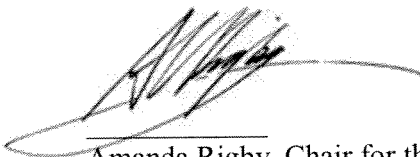
Rationale for less extensive hours

The premises are in a highly residential area within the Seven Dials cumulative impact policy zone for licensable activity. Allowing tables and chairs to be out either early in the morning or late in the evening causes public nuisance to residents while people are eating and drinking at them, and even worse when they are being put out and put away.

The 8pm terminal hour is acceptable to us and well within your policy's discretionary extension.

However, it is worth noting that the area is rather quiet at night and in the morning – quieter than many other areas of London, due to the absence of any constant background noise such as heavy traffic. It is particularly quiet in the mornings at weekends. The high buildings and narrow streets also cause a 'canyon effect'. Any noise spikes, such as those from people in the street or from tables being moved in and out, are therefore well-known to wake people up. Your policy start time of 9am is too early for us at the weekends when residents desperately need the chance for a bit of extra morning sleep, and 8am is totally unacceptable. We therefore ask that the shop only be permitted to use any tables and chairs from 9am on weekdays and 10am on a Saturday and Sunday.

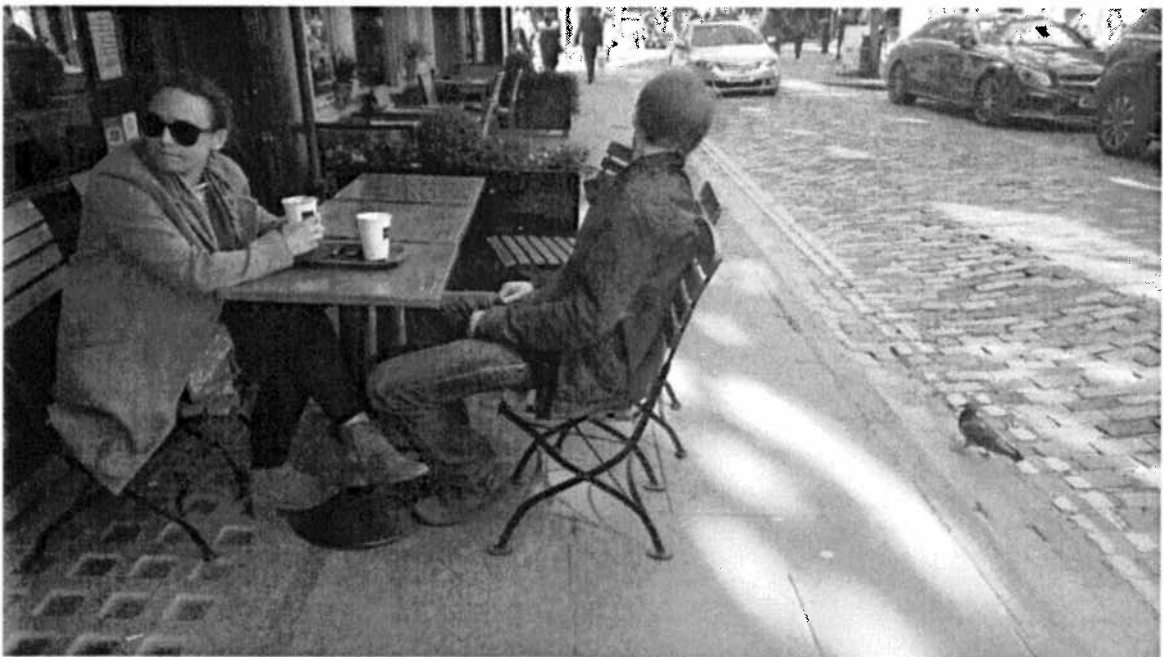
Yours sincerely,



Amanda Rigby, Chair for the committee.

*Please post any hard copy documents to Deborah Loth, Secretary at:  
Flat 4, 13 Shelton Street, London WC2H 9JN  
email address: [info@ChingCourt.com](mailto:info@ChingCourt.com)*

*Typical situation with poorly managed tables and chairs outside Hotel Chocolat in the past:*





**Bhudia, Paru**

---

**From:** Bhudia, Paru  
**Sent:** 06 September 2016 12:54  
**To:** Bhudia, Paru  
**Subject:** FW: 2016/4776/TC

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Printn file

-----Original Message-----

**From:** Mel Milbourne [<mailto:melmilbourne@icloud.com>]  
**Sent:** 02 September 2016 15:22  
**To:** Planning and Public protection  
**Subject:** ref: 2016/4776/TC

I AM NOT OPPOSED TO THE SEATING ON MONMOUTH STREET BUT THERE IS A POTENTIAL HAZARD IN PLACING CHAIRS AND TABLES ON SHAFTESBURY SO I OPPOSE THE REQUEST FOR SEATING ON SHAFTESBURY. IT IS AN EXTREMELY CONGESTED STREET AT TIMES AND THE RISK OF PEOPLE GOING AROUND TABLES ONTO THE ROAD IS AN ACCIDENT WAITING TO HAPPEN.

OCCUPIER, 74 NEAL STREET WC2H 9PA





Obeah

## Rahman, Mohammed

---

**From:** meredithcgca@gmail.com on behalf of Meredith Whitten  
<mwhitten@coventgarden.org.uk>  
**Sent:** 19 September 2016 16:57  
**To:** Planning  
**Cc:** Rahman, Mohammed  
**Subject:** 4 Monmouth Street WC2H 9HB, 2016/4776/TC  
**Attachments:** 4 Monmouth Street 12-09-16.pdf

Hello,

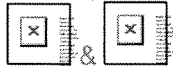
Attached are the CGCA's comments regarding 4 Monmouth Street WC2H 9HB, 2016/4776/TC.

Please let me know if you have any questions.

Many thanks,  
Meredith

**Meredith Whitten**  
Planning Advisor  
Covent Garden Community Association  
mwhitten@ [coventgarden.org.uk](mailto:mwhitten@coventgarden.org.uk)  
M: 0781 014 3326 (personal mobile)

Click to follow the CGCA on





## AMENITY GROUP CONSULTATION COMMENTS

**Date** 12 September 2016

**Planning Application Number**  
2016/4776/TC

**Planning Application Address**  
4 Monmouth Street WC2H 9HB

**Proposal**  
5 Tables and 8 Chairs on Monmouth Street 3 Tables and 6 Chairs on Shaftesbury Avenue

### COMMENTS

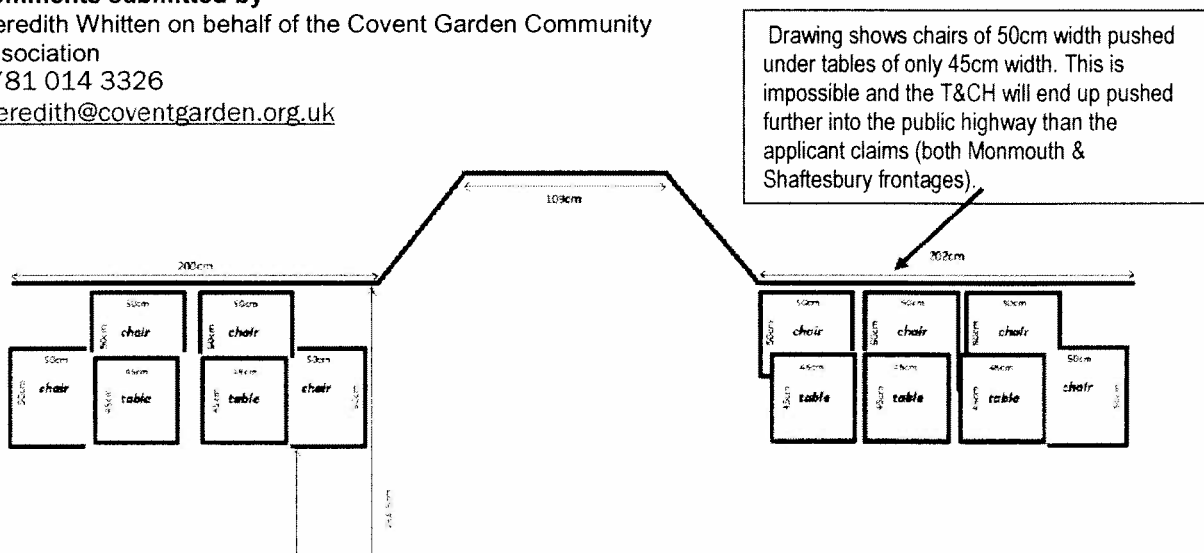
The CGCA objects to the number of tables and chairs proposed on the Monmouth Street frontage. The CGCA challenges the proposed drawing, which shows chairs of 50cm pushed under tables that measure only 45cm (see below). This means that the tables will have to be pushed further into the pavement than indicated, leaving less than the required minimum clear width of 1.8 metres between the edge of the chairs and the kerb or other obstructions as required by Camden (see Tables & Chairs Application Guidance, as well as CPG5 6.10-6.11). Clearances must take into account highway and disability concerns and the space needed to use seating and tables, as well as not result in an impediment to street cleaning and rubbish collection.

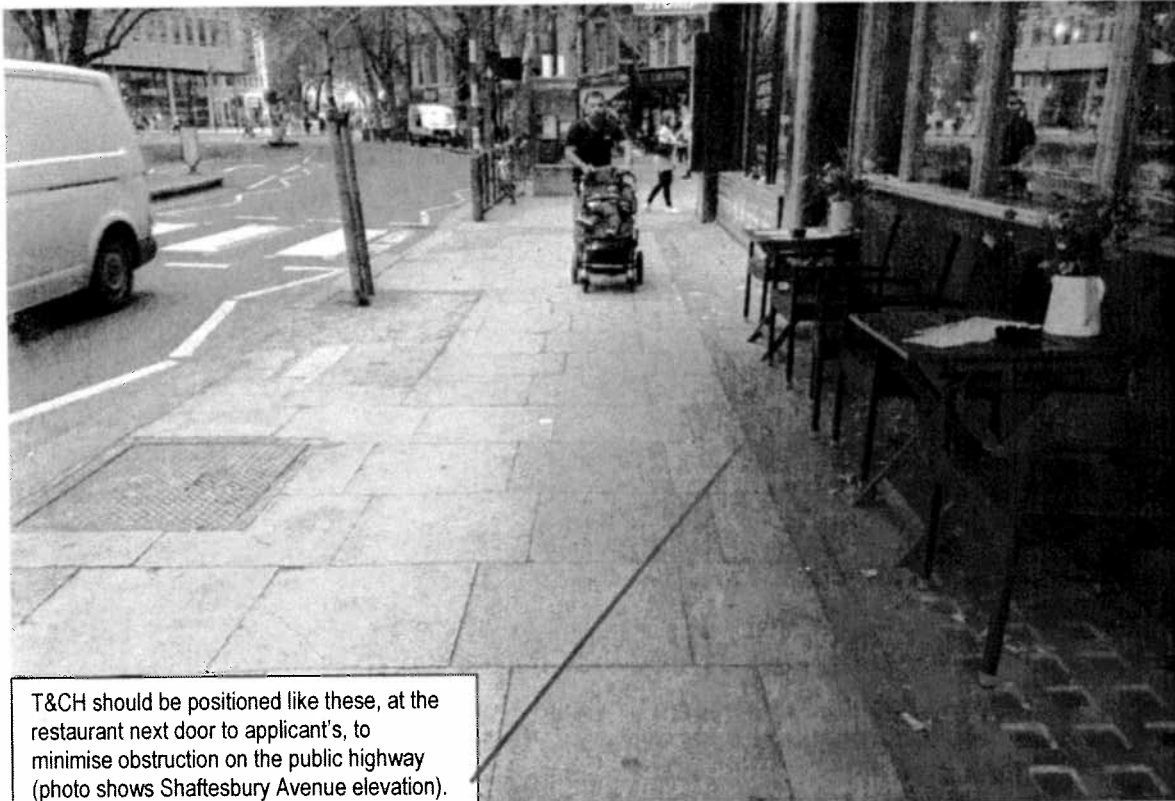
Given this, one table and two chairs, positioned flush against the shopfront on either side of the door, should be the maximum permitted on Monmouth Street (e.g., a total of two tables and four chairs). One table and two chairs, positioned flush against the shopfront on either side of the door, should be the maximum permitted on Monmouth Street (e.g., a total of two tables and four chairs).

On the Shaftesbury Avenue frontage, the measurements of the street furniture again do not add up. One table and two chairs on either side of the door and configured flush with the shopfront. We have attached a photo of the tables and chairs at the restaurant next to the applicant's that shows the tables and chairs positioned more appropriately (Shaftesbury frontage).

Hours should adhere to the Council's policy for new applications for tables and chairs. These specify that the Council will generally apply hours of operation between 9 a.m. to 6 p.m. from Monday to Sunday. (See Appendix 2 of Camden's "Tables & Chairs Guidance.")

**Comments submitted by**  
Meredith Whitten on behalf of the Covent Garden Community Association  
0781 014 3326  
[meredith@coventgarden.org.uk](mailto:meredith@coventgarden.org.uk)





T&CH should be positioned like these, at the restaurant next door to applicant's, to minimise obstruction on the public highway (photo shows Shaftesbury Avenue elevation).



T&CH at restaurant next to applicant's (on Monmouth Street frontage) show the limited space available on the public highway.

No objection

**Rahman, Mohammed**

---

**From:** Dewes, Tatai  
**Sent:** 14 September 2016 15:59  
**To:** Rahman, Mohammed  
**Subject:** Transport obs for 2016/4776/TC  
**Attachments:** Monmouth St, 4, 2016-09-14, Obs.doc

Hi Mo

Please see attached obs for application 2016/4776/TC – 4 Monmouth Street.

Regards

Tatai Dewes  
Transport Planner  
Environment and Transport  
Supporting Communities  
London Borough of Camden

Telephone: 020 7974 3062  
Web: [camden.gov.uk](http://camden.gov.uk)

5 Pancras Square  
London N1C 4AG

Please consider the environment before printing this email.



<b>To:</b>	Mohammed Rahman
<b>From:</b>	Tatai Dewes (Transport Planning)
<b>Date:</b>	14 September 2016
<b>Re:</b>	<b>Hotel Chocolat</b> <b>4 Monmouth Street</b> <b>London</b> <b>WC2H 9HB</b>
<b>Proposal:</b>	<i>5 Tables and 8 Chairs on Monmouth Street</i> <i>3 Tables and 6 Chairs on Shaftesbury Avenue</i> <i>Monday to Sunday 08:00- 20:00</i> <i>New Application</i>
<b>Reference:</b>	<b>2016/4776/TC</b>

I have reviewed the plans and documents submitted with the planning application 2016/4776/TC and do not have any concerns in terms of transport.





Mcderald - Grant as applied remind them to  
remove the bin

Cafe (Knightwalk) - Grant application inline with amended  
plan on page 33 - grant subjected  
to amended hours -  
mon - Sat 8am - 11pm Sun 8am - 10pm

Belgo - Grant as applied subject amended plan  
showing no a-boards

XO - Grant as applied - however remind them  
to address issuer around noise - possibly  
putting out sign to remind customers to  
keep noise to a minimum.

Wildwood - Grant Subject to amended plan for  
mammoth street -

mammoth street - 2T, 4C and parallel

mammoth street - ok

} until  
11pm  
m-Sat  
Sun-10pm

Viet Eat - Hold Subject to ~~proposed~~ applicant providing copy  
of land registry to confirm there is private  
space outside belongs to him, Julie P will  
try to check too. If confirmation space  
is private grant app as applied

Sea Five Court - Grant as applied - has one of  
no concern

Pre + A  
64-72 New Oxford — Grant AS applied and  
request him to remove  
A-board

Pret A manager - 10 leather line - Grant as applied however remind them to stick to hours inline with agreed hours. It has bought to parcel attention promises making breaching consent by placing T/C out of agreed hours.

Smit Saragi - ~~page 22 claim~~ Grant app inline with revised plan x2T, 4c and 9pm. remind them the T/C should to extend on to neighboring properties and should stay close to the facade of the promises

~~The Diner -~~

The Diner - Grant as applied  
no complaint in reaction to T/C or ~~the~~ noise, grant 11pm

Hotel Chocolate - Shaftsbury Av is ok to grant 3T, 6c, However ~~refuse~~ grant reduced form on Monmouths Street - grant 2T, 4chairs parties and close to the Shop Grant - Subject to amended plan

Grant app Subject to amended plan for both Shaftsbury Av and Monmouths St

Shaft - 2T 4C particular } Times OK  
Av  
Monmouth St - 2T 4C particular }

Remind them not to add additional fixtures e.g.

①  
10 cases - Grant application as previously agreed (10T, 20choc),  
the ones facing back onto the road - NO  
time should be granted until (additional fee  
required as they have not paid. Mon-Sun 08:00-22:00)

Crown - Seek further clarification whether if they want  
to withdraw app or proceed plan.

Banana Tree - Refused application - T/C will be placed  
on unauthorised structure and consent should  
not be granted. Applicant may re-apply  
and will be considered on its own merits once  
decks has been removed.

Marriott - Refuse - it has been brought to T/C panel  
which indicates that they cannot address to obstructions on the  
highway. Panel is minded full granting and  
any consent will add to future obstructions.

The fleet river - Grant app from 8am to 18:30 Mon-Sun  
grant app in line with plan on page  
65 of the agenda - have seen the receipt of  
payment for plates panel are minded to grant

40  
40 } 80

X5 20 = 100

10 £190

0330 006 028;

Crown

0333 006 0283

9/11/16



**Minutes- Tables and Chairs Panel meeting  
15/11/2016**

**MEMBERS PRESENT:**

Julia Peterson – Licensing Enforcement Officer  
Tatai Dewes- Transport Officer  
Mohammed Rahman – Table and Chairs Processing Officer  
Afshar Ahmed – Team Leader  
Nicholas Markwick - Highway Officer

1. The Crown, 43 Monmouth Street

3 Tables, 12 Chairs and 7 Barriers  
Monday to Sunday: 10:00 to 22:00  
Renewal Application

**Decision** – Grant, write to them requesting for approved plan as per previous decision to grant application with barriers to be bought closer to tables and chairs

Refer to previous panel meeting details for more information.

2. Banana Tree 237 - 239 West End Lane

5 Tables and 18 Chairs (16 Chairs previously)  
Monday to Saturday 12:00 - 23:00  
Sunday 12:00 - 22:30  
Renewal and Variation Application

**Decision – Refuse**

**Reasons** – Premises has unauthorised decking on the public highways which was brought to panel attention. Granting consent to place tables and chairs on the public highways will result in adding further obstruction on the pavement. Unauthorised decking should be removed before applicant considers re-submitting any future application.

3. Marriott Hotel Maida Vale, Plaza Parade, Kilburn High Road

5 Tables, 10 Chairs and 8 Planters  
Monday to Thursday: 08:00 to 23:00  
Friday and Saturday: 08:00 to 23:30  
Sunday: 08:00 to 22:30  
New Application

**Decision – Refuse**

**Reasons** – Premises has unauthorised decking on the public highways which was brought to panel attention. Granting consent to place tables and chairs on the public highways will result in

adding further obstruction on the pavement. Unauthorised decking should be removed before applicant considers re-submitting any future application.

#### 4. Fleet River Bakery, 71 Lincolns Inn Field

3 Tables and 12 Chairs on Twyford Place  
1 Table and 2 Chairs on Gate Street  
Monday to Sunday 07:00-18:30  
New Application

#### **Decision – Grant**

**Reasons** – Proof of payment for planters provided is satisfactory and panel agree to grant application with the revised plan on page 65. Hours of consent to be granted as applied.

#### 5. Pret A Manger 10 Leather Lane

5 Tables and 10 Chairs  
Monday to Sunday 09:00-18:30  
Renewal Application

#### **Decisions – Grant**

**Reasons** – Grant as applied however remind them to only place tables and chairs on the pavement during agreed hours of the consent. Complaints received in relation to tables and chairs being placed before agreed hours have been noted and any future complaints may result in application being refused.

#### 6. Simit Sarayi 102 Southampton Row

**3 Tables 7 Chairs and 4 Barriers**  
**Monday to Sunday 08:00 - 11:00**  
**New Application**

#### **Decisions - Grant**

**Reasons** – revised plan and proposal to reduce number of tables & chairs and until 9pm is acceptable. Grant application as proposed in supporting statement 2 Tables and 4 Chairs Monday to Sunday 08:00-21:00.



### 7. The Diner

8 Tables and 16 Chairs  
Monday to Saturday 09:00 to 23:00  
Sunday 09:00 to 21:00  
Renewal Application

**Decisions** – Grant

**Reasons** – Grant application as applied. Environmental Health have no record of any noise related issues with the premises.

### 8. Hotel Chocolat, 4 Monmouth Street

5 Tables and 8 Chairs on Monmouth Street  
3 Tables and 6 Chairs on Shaftesbury Avenue  
Monday to Sunday 08:00- 20:00  
New Application

**Decisions** – Grant subject to amended plan

Reasons – Shaftesbury Avenue and Monmouth Street both have high volume of pedestrian footfall. The proposed layout and number of tables & chairs applied for will have impact on pedestrian comfort. Panel propose to grant application in reduced form.

Panel propose:

Shaftesbury Avenue 2 Tables and 4 Chairs placed parallel  
Monmouth Street 2 Tables and 4 Chairs placed parallel

Hours applied for are of no issues.

### 9. Wildwood Kitchen 184 Shaftesbury Avenue

2 Tables, 4 Chairs on Shaftesbury Avenue  
4 Tables and 8 Chairs on Monmouth Street  
Monday - Sunday 11:00- 23:00  
New Application

**Decision**- Grant subject to amended plan

**Reason** – proposed Shaftesbury Avenue elevation is acceptable The proposed layout and number of tables & chairs applied for on Monmouth Street will have impact on

pedestrian comfort therefor panel propose to grant 2 Tables and 4 chairs parallel (same layout as Shaftsbury Avenue). Hours can be granted Monday to Saturday 11:00-23:00

10. Viet Eat, 48 Kingsway

4 Tables, 8 Chairs and 2 Barriers (additional 2 Tables and 4 chairs are on private property)

Monday to Saturday 11:00 to 23:00

Sunday 12:00 to 22:00

Renewal Application

**Decision – Hold**

Reason – further clarification is required to confirm if the claimed 2 tables and 4 chairs are private property, applicant to provide land register plan, Julia will also try to find out. If Julia findings prove sufficient pavement space outside is private application can be granted as applied

11. Sea Fire Grill 59 Chalk Farm Road

**Decision – Grant**

Reasons – Grant Application as applied. Hours applied for are of no concern. There is number of other premises within close proximity who also have consent to place tables and chairs

12. Preat A Manager 64-72 New Oxford Street

6 Tables and 12 Chairs on New Oxford Street

3 Tables and 6 Chairs on Bloomsbury Street

Monday to Friday 08:00 - 20:00

Saturday and Sunday 08:00 - 18:00

Renewal Application

**Decision – Grant as applied**

13. McDonalds 84-86 Charing Cross Road

5 Tables, 10 Chairs and 13 Barriers

Monday to Sundays 09:00 - 20:00

Renewal Application

**Decision – Grant**

Grant application as applied. The large bin is not part of the consent and should be removed. Panel understand the bin may help maintain cleanness's of the area, however the consent granted does not include the bin. It is possible applicant may want to apply for variation.

14. Cafe ( Knightwalk Restaurant Ltd) 86 Kingsway

**Decision – Grant**

Grant application inline with the amended plan on page 33 and reduced hours. Hours to be granted Monday- Saturday 08:00 to 23:00 and Sunday 08:00 to 22:000

15. Belgo 72/73 Chalk Farm Road

**Decision- Grant subject to amended plan**

The plan shows A-boards which do not form part of the consent; therefore they should be removed from the plan. Once correct plan is received application to be granted as applied

16. XO Restaurant 29-31 Belsize Lane

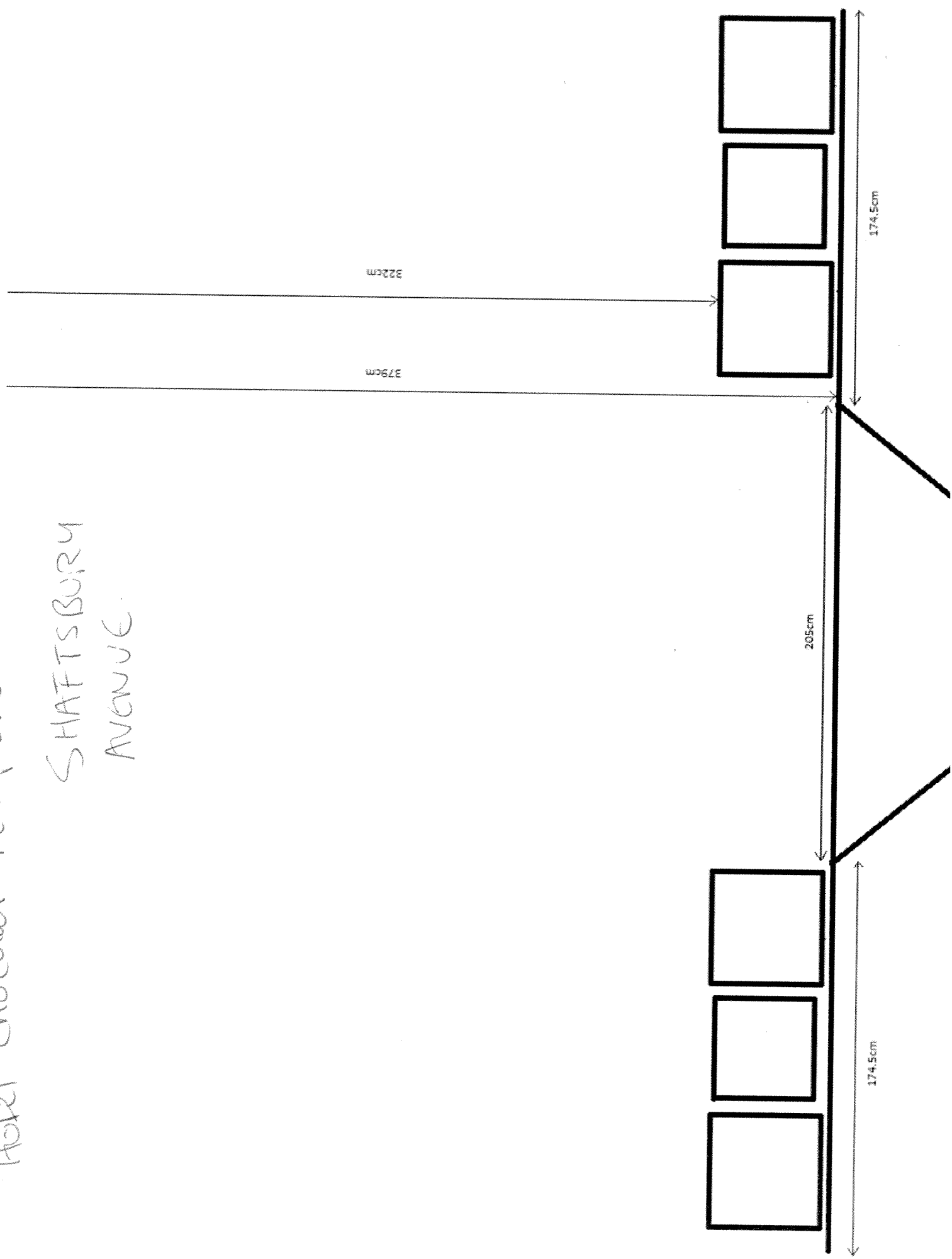
**Decision – Grant**

Grant application as applied however remind them to address the issues around noise generated by customers. Putting up signs on the table to remind patrons to keep noise level down could help address the noise related issues

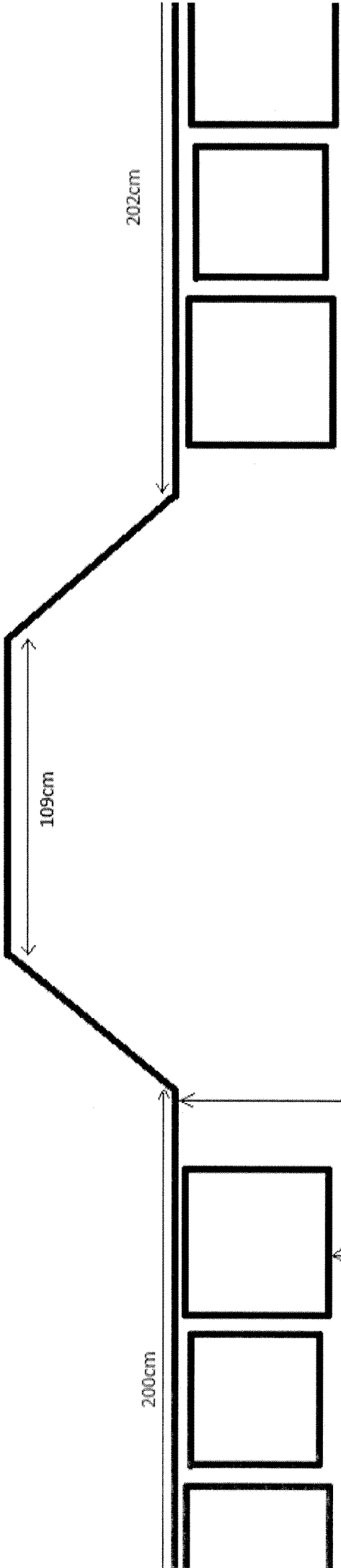


Hotel Chocolat new plans

SHAFTSBURY  
AVENUE







new plans

Monmouth Street

Hotel chocalat

