

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/3688/PVL	Covent Garden Community Association (Elizabeth Bax, Chair of Planning Subcommittee)	05/09/2022 23:16:19	OBJNOT	<p>As the amenity society for the area, Covent Garden Community Association OBJECTS to this application as currently proposed.</p> <p>We would not object to a layout where the chairs could not be pulled back into the pathway of passing pedestrians and where the very large umbrella did not overhang the main thoroughfare part of the pavement.</p> <p>We ask for an adjustment to the hours given that the location has family flats immediately above it, with furniture being put out no earlier than 9am on a Saturday and 10am on a Sunday.</p> <p>We also ask for the removal of the many planters and the large servery dresser unit, which are not shown on the plan. The planters in particular result in too narrow clear passage for pedestrians.</p> <p>-----</p> <p>The premises and its outside space is reported to be generally well managed, although we have had reports over a long period of vermin being attracted to the rubbish and noise from a fan at the back of the restaurant.</p> <p>However, in relation to tables and chairs the details of what we suggest are below.</p> <p>LAYOUT OF FURNITURE</p> <p>Local residents complain constantly about furniture being difficult to get past on pavements in the area.</p> <p>The most common problem occurs because some chairs have their backs to the kerb and, when they are in use, they are moved well back from the positions show in the plans that applicants use to get permission from the council. This results in far less than the required 1.8m clear pavement width, and people cannot easily get past particularly if they are in wheelchairs or are pushing pushchairs.</p> <p>The applicant's plan shows 4 chairs in this position, as shown in the photograph below.</p> <p>Please ask the applicant to revise the plan so that no chairs have their backs to the kerb.</p> <p>(SEE FULL COMMENTS LETTER FOR photograph showing chairs with their backs right on the line of the footway. When they are drawn back they can hit pedestrians. And when they are in use they can be moved further back than shown, leaving insufficient clear width.)</p> <p>The umbrella is also excessively large. It covers almost all the pathway where pedestrians must pass between the premisses and the chairs. This defines the space as private rather than public and we would ask the applicant to use an umbrella that leaves the walkway part of the pavement clear.</p> <p>-----</p> <p>UNCONSENTED ITEMS AND OBSTRUCTION</p>

LAYOUT OF FURNITURE

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The applicant's plan shows 4 chairs in this position, as shown in the photograph below.

Please ask the applicant to revise the plan so that no chairs have their backs to the kerb.

(SEE FULL COMMENTS LETTER FOR photograph showing chairs with their backs right on the line of the footway. When they are drawn back they can hit pedestrians. And when they are in use they can be moved further back than shown, leaving insufficient clear width.)

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UNCONSENTED ITEMS AND OBSTRUCTION

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The plan does not show the many planters that the applicant has placed on this highway, nor the servery under the umbrella.

These add unnecessary clutter to the public realm, and the planters leave insufficient room for pedestrians, wheelchairs etc. to pass comfortably as can be seen in the photographs below.

(SEE FULL COMMENTS LETTER FOR photographs showing too little clear path for pedestrians when planters are in place.)

Please ask the applicant to remove all the planters at least - as, unfortunately, there is not enough room for them.

HOURS

The restaurant is situated on a quiet street away from the main commercial areas of Covent Garden. It is predominantly residential. There are flats above and beside the premises, as well as many more further along the road including a large block of 105 social housing flats. Residents include families and elderly people, with children who need to get to sleep reasonably early on school nights.

Sounds carries from people eating and drinking outside and cannot be kept out of people's flats. The noise of furniture being put out and cleared away is even more disturbing.

The Tables & Chairs guidance for this area has always set 9pm as an exceptional terminal hour. The application for 10pm is therefore a little late in this location but nearby residents have told us that they can cope with it if the premises continues to be well managed and if the rubbish and fan issues can be dealt with.

However, 8am is too early a start time at the weekends because families live right above the premises. At the very most, furniture should not be put out until 9am on Saturdays and 10am on Sundays. We do not think that the applicant's business model actually requires such early hours, but in any case please ask him to modify them.
