



Our comments are:

This application includes what is actually a significant alteration to the shopfront, an element of which is already causing difficulties.

We object to the element of the new shopfront that involves the installation of permanent bench seating 'flaps', and we encourage the Planning Authority to ask the applicant to remove them as soon as possible. We do not

object to other elements, which are more in keeping with some of the general principles of the Seven Dials Renaissance Study.

The problems with the seating flaps are:

1. They are out of keeping with the Seven Dials Conservation Area, and do not accord with the Seven Dials Renaissance study and other planning reference documents for the area.
2. Because they are not removed in the evening they can lead to antisocial behaviour.
3. They change the configuration of tables & chairs to a much less pedestrian friendly arrangement than is usual in Monmouth Street or Shaftesbury Avenue. Indeed, this arrangement is being used without consent.

Previously the tables outside these premises were arranged so that the chairs faced along the line of the building, which means that when they were pulled out for use they did not move into the path of pedestrians. However, the new configuration means that chairs are being moved backwards into people's path, which is dangerous. Elderly or disabled people cannot move quickly out of the way and the risk to their wellbeing is too great. This pavement is particularly busy, being an entry point into Covent Garden. This corner is already a pinch point. The current arrangement of furniture leaves far too little room – less than 1.5 metres clear pavement width, in an area that probably needs more like 3 metres given the volume of pedestrian flow. Pedestrians have no choice but to walk on the rough cobbled area where the bike stands are, beyond the smooth pavement, but this is an area that is not navigable by people using sticks, for example.

Attached you will see photographs that illustrate the problems.

Thanks.



Planning Subcommittee chair



Charity number 274468

Server Error in '/Northgate/PlanningExplorer17' Application.

Runtime Error

Description: An application error occurred on the server. The current custom error settings for this application prevent the details of the application error from being viewed remotely (for browsers running on the local server machine).

Details: To enable the details of this specific error message to be viewable on remote machines, please create a <customErrors> tag within a "web.config" configuration file located in the <customErrors> tag should then have its "mode" attribute set to "Off".

```
<!-- Web.Config Configuration File -->
<configuration>
  <system.web>
    <customErrors mode="off"/>
  </system.web>
</configuration>
```

Notes: The current error page you are seeing can be replaced by a custom error page by modifying the "defaultRedirect" attribute of the application's <customErrors> configuration tag to point to the custom error page.

```
<!-- Web.Config Configuration File -->
<configuration>
  <system.web>
    <customErrors mode="RemoteOnly" defaultRedirect="mycustompage.htm"/>
  </system.web>
</configuration>
```

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