
From: Charlotte Street Assoc. [REDACTED]
Sent: 11 August 2022 12:28
To: Planning Planning; TablesandChairsLicence
Cc: Charlotte Street Association
Subject: Consultation response: 2022/3293/TC - Qima Coffee 20-21 Warren Street London W1T 5LT
Attachments: wooden-planters-cycle-hangars-warren-street.jpeg

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

2022/3293/TC - Qima Coffee 20-21 Warren Street London W1T 5LT

Charlotte Street Association strongly objects to this application for the placing of "10 Tables and 20 Chairs Monday 08:00-20:00 Tuesday 08:00-22:30 Wednesday-Friday 08:00-20:00 Saturday 11:00-20:00" in the carriageway outside 20-21 Warren Street.

Warren Street is a largely residential street with most of the commercial properties occupying the ground floor frontages along the street. Residents live on the upper floors with living rooms and bedrooms facing onto the street.

This part of the street also benefits from a traffic filter -- two sets of bollards -- to enable improved conditions for cyclists and pedestrians and also to reduce the nuisance from through motor vehicle traffic to local residents. The two sets of bollards create a motor traffic free space.

This space could be used for additional greening including tree planting to address the twin emergencies of climate change and biodiversity loss. Currently there are wooden planters containing shrubs and flowers as part of a local greening project in the carriageway outside 20-21 Warren Street. (See attached photo.)

Next door at number 22 Warren Street there are two "bike hangars" on the street which are already in situ. These enable local residents to have secure parking for cycles.

This application for tables and chairs seeks to use the space for commercial gain conflicts with the public realm improvements and could hinder the free passage of cyclists and pedestrians through the space due to the activity of the premises. The proposal is therefore in conflict with Camden's tree strategy and transport policy.

The premises already benefits from a private forecourt in front of its premises. As such, tables and chairs would be sited either side of the footway and the serving of customers would interrupt the free flow of pedestrians in this busy street.

Applying for additional and so much outside space for seating customers is excessive.

We do not know if the premises has a licence to sell alcohol as it has yet to open. Even if there is no licence in force, so many customers sitting outside would likely lead to a public nuisance due to noise to local residents. Even without a licence customers might be encouraged to bring their own alcohol with the businesses making a "corkage" charge.

The consumption of alcohol outside in the street is known to cause a public nuisance due to the noise from customers, and could lead to a very negative impact on the amenity of residents in the street.

Such a large amount of outside seating -- tables and chairs for 20 customers in the carrigeway and on their own forecourt -- is larger than many restaurants, bars and cafes have indoors.

Warren Street is already blighted by outside dining and the large amount of residents -- including those in social housing -- should not have to put up with outdoor restaurants on their doorsteps.

The proposals will inevitably cause an increase in public nuisance from noise, and exacerbated by the "canyon effect" in this street of terraced Georgian houses.

For the above reasons the application should be refused.

Regards

Linus Rees
On behalf of Charlotte Street Association committee