

THE SOHO SOCIETY
Planning and Environment Group meeting on Monday 6 March 2017

VENUE: Tower Room

Agenda

Presentations: None

Items 1-6 will be discussed and any of items 7-36 will be discussed on request

Item	Reference	End date	Days	Address	Proposal	Notes	Council planning
1	17/00428/FULL	24-Feb-17	-7	22 Wardour Street, W1D 6QJ	Installation of new shopfront	Ichibuns (was HK Diner). We objected to 16/08452/FULL (fully openable) and the application was withdrawn. Now fixed contemporary design.	https://goo.gl/akzvel
2	17/00796/TCH	08-Mar-17	5	22-25 Dean Street, W1D 3RY	Use of the public highway for placing 5 tables and 10 benches in an area measuring 0.90m x 8.00m with the existing ground floor use.	Firezza pizza (was Soho Joe). Currently has permission 16/11240/TCH for five tables and 20 chairs in an area measuring 12.6 m x 0.9m	https://goo.gl/BG2K7Y
3	17/00688/FULL	16-Mar-17	13	9-11 Richmond Buildings, W1D 3HF	Demolition of existing front and rear façades and construction of replacement facades in new position incorporating full height front and rear extensions to provide additional office accommodation; extension to the undercroft; rooftop extension and relocation of the two existing residential units at 4th floor to the new 5th floor level, roof terraces at front fifth floor level and on the main roof, refurbishment of offices in remainder of the building and associated works.	We objected to 15/02851/FULL (loss of office/new facade). This application has same façade but increases office instead of resi.	https://goo.gl/18bJm0
4	17/01029/FULL	16-Mar-17	13	26-28 Broadwick Street, W1F 8JB	Variation of Conditions 5 and 6 of planning permission dated 20 December 2016 (RN: 16/10819/FULL) for, 'Demolition of the existing buildings at 26-34 Broadwick Street and 10 Livonia Street and redevelopment to provide a new building rising to seven storeys with a basement and rooftop plantroom; dual / alternative use of part of the basement and ground floors as either retail (A1) or office (B1a) or light industrial (Class B1c) accommodation; restaurant (Class A3) at part ground floor level and office (Class B1a) accommodation at ground to sixth floor level. Creation of terraces and green roof areas at fourth, fifth, sixth and seventh floor levels; installation of plant within an enclosure and photovoltaic cells at seventh floor level; public realm improvements on the public highway and other associated works. (Part of land use swap with 78-80 and 82 Great Portland Street and 15-23 Riding House Street)'; namely, to: (i) Allow non-diners to be served at the bar; and (ii) To extend the opening hours from midnight to 00.30 on Fridays and Saturdays. (Conditions 1, 4, 16 and 31 have previously been amended)	The Ivy Soho Brasserie. We've previously objected to late night A3 use here.	https://goo.gl/GJsKvf
5	17/01031/FULL	16-Mar-17	13	26-28 Broadwick Street, W1F 8JB	Variation of Conditions 3 and 4 of planning permission dated 15 October 2016 (Ref: 16/06171/FULL) for 'Use of part of the ground floor and basement as a restaurant (Unit 2) as an extension to an approved restaurant (Unit 3) (Class A3)'; namely, to: (i) Allow non-diners to be served at the bar; and (ii) To extend the opening hours from midnight to 00.30 on Fridays and Saturdays.	The Ivy Soho Brasserie. We've previously objected to late night A3 use.	https://goo.gl/M8DrnE
6	17/01244/FULL	28-Mar-17	25	61-63 Beak Street, W1F 9SS	Installation of a new shopfront.	Was Alphabet Bar. Replaces glass fronted with mixed finish including marble and sash openable elements.	https://goo.gl/3ye4oq

7	17/00974/TCH	03-Mar-17	0	25 Ganton Street, W1F 9BP	Use of an area of the public highway to place 14 tables and 28 chairs in an area measuring 2.2 x 11.4m on Ganton Street and 2.2 x 9m on Kingly Street with 13 x 2m canvas barriers in connection with the existing ground floor unit (site includes 17 Kingly Street). Hours of operation sought are between 11.30 - 23.00 daily.	Dehesa. Renewal.	https://goo.gl/nsSAaO
8	17/01061/FULL	07-Mar-17	4	33 Brewer Street, W1F 0RY	Installation of a new shopfront.	Traditional fixed design (Super Mags/William Hill site)	https://goo.gl/V3tGt6
9	17/00892/FULL	07-Mar-17	4	37 Berwick Street, W1F 8RS	Erection of rear full height extract duct.	Tommi's Burger Joint (was Tasty Lebanon). Noise report indicates mitigation is required.	https://goo.gl/cKTMLQ
10	17/00754/FULL	08-Mar-17	5	Denman Street, W1D 7DY	Partial infill of rear side alley to create additional theatre floorspace. Repositioning of two air conditioning unit to the side wall at first floor level (within alley).	Piccadilly Theatre. Converts store area to lounge. New AC plant. Noise report indicates mitigation required.	https://goo.gl/iTAFuy
11	17/00787/TCH	08-Mar-17	5	18 Rupert Street, W1D 6DE	Use of the public highway in an area measuring 0.8m x 7.5m for the placing of 4 tables and 8 chairs in connection with the existing ground floor use.	Morada restaurant. Renewal.	https://goo.gl/XTOQA1
12	17/00424/FULL	09-Mar-17	6	21 Noel Street, W1F 8GP	Use of ground and lower ground floors for sui generis purposes comprising retail accommodation and a piercing studio at ground floor level and a tattoo/piercing parlour at basement level.	The Circle Tattoo Studio. Adds tattoo/piercing sui generis to basement which only has A1.	https://goo.gl/k2utNz
13	16/12285/FULL	10-Mar-17	7	14 Denman Street, W1D 7HJ	Installation of replacement partially openable shopfront.	[<i>Second consultation following minor amends to drawing</i>] Dirty Bones (was Clockjack). Replacement shopfront with similar design retaining openable elements.	https://goo.gl/qg34rx
14	17/01346/FULL	13-Mar-17	10	21 Bateman Street, W1D 3AL	Installation of 1no. Air conditioning and 4no. refrigeration condensers at rear first floor level. Installation of louvres behind the existing awning at side ground floor level. Raising of perimeter wall of rear yard and construction of new roof canopy over yard to enlarge restaurant (Class A3).	Suvlaki. Noise report indicates mitigation required.	https://goo.gl/tXAZyA
15	17/00978/FULL	14-Mar-17	11	68-70 Shaftesbury Avenue, W1D 6LY	Installation of a new shopfront and installation of a new sash window at rear first floor level.	New Mayflower. Restores traditional shopfront elements.	https://goo.gl/SPU5mX
16	17/01062/FULL	14-Mar-17	11	5 Macclesfield Street, W1D 6AY	Replacement shopfront and installation of new awning at front ground floor level.	Rasa Sayang. Similar application 16/05998/FULL was withdrawn (we did not object). This application removes artwork from southern portion of the archway.	https://goo.gl/ZdydXx
17	17/01315/FULL	14-Mar-17	11	4 Kingly Court, W1B 5PW	Installation of extract duct and two air condensing units to the rear at first floor level.	Disrepute. Noise report OK with mitigation.	https://goo.gl/bh6OYF
18	17/00448/FULL	16-Mar-17	13	Flat 1, 2 Carlisle Street, W1D 3BH	Installation of gate on steps.	Designing out crime	https://goo.gl/N5YrWX
19	17/01060/FULL	16-Mar-17	13	40-42 Lexington Street, W1F 0LN	Alterations to the ground floor fenestration, entrances and stall risers of the building.	Changes ground floor windows to single pane	https://goo.gl/iOmUQE
20	17/01461/FULL	17-Mar-17	14	47 Greek Street, W1D 4EE	Erection of single storey rear extension at second floor level to provide additional office (Class B1) floorspace and relocation of condensing units to new third floor flat roof of extension.	Above Fordham Hairdresser. Increases office space. No change to front elevation.	https://goo.gl/Fo3kgi
21	17/01326/TCH	20-Mar-17	17	3 Lowndes Court, W1F 7HD	Use of the public highway for the placing of four tables, eight chairs and two barriers in an area measuring 3.6m x 1.6m in association with the ground floor unit.	Department of Coffee and Social Affairs. Renewal of 11/07458/TCH.	https://goo.gl/GruhVt
22	17/01267/FULL	21-Mar-17	18	224 Regent Street, W1B 3BR	Alterations to shopfront, including new entrance and removal of window transoms, replacement of solid panels in windows with glazing, installation of louvre in first floor level window.	Split Banana Republic into two units.	https://goo.gl/YiiJ6w

23	16/11927/FULL	22-Mar-17	19	32-33 Golden Square, W1F 9JW	Variation of condition 1 of planning permission dated 22 March 2016 (RN: 15/11209/FULL) for the erection of an open louvered plant room at roof level with associated plant within. NAMELY, to amend design of the open louvered plant surround.	Reduction in plant equipment from consented	https://goo.gl/sn6Tll
24	17/00244/FULL	22-Mar-17	19	168 Wardour Street, W1F 8ZX	Installation of 3 no antenna within a GRP shroud, associated equipment cabinets, together with ancillary development thereto.	Paramount House (above Starbucks corner of Hollen Street). All at roof level.	https://goo.gl/maOuvq
25	17/01142/FULL	22-Mar-17	19	18 Greek Street, W1D 4DS	Erection of single storey extension in the inner court of the building at first / second floor level in order to provide additional office (Class B1) floorspace.	Glass roof ground floor extension. Adds 36.4 sq m B1	https://goo.gl/U3R1WA
26	17/01359/FULL	22-Mar-17	19	103 Charing Cross Road, WC2H 0DT	Variation of Condition 5 of planning permission dated 14 April 2016 (RN: 16/01039) for Use of two areas of the public highway measuring 4.6 x 1.0m and 2.7m x 1.0m for the placing of six chairs and three tables in connection with the existing ground floor restaurant; namely to extend permission until 31 March 2018.	NY Fold Pizza. Renewal. We did not object to 16/01039/TCH.	https://goo.gl/okRKWZ
27	17/01324/FULL	23-Mar-17	20	200-206 Regent Street, W1B 5BN	Variation of Condition 1 of planning permission dated 6 April 2016 (RN: 16/00887/FULL) for Use of part lower ground and part mezzanine levels for retail purposes (Class A1); alterations to the shopfronts on Regent Street, Foubert's Place and to the ground floor Kingly Street elevation, installation of plant at roof level behind the existing mansard screen, and associated external alterations at lower ground - fourth floor levels. Namely, to vary the approved drawings to allow internal alterations and removal of more of the mezzanine floor. (Linked Case: 17/01325/LBC).	Coach (was Jaeger). We did not object to 16/00887/FULL.	https://goo.gl/OLWBYG
28	17/01610/FULL	23-Mar-17	20	3-5 Wardour Street, W1D 6PB	Installation of a new shopfront.	Removes dummy doors, replaces with fixed glazed design	https://goo.gl/wnP1Ll
29	17/01727/FULL	24-Mar-17	21	18 Brewer Street, W1F 0SH	Installation of four external light fittings at ground floor level.	Lina Stores. 16/11561/FULL was refused. This removes heaters/awnings.	https://goo.gl/hzt0pV
30	17/01162/FULL	28-Mar-17	25	1 Gerrard Place, W1D 5PA	Change of use of the second - fourth floors of the existing building to Class C3 (residential) use to form 9 residential units (2x studio, 4x1bed, 3x2bed), two storey rear infill extension at second, third and fourth floors with fourth floor roof terrace at rear of 1 Gerrard Place, shear fourth floor infill extension fronting onto Horse and Dolphin Yard, installation of plant enclosure and use of part of existing flat roof as a terrace at main rear flat roof, removal of existing roof lift enclosure and restoration of original roof profile, construction of new roof access, replacement of all existing windows, creation of a green roof at first floor roof level, formation of a new plant area at first floor roof level.	Above New World Chinese. Loss of 607 sq m A3 to C3. Noise report OK with mitigation.	https://goo.gl/4sEDrd
31	17/01536/TELCOM	29-Mar-17	26	167 Oxford Street, W1D 2JN	Installation of a public call box on pavement on south side of Oxford Street.	Outside Marks and Spencer	https://goo.gl/ZU6mVR
32	17/01532/TELCOM	29-Mar-17	26	181-183 Oxford Street, W1D 2JT	Installation of a public call box on pavement on south side of Oxford Street.	Outside McDonald's	https://goo.gl/lgtkXr
33	17/01534/TELCOM	29-Mar-17	26	130 Shaftesbury Avenue, W1D 5EX	Installation of a public call box on pavement on south side of Shaftesbury Avenue.	Outside Vale Royal House	https://goo.gl/5VZek5
34	17/01676/TELCOM	30-Mar-17	27	120 Regent Street, W1B 5FE	Installation of one public call box on pavement on east side of Regent Street.	Outside Zara	https://goo.gl/AdKub5
35	17/01541/TELCOM	30-Mar-17	27	129 - 131 Oxford Street, W1D 2HU	Installation of a public call box on pavement on south side of Oxford Street.	Outside Jessops	https://goo.gl/LH7aH5

36	17/00523/FULL	30-Mar-17	27	2-4 Noel Street, W1F 8GB	<p>Variation of Condition 1 and removal of Condition 4 of planning permission dated 02 April 2014 (RN: 13/12670) for, 'Alterations and extensions to rear elevation at basement, ground, first, second and third floor to provide additional office floorspace (Class B1), and alterations to front elevation'; namely, to: (i) Omit the requirement for the approved plant to be relocated to the north of the lift overrun at main roof level; and (ii) To make the following alterations to the approved development: (a) Increase the amount of plant proposed at main roof level; (b) Locate the plant towards the rear of the roof; and (c) Add an access ladder at rear roof level.</p>	<p><i>[Second consultation with revised description]</i> Timber Yard. Noise report OK.</p>	<p>https://goo.gl/aaHzcE</p>
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