

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 **Bread Ahead**

Name/ Address of Premises **Bread Ahead**

1- 1a Monmouth Street , London , WC2H 9DA

Nature and number of amenities **2 TABLES AND 4 CHAIRS**

Days/Times to be placed on the highway **Monday - Friday 08:00 to 20:30**
Saturday 08:30 to 21:00
Sunday 09:00 to 19:30

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 **12/06/2017**

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

This consent is valid from 12 June 2017 to 12 June 2018

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: 12/06/2017
Ref: 2017/1904/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

Matthew Jones
Flat 28 Park Street
London
SE1 9EQ

Dear Matthew Jones

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 Bread Ahead , 1- 1a Monmouth Street , London , WC2H 9DA.

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

Monday - Friday 08:00 to 20:30
Saturday 08:30 to 21:00
Sunday 09:00 to 19:30

The consent requires renewal on 12 June 2018. 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.

All representations were taken into consideration when reaching the decision to grant consent, panel feel there is not enough room for such big benches especially as they have a crossing directly opposite and they are on the corner. The applicant advised that neighboring businesses had similar layouts but they are not on the corner and they do not have a crossing opposite them. The previous owner's layout is much more suitable so that is what the panel recommended.

The applicant has sent in a revised plan showing 2 tables and 4 chairs and the panel are happy to grant this new layout.

A refund of £360 is due and will be processed under a separate letter.

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

Comment
NO obj - GNV

Transport - ~~not~~ objection

DATE CONSULTATION ENDS: 01 MAY 2017

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:

Bread Ahead
1- 1a Monmouth Street
London
WC2H 9DA

PROPOSAL: TO PLACE 2 Benches and 12 Stools
Monday - Friday 08:00 to 20:30
Saturday 08:30 to 21:00, Sunday 09:00 to 19:30
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 **01 MAY 2017** 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 quoting our ref: 2017/1904/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: 03/04/17
Ref: 2017/1904/TC
Enqs: Mohammed Rahman
Tel: 0207 974 4444

Matthew Jones
C/o Matthew Jones
Flat 28 Park Street
London
SE1 9EQ

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

Dear Matthew

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

I enclose a copy of a notice about your application to put 2 Benches and 12 Stools on the public highway outside 1 - 1A Monmouth Street, London, WC2H 9DA, 1 Monmouth Street, London, WC2H 9DA.

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



Who are you?

Who are you? Business owner

Business owner details

Business name Bread Ahead Ltd
Title Mr.
Forename Matthew
Surname Jones
Postcode SE1 9EQ
Address FLAT 28
PARK STREET
LONDON
Town LONDON
County
Postcode SE1 9EQ
Email
Daytime telephone number 07946448039
Evening telephone number 07946448039

Premises details

Premises name Bread Ahead
Postcode wc2h 9da
Address 1-1A Monmouth Street
London
WC2H 9DA
Email matt@breadahead.com
Daytime telephone number 02078363452
Evening telephone number 02078363452



Premises details

Title Ms.
 Forename Roberta
 Surname Zujevaite
 Please state the road(s) that you wish to place the amenities on. Monmouth Street

Who should we contact in the future?

Please state which address you would like all further correspondence sent to regarding this application.

Please note: Once a consent is issued all further correspondence will be sent to the business owner.

Please pick one To the premises

Application Details

Tables 2
 Chairs 12
 Umbrellas 0
 Barriers 0
 Heaters 0
 Picnic benches 0
 Days Monday
 Times 8
 am or pm am
 Days Friday
 Times 8.30



Application Details

am or pm	pm
Days	Saturday
Times	8.30
am or pm	am
Days	Saturday
Times	9
am or pm	pm
Days	Sunday
Times	9
am or pm	am
Days	Sunday
Times	7.30
am or pm	pm
Days	
Times	
am or pm	
Days	
Times	
am or pm	

Is a seating plan required?

This is a renewal of consent. No

The number of amenities on this application is the same as the last consent. Yes



Is a seating plan required?

ExampleSeatingPlan

Declaration

Declaration Yes

About this form

Issued by Customer Support Team, Planning and Public Protection
5th Floor, Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Contact email ppp@camden.gov.uk

Contact phone 020 7974 5316

Form reference 20881515

Data Protection

No personal information you have given us will be passed on to third parties for commercial purposes. The Council's policy is that all information will be shared among officers and other agencies where the legal framework allows it, if this will help to improve the service you receive and to develop other services. If you do not wish certain information about you to be exchanged within the Council, you can request that this does not happen.

Monmouth St

Neal St

Monmouth St

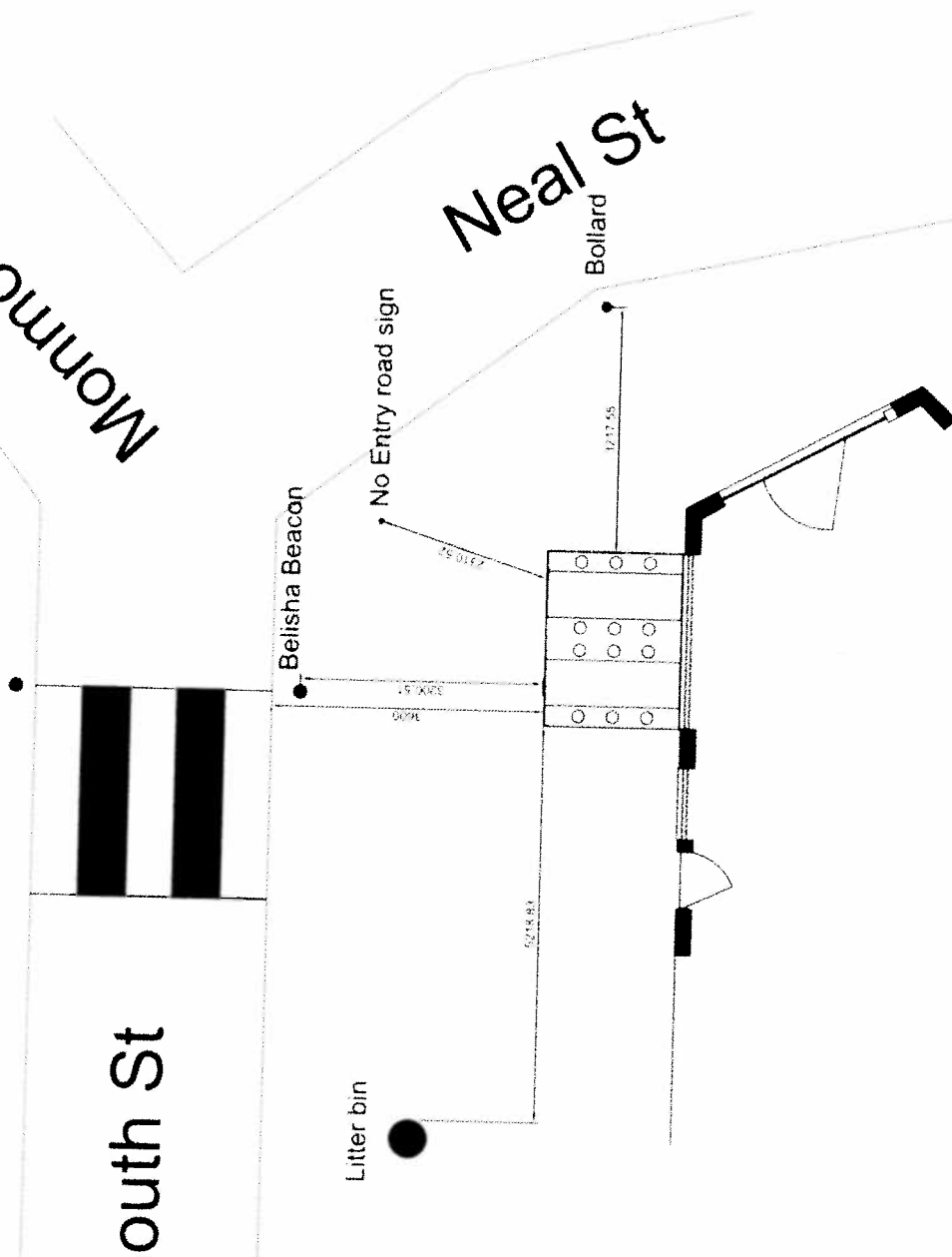
Kerb shown in red

Belisha Beacon

Litter bin

No Entry road sign

Bollard



Rahman, Mohammed

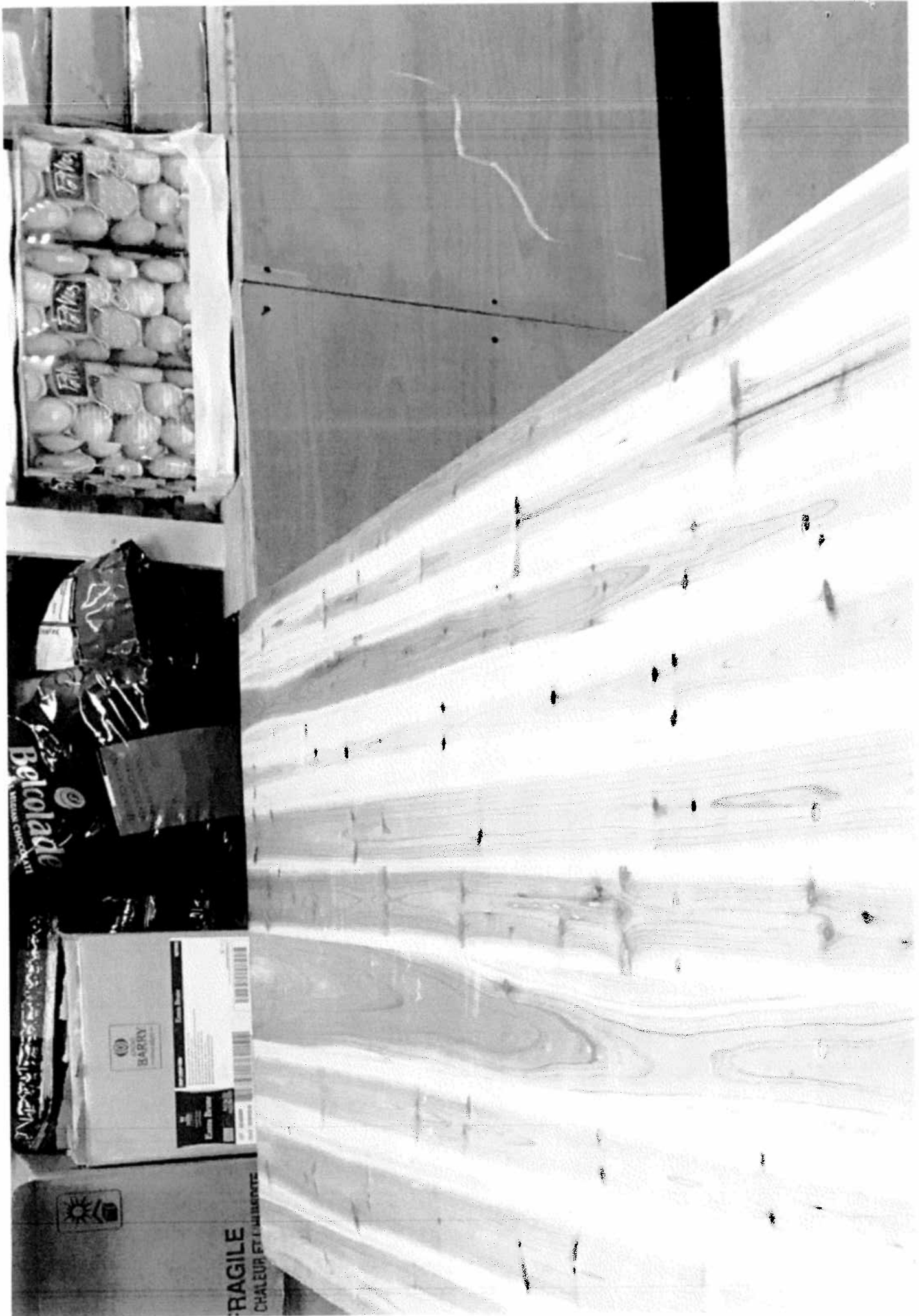
From: Rahman, Mohammed
Sent: 27 March 2017 12:58
To: Rahman, Mohammed
Subject: FW: Dimensions of table

From: Matthew Jones [<mailto:matt@breadahead.com>]
Sent: 23 March 2017 9:04 AM
To: Planning and Public protection
Subject: Dimensions of table

Dear sirs,
Please find attached pictures of furniture for 1a Monmouth Street

The table is 200 cm x 80 cm
The stools are 30cm x 30 cm

Kind regards



Rahman, Mohammed

From: Bhudia, Paru
Sent: 17 March 2017 12:35
To: Rahman, Mohammed
Subject: FW: Amenities on the Public Highway Application
Attachments: Monmouth Street plan.pdf

Hey mo

Please print n file the pap should be in the folder

From: Matthew Jones [<mailto:matt@breadahead.com>]
Sent: 14 March 2017 18:53
To: Planning and Public protection
Cc: Jessica Heise
Subject: Re: Amenities on the Public Highway Application

Please find revised plan as requested, showing the distance to the roadside.
we will forward the pictures and dimensions of the furniture,

Regards,

Matthew Jones

On 2 Mar 2017, at 14:12, Planning and Public protection
<PlanningandPublicprotection@camden.gov.uk> wrote:

Dear

Matthew Jones
Baker/Owner
Bread Ahead Bakery
Borough Market

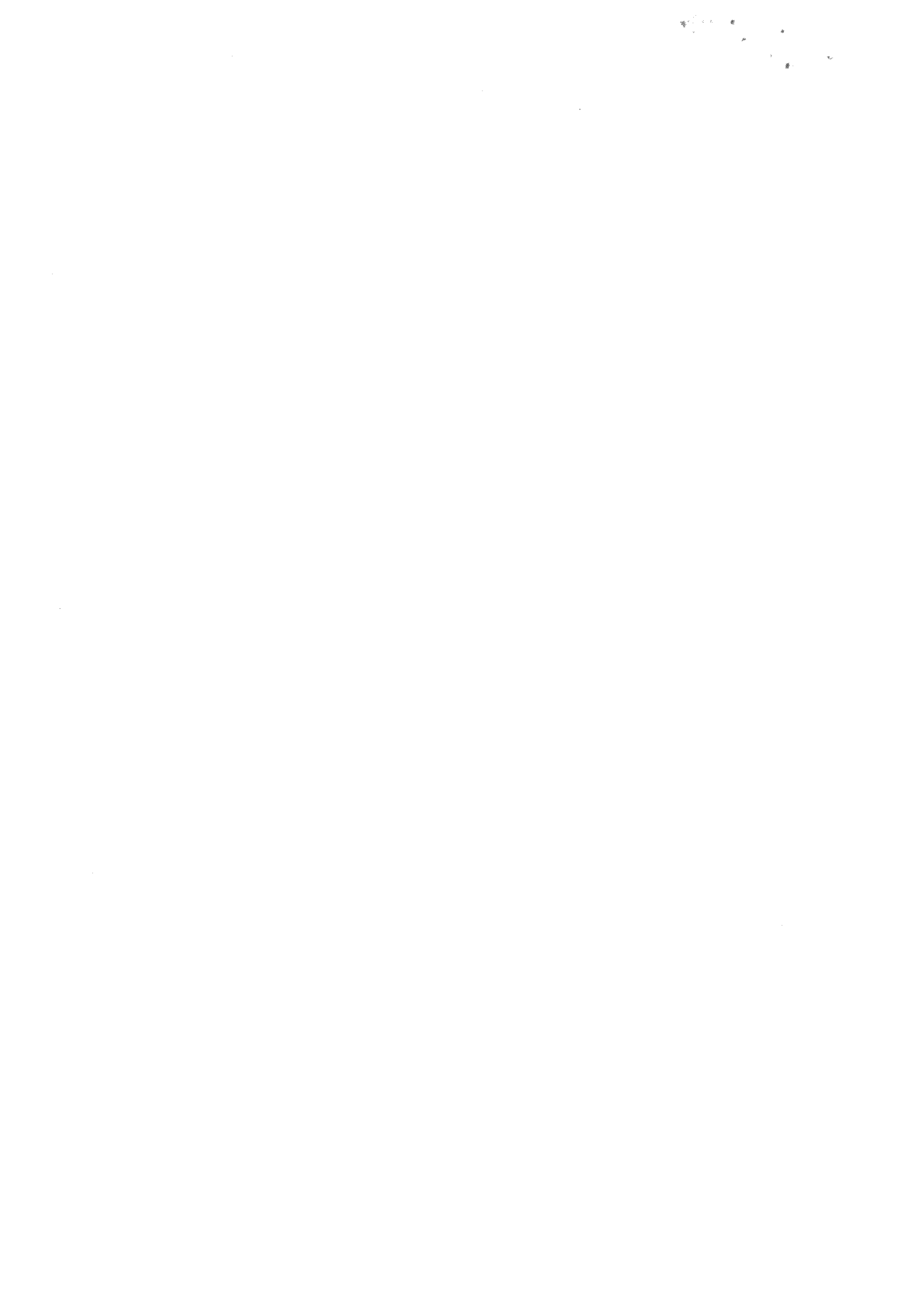
Mobile: +44 7946448039

Cathedral Street
London
SE1 9DE
Wholesale Bakery & School

www.breadahead.com

twitter @breadahead

Instagram: breadaheadboroughmarket



Bhudia, Paru

From: Planning and Public protection
Sent: 20 February 2017 10:28
To: 'matt@breadahead.com'
Subject: FW: Amenities on the Public Highway Application
Attachments: 20881515.htm; 20881515.xml; 20881515.pdf;
Tables_and_chairs_application_guidance_notes_2011.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Matthew

Thank you for your application, please can you submit a 1;100 scale drawn professional plan to reflect the layout you wish to place outside your premises.

Please be advised we do not accept hand drawn plan, and the plan must include the following:- (I have also attached the guidelines to assist you)

1. Dimensions of Table and Chairs (also a picture of furniture you will be using) 2. Dimensions of all amenities posts, bins, bus stops etc and their distance form the table and chairs 3. Distance form pavement (must be a minimum of 1.8m clearway) 4. Please send the plan as a pdf attachment

Once we receive the plan and all is ok we can proceed with payment then register your application.

Kind regards

Paru

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

From: Planning and Public protection
Sent: 17 February 2017 14:41
To: Planning and Public protection
Subject: Amenities on the Public Highway Application

WHO ARE YOU?

Who are you?: Business owner

BUSINESS OWNER DETAILS

Business name: Bread Ahead ltd
Title: Mr.
Forename: Matthew
Surname: Jones
Postcode: SE1 9EQ
Address: FLAT 28

PARK STREET
LONDON
Town: LONDON
County:
Postcode: SE1 9EQ

Email:
Daytime telephone number: 07946448039
Evening telephone number: 07946448039

PREMISES DETAILS

Premises name: Bread Ahead
Postcode: wc2h 9da
Address: 1-1A Monmouth Street
London
WC2H 9DA

Email: matt@breadahead.com
Daytime telephone number: 02078363452
Evening telephone number: 02078363452

Title: Ms.

Forename: Roberta

Surname: Zujevaite

Please state the road(s) that you wish to place the amenities on.: Monmouth Street

WHO SHOULD WE CONTACT IN THE FUTURE?

Please state which address you would like all further correspondence sent to regarding this application.

Please note: Once a consent is issued all further correspondence will be sent to the business owner.

Please pick one: To the premises

APPLICATION DETAILS

Tables: 2
Chairs: 12
Umbrellas: 0
Barriers: 0
Heaters: 0
Picnic benches: 0
Days: Monday
Times: 8
am or pm: am
Days: Friday
Times: 8.30
am or pm: pm
Days: Saturday
Times: 8.30
am or pm: am
Days: Saturday

Times: 9
am or pm: pm
Days: Sunday
Times: 9
am or pm: am
Days: Sunday
Times: 7.30
am or pm: pm
Days:
Times:
am or pm:
Days:
Times:
am or pm:

IS A SEATING PLAN REQUIRED?

This is a renewal of consent.: No
The number of amenities on this application is the same as the last
consent.: Yes
ExampleSeatingPlan:

DECLARATION

Declaration: Yes

ABOUT THIS FORM

Issued by: Customer Support Team, Planning and Public Protection 5th Floor, Camden Town Hall
Extension Argyle Street London WC1H 8EQ

Contact email: ppp@camden.gov.uk
Contact phone: 020 7974 5316
Form reference: 20881515

Bread Ahead Plan

Bhudia, Paru

From: Bhudia, Paru
Sent: 02 March 2017 14:13
To: Bhudia, Paru
Subject: FW: Amenities on the Public Highway Application
Attachments: Bread Ahead seating area.pdf; Bread Ahead seating seven Dials map.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Is wrong asked for more details

From: Matthew Jones [mailto:matt@breadahead.com]
Sent: 25 February 2017 18:58
To: Planning and Public protection
Cc: Jessica Heise
Subject: Re: Amenities on the Public Highway Application

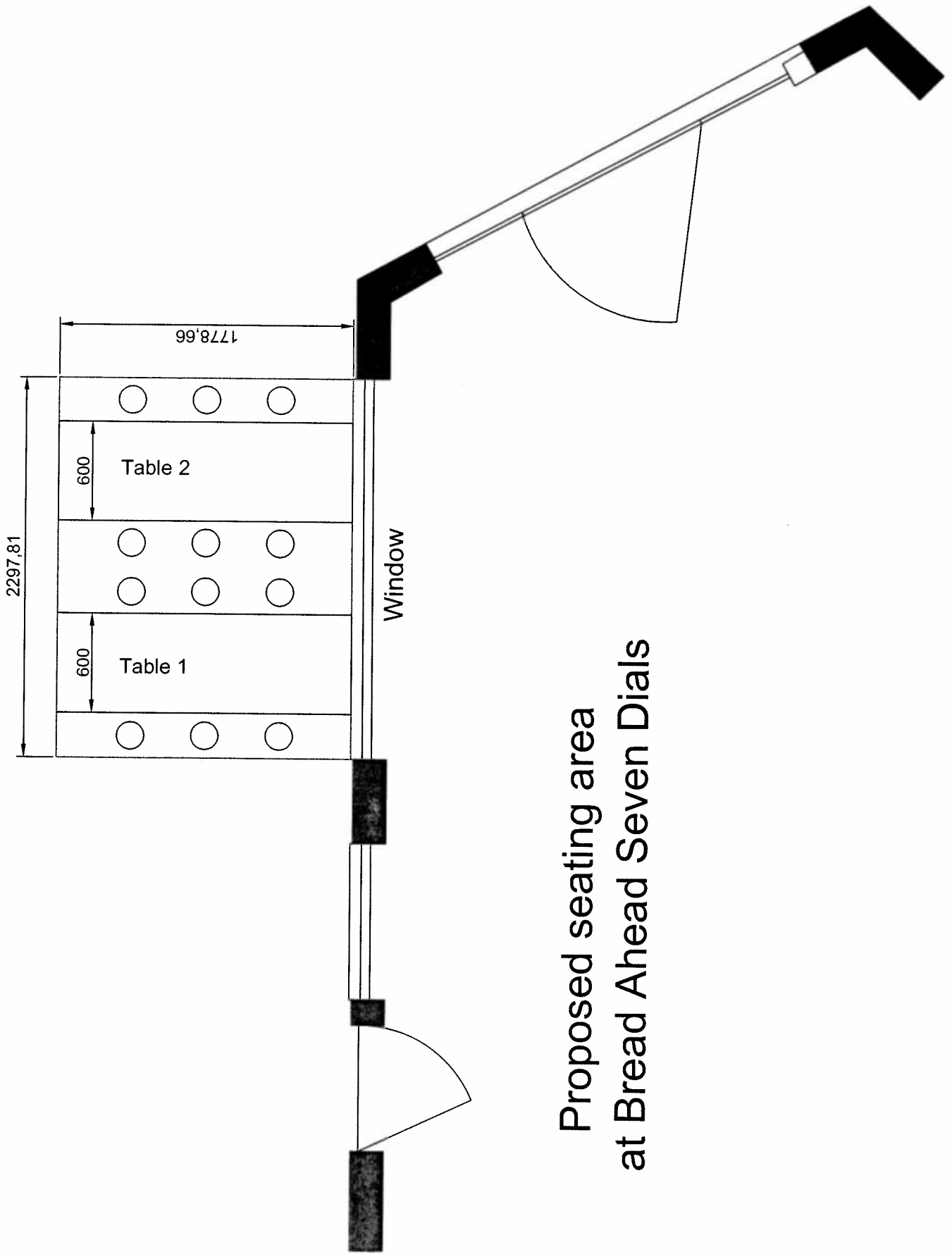
Dear Paru,
Please find attached a scale drawing of our proposed seating Plan for 1a Monmouth Street.
The Awning is in Place from the previous Tennant,
I trust this meets you requirements

Mathew Jones

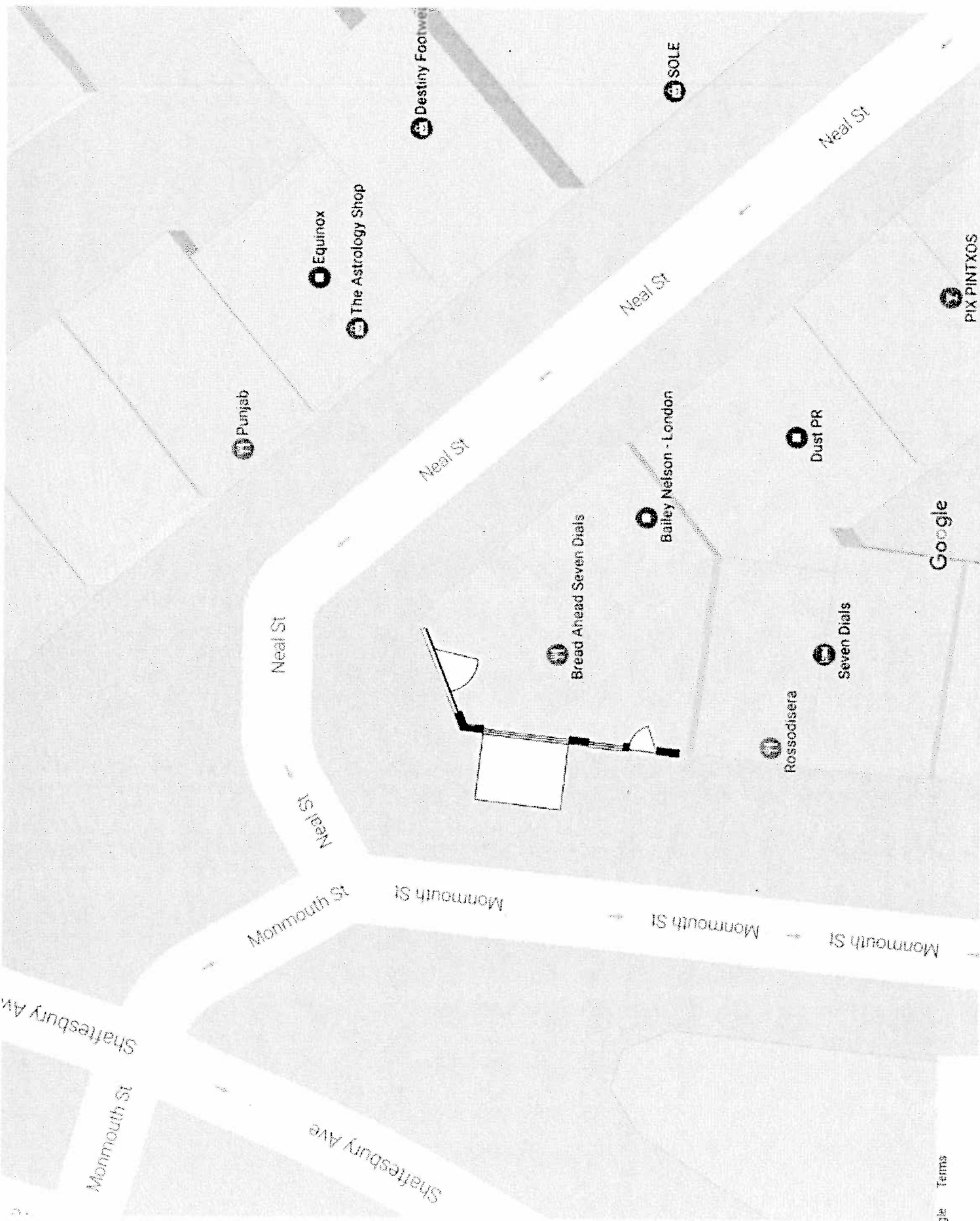
- > On 20 Feb 2017, at 10:27, Planning and Public protection <PlanningandPublicprotection@camden.gov.uk> wrote:
>
> Dear Matthew
>
> Thank you for your application, please can you submit a 1;100 scale drawn professional plan to reflect the layout you wish to place outside your premises.
>
> Please be advised we do not accept hand drawn plan, and the plan must include the following:- (I have also attached the guidelines to assist you)
>
> 1. Dimensions of Table and Chairs (also a picture of furniture you will be using)
> 2. Dimensions of all amenities posts, bins, bus stops etc and their distance form the table and chairs
> 3. Distance form pavement (must be a minimum of 1.8m clearway)
> 4. Please send the plan as a pdf attachment
>
> Once we receive the plan and all is ok we can proceed with payment then register your application.
>
> Kind regards

>
> Paru
>
>
>
> -----Original Message-----
> From: Planning and Public protection
> Sent: 17 February 2017 14:41
> To: Planning and Public protection
> Subject: Amenities on the Public Highway Application
>
>
> WHO ARE YOU?
> -----
> Who are you?: Business owner
>
> BUSINESS OWNER DETAILS
> -----
> Business name: Bread Ahead ltd
> Title: Mr.
> Forename: Matthew
> Surname: Jones
> Postcode: SE1 9EQ
> Address: FLAT 28
> PARK STREET
> LONDON
> Town: LONDON
> County:
> Postcode: SE1 9EQ
> Email:
> Daytime telephone number: 07946448039
> Evening telephone number: 07946448039
>
> PREMISES DETAILS
> -----
> Premises name: Bread Ahead
> Postcode: wc2h 9da
> Address: 1-1A Monmouth Street
> London
> WC2H 9DA
> Email: matt@breadahead.com
> Daytime telephone number: 02078363452
> Evening telephone number: 02078363452
> Title: Ms.
> Forename: Roberta
> Surname: Zujevaite
> Please state the road(s) that you wish to place the amenities on.: Monmouth Street
>
> WHO SHOULD WE CONTACT IN THE FUTURE?
> -----
>
> Please state which address you would like all further correspondence sent to regarding this application.
>
> Please note: Once a consent is issued all further correspondence will be sent to the business owner.
>
>
> Please pick one: To the premises
>
> APPLICATION DETAILS
> -----
> Tables: 2
> Chairs: 12
> Umbrellas: 0
> Barriers: 0
> Heaters: 0

> Picnic benches: 0
> Days: Monday
> Times: 8
> am or pm: am
> Days: Friday
> Times: 8.30
> am or pm: pm
> Days: Saturday
> Times: 8.30
> am or pm: am
> Days: Saturday
> Times: 9
> am or pm: pm
> Days: Sunday
> Times: 9
> am or pm: am
> Days: Sunday
> Times: 7.30
> am or pm: pm
> Days:
> Times:
> am or pm:
> Days:
> Times:
> am or pm:
>
> IS A SEATING PLAN REQUIRED?
> -----
> This is a renewal of consent.: No
> The number of amenities on this application is the same as the last
> consent.: Yes
> ExampleSeatingPlan:
>
> DECLARATION
> -----
> Declaration: Yes
>
> ABOUT THIS FORM
> -----
> Issued by: Customer Support Team, Planning and Public Protection 5th Floor, Camden Town Hall Extension Argyle Street
London WC1H 8EQ
>
> Contact email: ppp@camden.gov.uk
> Contact phone: 020 7974 5316
> Form reference: 20881515
> This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is
intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.
> <20881515.htm><20881515.xml><20881515.pdf><Tables_and_chairs_application_guidance_notes_2011.pdf>



Proposed seating area
at Bread Ahead Seven Dials



Shaftesbury Av
Monmouth St

Monmouth St
Neal St

Shaftesbury Ave

Monmouth St

Monmouth St

Monmouth St

Neal St

Neal St

Neal St

Neal St

Punjab

Equinox

The Astrology Shop

Destiny Footwear

SOLE

Bread Ahead Seven Dials

Bailey Nelson - London

Rossodisera

Dust PR

Seven Dials

Google

PIX PINTXOS

MEMORANDUM

From: **Julia Peterson**

To: Afshar Ahmad/Mohammed Rahman

Ref: 2017/1904/TC

Enqs: above

Tel: 6978

Date: 24/04/2017

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: Bread Ahead, 1- 1a Monmouth Street , London , WC2H 9DA
PROPOSAL: To place 2 Benches and 12 Stools
Monday - Friday 08:00 to 20:30
Saturday 08:30 to 21:00, Sunday 09:00 to 19:30
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.

Comment

Rahman, Mohammed

From: Bhudia, Paru
Sent: 12 April 2017 19:52
To: Rahman, Mohammed
Subject: FW: 2017/1904/TC

Print n file please hun

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

From: anja saunders [<mailto:anja@fragrantfeathers.net>]
Sent: 08 April 2017 15:13
To: Planning and Public protection
Subject: 2017/1904/TC

Dear Afshar Ahmad,

Thank you for giving me the opportunity to comment on the application 2017/1904/TC

The hours are very reasonable but I think that 12 stools is excessive for the space available especially as the premises are on a corner and there is a lot of footfall going in different directions at that location.

Yours sincerely,

Anja Saunders
14 Neal's Yard
London WC2H 9DP
020 7497 0321

18.04.2017

Comment

I am the owner occupier of Flat 3, 3 Monmouth Street, WC2H which is next door to the site. I have lived here for 17 years. While tables and chairs on the pavement are an attractive feature of our area, the proposed benches are too intrusive. This is an exceptionally busy junction, including many tourists heading for Covent Garden. Because of the attractive cobbles many pedestrians assume the streets are pedestrianised. Vehicles are often confused by the inability to turn right at the top of Neal Street. The regularity with which the bollards on this corner are knocked over bears witness to the frequent scenes of chaos. So more pavement than normal is needed to minimise risk, and these benches simply stick out too far. Keep to the previous tables and chairs! Thank you.

CGCA – Objection 16.05.2017

The proposed large picnic table obstructs pedestrian flow, as it routinely is positioned so as to leave less than 1.8m. Indeed, the applicant's measurement of 1.95m clearance is unrealistic once customers are seated.

The CGCA also objects to the proposed hours. The currently permitted hours were established to protect residential amenity. Given the oversaturation of tables and chairs used in Neal's Yard, staggered closing times ensure that customers do not all exit at once and is essential to maintaining a liveable environment for the many Neal's Yard residents. The fact that there have been few complaints does not justify extending the hours, but rather supports the idea that the existing hours are appropriate.

The CGCA reminds the Council that Neal's Yard is a highly residential area, thus, Camden's policy requires that residents as well as visitors have adequate space to pass. This problem becomes particularly acute in warmer months and during peak times. This causes great disturbance to local residents, who must deal with excessive noise from customers as well as the extra rubbish they generate. The cumulative impact of the excessive number of tables and chairs in Neal's Yard, and the subsequent negative impact on residential amenity, must be considered.

Objection

Rahman, Mohammed

From: Duffy, John
Sent: 19 April 2017 12:26
To: Rahman, Mohammed
Subject: 1 Monmouth St re Obs
Attachments: Monmouth St, 1, 2017-04-19, Obs.doc

Hi Mohammed,

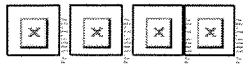
Please find attached my observations on tables and chairs application 2017/1904/TC for Bread Ahead, 1-1a Monmouth Street.

Please let me know if you have any comments or queries.

Kind regards,

John Duffy
Transport Planner
Regeneration and Planning
Supporting Communities
London Borough of Camden

Telephone: 020 7974 3343
Web: camden.gov.uk
5th Floor
5 Pancras Square
5 Pancras Square
London N1C 4AG



Please consider the environment before printing this email.

To:	Mohammed Rahman
From:	John Duffy
Date:	19 April 2017
Re:	Bread Ahead 1-1a Monmouth Street London WC2H 9DA
Proposal:	<i>2 Benches and 12 Stools</i> <i>Monday - Friday 08:00 to 20:30</i> <i>Saturday 08:30 to 21:00, Sunday 09:00 to 19:30</i> <i>New Application</i>
Reference:	2017/1904/TC

I have reviewed the plans and documents submitted with the tables and chairs application 2017/1904/TC.

The application seeks to provide 2 benches (tables ?) and 12 stools outside the premises on Monmouth Street in Covent Garden. The site is located at the corner of Monmouth Street, Neal Street and Shaftesbury Avenue. There is a Zebra crossing located immediately adjacent to the site on Monmouth Street.

There would be an effective footway width of approximately 2.3m at the pinch point with the One Way sign post (this is marked as a No Entry sign on the submitted plan). This is below the minimum effective footway width recommended by Transport for London of 3.3m on busy pedestrian routes and town centres. The proposed benches/tables and stools thus represent an obstruction to the free flow of pedestrians and are not acceptable.

Monmouth Street, Neal Street and Shaftesbury Road are busy pedestrian routes. Pedestrian flows are high throughout the day and evening period. In this instance it is considered that the Transport for London guidance on pedestrian comfort levels should be taken into account and should be the prevailing consideration, with the 3.3m effective width being the absolute minimum requirement.

Camden's Local Development Framework Development Policy DP21 states that the Council will expect works affecting highways to:

- "address the needs of wheelchair users and other people with mobility difficulties, people with sight impairments, children, elderly people and other vulnerable users;"
- "avoid causing harm to highway safety or hinder pedestrian movement and avoid unnecessary street clutter;"

The proposal would therefore be contrary to Camden Development Policy DP21. It would not be appropriate to approve this application as the proposed benches/tables and stools would hinder pedestrian movement and worsen congestion on the adjacent footway. The proposal should therefore be **refused** on this basis.

Rahman, Mohammed

From: Matthew Jones <matt@breadahead.com>
Sent: 11 May 2017 17:25
To: Rahman, Mohammed
Subject: Re: Bread Ahead 1- 1a Monmouth Street

Dear Rahman,
I find this most strange.
Every other food business on the street has outside seating. Furthermore the previous 2 tenants both had outside seating for a number of years at 1a Monmouth Street.

We have ample space, and there is a marked demise with brass studs on the proposed pavement area for this precise purpose.

Perhaps we could meet on site to discuss the matter, as I think there has quite possibly been a misunderstanding.

Regards,

Matthew Jones
Baker/Owner
Bread Ahead Bakery
Borough Market

Mobile: +44 7946448039

Cathedral Street
London
SE1 9DE
Wholesale Bakery & School

www.breadahead.com
twitter @breadahead
Instagram: breadaheadboroughmarket

On 11 May 2017, at 16:27, Rahman, Mohammed <Mohammed.Rahman@camden.gov.uk> wrote:

Dear Matthew

Re: Application Update

Following end of consultation on 1/5/17 objections/comment was received in relation to the application, please see attached.

Application will be considered at the next panel meeting provisionally confirmed for 7th June 2017.

If you wish to provide any supporting statement please ensure this is received by 26th May 2017.

Regards

Mohammed Rahman

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<Bread Ahead obj_Redacted.pdf>

Bhudia, Paru

From: Cristian Olivera <cristian@breadahead.com>
Sent: 09 June 2017 12:07
To: Bhudia, Paru
Subject: RE: revised plans application ref:20881515
Attachments: BreadAheadmodifiedplanv2.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Paru,

I added the distance from the pavements to the edge of the tables. Rename the file breadaheadmodifiedplanv2.

Thanks for all your help.

Cristian

From: Bhudia, Paru [<mailto:Paru.Bhudia@camden.gov.uk>]
Sent: 09 June 2017 10:53
To: Cristian Olivera <cristian@breadahead.com>
Subject: RE: revised plans application ref:20881515

Dear Cristian

Thank you for the plan can you please add the distance from the pavements to the edge of the table and chairs then we are good to go.

Kind regards

Paru

From: Cristian Olivera [<mailto:cristian@breadahead.com>]
Sent: 09 June 2017 10:47
To: Bhudia, Paru
Cc: matt@breadahead.com
Subject: revised plans application ref:20881515

Dear Paru,

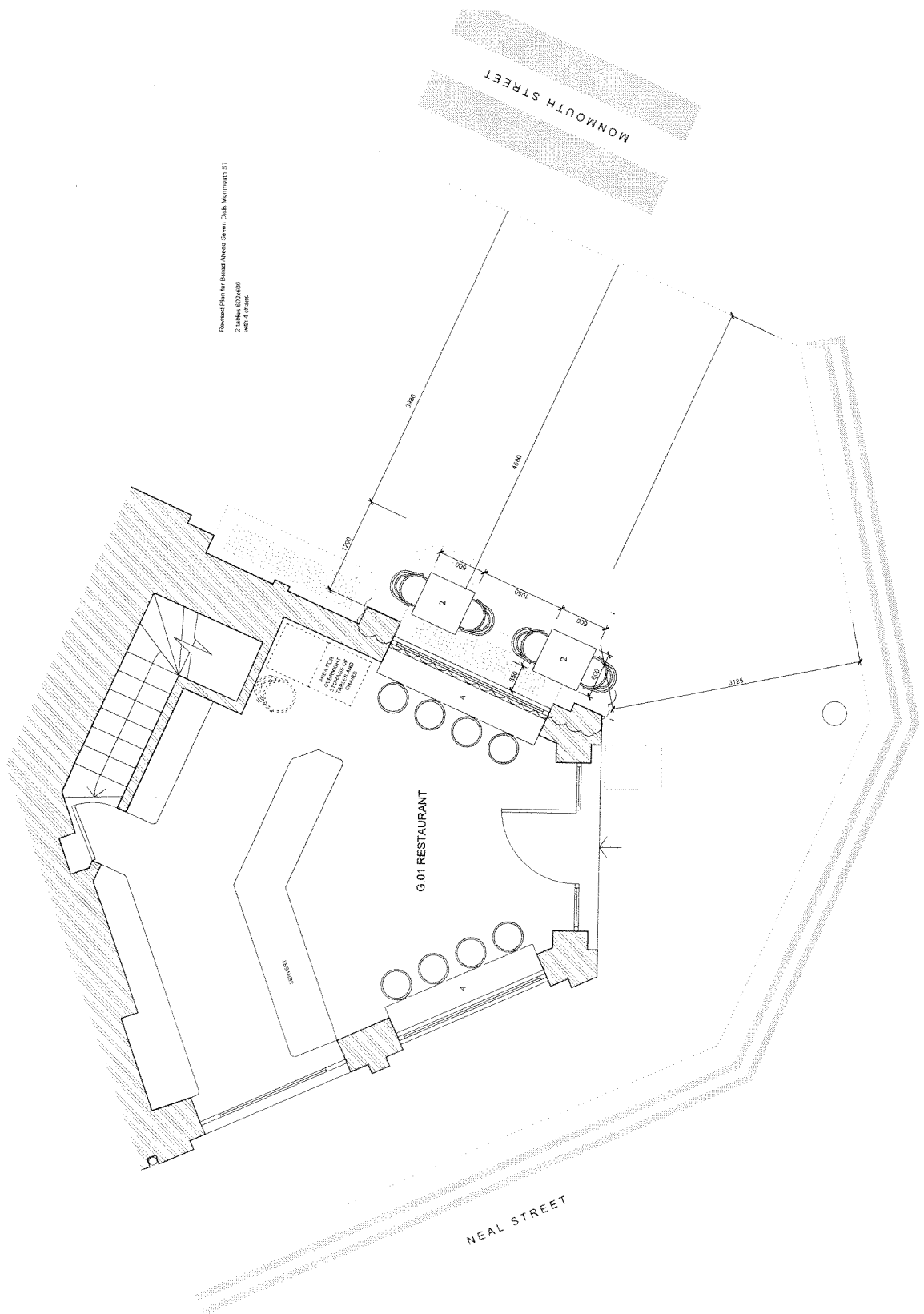
Following the emails from Thursday 08/06, I attached the revised plans for the application Bread Ahead made. The new plans are based on a modified application for 2 tables and 4 chairs outside our premises in 1Mourmouth Street.

I look forward to receive the final approval as discussed.

Regards,

Cristian Olivera
Operations Manager
Bread Ahead

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New revised plan.

