

Soho Society – Comments On Applications Since 2020
Full Planning Permission & Tables and Chairs

Application Ref.	Application Submission Date	Application Address	Description of Development	Soho Society Comments	Supports / Neutral / Objects	Decision / Decision Date
Applications for Full Planning Permission						
22/06336/FULL	20 September 2022	Quo Vadis Restaurant, 29 Dean Street, London, W1D 3RA	Replacement shopfront at no 29; replacement of non-original tiles with new mosaic floor tiles to shopfront of nos 28-29; replacement lighting and heating to nos 28 – 29; replacement retractable awnings at nos 26-29; painting of nos 26-29 ground floor facade; layout reconfiguration; and associated works. [Site includes 26-28 Dean Street]	The Soho Society has no objection to this application provided that the external heaters are removed. The council has declared a Climate Emergency. In this context, heating external space makes no sense. It contradicts the council’s approach as well as sending the wrong message about the attitude of the business concerned to climate issues.	Neutral	Approved - 28 October 2022
22/05725/FULL	22 August 2022	68 Broadwick Street London W1F 9QZ	Installation of full height sliding glazed doors to create a new inset terrace for use in association with flexible / alternative use as offices or gym (both Class E) including removal of existing 2 nd and 3 rd floor level windows.	The Soho Society has no objection provided there is a condition allowing use of the terrace between the hours of 9am-9pm only.	Neutral	Approved – 11 October 2022
22/04693/FULL	13 July 2022	7 Moor Street London W1D 5NB (Site includes 6 Moor Street and	Use of first and second floors of 7 Moor Street as short-term letting rooms (sui generis)	The Soho Society objects to this application for change of use. A mixed range of office space has always been a part of Soho’s economy, and it should only be lost where	Objects	Refused - 09 September 2022

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		35-39 Romilly Street)		there is a clear local benefit. Market conditions have been extremely unusual for the past two years or so and as the West End economy picks up it may be that there will be more demand for space such as this at the cheaper level. In addition, the negative impact of short lets are widely known, and Soho has experienced a detrimental impact on the local community as a result of their proliferation. We would not object to a change of use to residential accommodation.		
22/03130/FULL	10 May 2022	141 Wardour Street London W1F 0UT	Replacement of windows, facade cleaning, replacement of reception entrance doors, installation of extract grilles on the western facade, installation of doors to refuse and cycle stores at ground floor of the western facade, creation of accessible terraces to the western side of the 4-6 th floors, erection of lift enclosure and lobby at roof level and creation of accessible rooftop terrace, consolidation of rooftop plant and installation of photovoltaic panels.	The Soho Society supports resident concerns and objects to the accessible terraces unless there is greater protection from overlooking of adjacent residents. The section through Duck Lane (D+A Statement, para 6.02) is inaccurate and gives a false impression of potential overlooking. Proposed Section D-D is more reliable. We are also concerned about the potential for noise nuisance from these terraces and the new roof terrace. If the council is minded to grant permission there should be a condition that use is only permitted between 9am-9pm and that no amplified music should be played.	Objects	Approved – 09 August 2022
22/03760/FUL	09 June 2022	48 Carnaby Street, London, W1F 9PX	Replacement shopfront.	The Soho Society supports the reasons given by the planning officer which led to the refusal of the earlier application	Objects	Refused – 22 July 2022

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				(21/07780/FULL) related to this case. We therefore object to this application.		
22/03142/FULL	11 May 2022	Coach And Horses 2 Old Compton Street London W1D 4TA	Installation of Victorian retractable awning to Old Compton Street elevation	The Soho Society objects to this application as implementation would lead to obstruction of a very narrow pavement. It is a major route from Charing Cross Road in and out of the very popular Old Compton Street. It is made clear by the applicant that the proposal is intended to provide 'quality outside trading space' and 'will provide weather cover for an existing external drinking area.' However, if measurements had been provided on the plan it would have been obvious that there is insufficient room for external drinking on this part of the pavement (unlike the much wider pavement on the Charing Cross Road frontage).	Objects	Approved – 22 July 2022
22/01046/FULL	17 February 2022	50 Dean Street London W1D 5BQ (Site includes 20 Romilly Street)	Use of basement and part ground floor as a drinking establishment with expanded food provision (Sui Generis).	The Soho Society objects to the proposed change of use for the following reasons: 1. There are residential premises immediately above, adjacent to and opposite the site. 2. The change back to restaurant use in 2012 was regarded as a considerable planning gain, bringing a significant and much-needed improvement to residential amenity. Any shift in the opposite direction would be a retrograde step. Since 2012 there has been further intensification of licensed use and associated crime and anti-social behaviour in Soho related to alcohol consumption. This is evidenced by an extract from the WCC March 2020 Cumulative Impact Assessment: 'The West End Cumulative Impact Zone has	Objects	Approved - 13 July 2022

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				<p>been identified because the cumulative effect of the concentration of late night and drink led premises and/or night cafés has led to serious problems of disorder and/or public nuisance affecting residents, visitors and other businesses. The extent of crime and disorder and public nuisance in the West End Cumulative Impact Zone arises from the number of people there late at night; a considerable number of them being intoxicated. Public services, including police, health and emergency, transport, environmental services (cleansing and refuse services) are placed under chronic strain by existing levels of activity, as are civic amenities and the quality of residential life. The urban infrastructure cannot sustain any further growth in licensed premises that provide a significant risk of a variety of harmful outcomes. Over a period of three years (2017-2019) 45% of violent crimes, as well as over half of all robberies, thefts and drug offences in the city were recorded within the West End Cumulative Impact Zone. Additionally, 43% of ambulance call outs between that same period to the locations of licensed premises fell within this zone. We object we are dealing with a planning application and not a licensing matter, but this is still important evidence. To grant further licences in this area would endanger the licensing objectives and planning decisions should not undermine another aspect of Council policy.</p> <p>3. The OMS which accompanies the application is entirely superficial and does</p>		

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				<p>not adequately address the Agent of Change principle referred to in the Soho Neighbourhood Plan. There is no physical investment suggested to mitigate the noise impact on residential properties, especially those directly above, which would be seriously impacted given the hours applied for.</p> <p>4. If the committee is minded to grant despite this and other strong objections, then the opening hours should be restricted to the hours of operation of the current restaurant consent, namely 09.00-00.30 Mon – Sat, 10.00-23.00 Sun, bank holidays. The change of use from a well run restaurant to a bar (albeit seated) is a significant change which is contrary to the spirit of the neighbourly policies set out in section 7 of the City Plan, and in particular Paras 7.3 and 7.4. Although hours of use are not specifically covered, extended hours of use clearly have a negative impact on amenity and local environmental quality and are also inconsistent with licensing policy.</p>		
22/03328/FULL	18 May 2022	20 Old Compton Street London W1D 4TW	Installation of heat recovery unit to roof. (Retrospective)	The Soho Society has no objection provided the EHO is satisfied that there will be no loss of residential amenity.	Neutral	Approved - 30 June 2022
22/01034/FULL	17 February 2022	Basement And Ground Floor 10 Dean Street London W1D 3RW	Installation of sliding folding doors to existing shopfront	The folding doors would have the potential to cause noise nuisance. The revised design of the facade is detrimental to the appearance of the building and would have significant adverse impact on this unlisted building of merit, causing damage to the Soho Conservation Area.	Objects	Approved - 28 April 2022

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22/01068/FULL	18 February 2022	4 Macclesfield Street London W1D 6AX	Use of second and third floors for either residential (Class C3), office (Class E), or retail use (Class E)	<p>We ask the Council to refuse this alternative use application. The property has been in residential use for many years and the C3 element of this application should be retained, but we object to the Class E element. Class E is an all embracing commercial use class and its introduction means that potential adverse impacts from other uses on the upper floors of buildings have radically increased. So we do not believe that granting or extending alternative use applications is now acceptable. Buildings in C3 use require one set of amenity considerations whilst retail, restaurant and other commercial uses on upper floors require completely different considerations. Class E means a building owner would be able switch between these uses at will without the need for new planning permission, which is no longer appropriate. Where the alternative used to be between C3 and B1 the amenity impacts were not incompatible, but Class E allows a much wider range of potential uses which are likely to cause adverse amenity impacts. The loss of any C3 in the West End is unacceptable and since there is clearly a significant, continuing demand for residential use in Soho and Chinatown, flexible use is not required.</p>	Objects	Approved - 28 April 2022
21/05264/FULL	31 July 2021	4 – 7 Great Pulteney Street London W1F 9LX	Installation of new roof plant within acoustic enclosure, fourth floor rear extension with plant enclosure, new glazed roof light over stairwell	The Soho Society objects to this application for a roof terrace which would directly overlook the 15 flats directly opposite on the other side of Gt Pulteney St which are occupied by full time residents, many with young children. Some of the bedrooms face	Objects	APPLICATION WITHDRAWN

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			to provide access onto roof, provision of a roof terrace and new balustrade and new metal firescape stair from roof to fourth floor.	<p>on to the street.</p> <p>The design and access statement and the acoustic report are misleading in failing to address this very salient issue and in failing to identify the nearest noise sensitive windows and premises. The covering letter from DP9 says that a planning statement is attached to the application, but this was either not provided or not uploaded to the website.</p> <p>A roof terrace is not appropriate in this location and should be refused. If against all the strong objections made to this application the council wishes to disregard local views and is minded to grant, then the roof terrace and accompanying balustrade should be moved further back to prevent overlooking, and conditions imposed so as to only be used Monday to Fridays, between the hours of 9.00 am and 8.00pm and that no amplified or unamplified music should be played or broadcast from the terrace or other noise created.</p>		
21/06653/FULL	28 September 2022	80 – 82 Wardour Street London W1F 0TF	Variation of condition 3 of planning permission dated 18 th May 1995 (RN 94/08888/FULL) for the Use of part of the ground floor and basement for Class A3 (restaurant) purposes, erection of full height ventilation duct to rear and new escape doors on the Meard Street frontage. NAMELY, to allow the	The Soho Society objects to the variation or removal of condition 3 as this condition, which is necessary to safeguard the amenity, including the residential amenity, of the properties in Meard Street.	Objects	APPLICATION WITHDRAWN

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			use of the doors along Meard Street in association with the restaurant use.			
22/00714/FULL	04 February 2022	147 – 149 Wardour Street London W1F 8WD	Use of basement and ground floor as an Adult Gaming Centre / Family Entertainment Centre use (Sui Generis); creation of 2 separate units within the unit; and associated works	<p>The Soho Society objects to the change of use as it would be detrimental to the amenity of the large number of people living in the vicinity (in particular in Wardour Street, St Anne’s Court, Broadwick Street and Duck Lane) as well as those working in the area, particularly In film and other media businesses. We are aware that local police are concerned a’out these type of premises as customers can be the target of robberies on leaving the premises, especially late at night.</p> <p>The proposed change of use would also introduce a new use to the north of Soho, out of character with the surrounding businesses, and would not enhance the Conservation Area.</p> <p>We also object to the proposed shopfront, although we are not clear if it is still part of the application. We note that the application appears to have been haphazardly updated. Para 1.2 seems to be at odds with Paras 3.37, 4.7 and the image on p11 of the Planning Statement dated 22 February on the WCC website. However, the shopfront is inappropriate for this part of the Soho Conservation Area.</p> <p>If, despite this objection, the committee is minded to grant then we seek conditions restricting opening hours to 10 pm. The local area does not have a proliferation of late night uses and so the introduction of this</p>	Objects	APPLICATION WITHDRAWN

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				new use would be detrimental to residential amenity, and to workers in the Wardour Street area who often do not have normal working hours and would thus potentially face adverse impact from this use for reasons stated above.		
22/01186/FULL	23 February 2022	Ground Floor And First Floor Part 3 - 5 Wardour Street London W1D 6PB	Variation of Condition 2 of planning permission dated 14th June 2021 (RN: 21/02463/FULL) for use of ground and first floor as adult gaming centre (sui generis). NAMELY, to extend the opening hours to allow customers on the premises to between 08:00 and 02:00 daily.	The Soho Society objects to the extension of hours. There would be the potential for adverse impact on residential amenity in the neighbouring buildings. The proposed opening hours would be contrary to Westminster's Pleasure Fairs (Amusement Premises) Byelaws which restrict hours to midnight. Section 3. Regulation on opening hours 3. (1) The manager shall not keep the amusement premises open between the hours of 12 midnight and 9am (see Appendix 4, p56, Westminster's Statement of Licensing Principles for Gambling, effective from 31 January 2019). We do not believe Section 3 (2) applies, noting the recent decision in relation to a nearby application in Gerrard Street and refer to condition 2 of the permission granted in respect of this application, 21/04145/FULL. We believe that similar circumstances apply in this case regarding hours of use.	Objects	Approved - 12 April 2022
22/01199/FULL	23 February 2022	Ground Floor 46-52 Brewer Street London W1F 9TF	Installation of retractable canvas awning.	NO OBJECTION to the awning, but we note the tables and chairs visible in the photograph supplied as part of the application. We do not believe permission has been granted for these tables and chairs and would strongly object to any future application as there is clearly insufficient pavement space. If no permission has been	Objects	Approved - 08 April 2022

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				granted, please could officers check to ensure that the applicant is complying with this and that any tables and chairs currently in use be removed, urgently.		
21/03569/FULL	28 May 2021	5-7 Carnaby Street London W1F 9PB	Alterations and extensions to the existing building comprising a rear extension at the third floor level and front and rear extensions at the fourth floor level, the erection of a single storey extension to create a new fifth floor level for additional commercial floorspace, including the creation of new living walls on the front façade of the building and to the upper floor extensions, the creation of new terrace spaces, new fire escape staircase, a new rooftop plant enclosure, green roofs and PV Panels, and other associated works.	Objects on the grounds that the proposal constitutes an over development of the site and has an adverse impact on the streetscape by aligning all building heights at the same level and a further 'canyon-isation' of the whole street.	Objects	Approved – 26 January 2022
21/08880/FULL	12 November 2021	48 Carnaby Street London W1F 9PX	Installation of a new shopfront.	objects to painting the columns black on either side of shopfront - creating a striking yellow doorway detracts from the conservation area and will be costly and damaging to reverse.	Objects	Refused - 07 January 2022

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21/03353/FULL	20 May 2021	2 Kingly Street London W1B 5PB	<p>Alterations and extensions at 2, 3 and 4 Kingly Street and 3 Kingly Court comprised of the infill of the lightwell at basement, ground and first floor and part infill at second floor level between 2 Kingly Street and 3 Kingly Court.</p> <p>Erection of single storey mansard roof extensions to 2 Kingly Street and 3 Kingly Court, and rear extensions at third and fourth floor levels to 3 and 4 Kingly Street, installation of new plant at roof level above 2, 3 and 4 Kingly Street, and alterations to the fenestrations. Use of the upper floors of 2 Kingly Street as offices (Class E) and the ground/basement floors for either restaurant or retail purposes (Class E).</p> <p>The amalgamation of 3 and 4 Kingly Street at basement and ground floors for either retail (Class E), restaurant (Class E) or mixed-use restaurant/bar (sui generis). Creation of</p>	<p>Objection - does not comply with Policy 20 of the Soho Plan due to the amalgamation of units they consider existing unit sizes should be maintained.</p>	Objects	Approved - 30 November 2021

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			green roof areas and terraces at second, third, fourth and main roof level. Shopfront alterations to the front and rear of 2, 3 and 4 Kingly Street. (Land use swap with 37 Marshall Street and 2 Ganton Street)			
21/03553/FULL	28 May 2021	45 Berwick Street London W1F 8SF	Installation of a new openable shopfront on both Berwick Street and Noel Street elevations, and new door at ground floor level.	Potential of noise and nuisance to other uses in the street and neighbouring residents	Objects	Approved - 28 September 2021
21/04190/FULL	23 June 2021	1-2 Portland Mews London W1F 8JE	Installation of terrace over existing roof and protective boxed glazed roof access hatch, for use in association with existing office (Class E)	Object to the application as it will have a negative impact on the Soho Conservation Area.	Objects	Refused - 16 August 2021
21/01834/FULL	22 March 2021	33 Old Compton Street London W1D 5JU	Installation of commercial kitchen extract system and rising duct to the rear side of the building. (Retrospective)	The Soho Society objects on the basis this proposal will have a significant adverse impact on neighbouring residential amenity: however, if council is minded to grant planning permission, the applicant must ensure suitable mitigating measures, as set out in the accompanying noise report, be applied before the extract comes into use	Objects	Approved - 07 July 2021
21/02298/FULL	08 April 2021	80 Brewer Street London W1F 9TZ	Installation of box planters above shopfront including new LED light mounted under the planter.	Objection - 'makes a mockery of greening in this street and presents an adverse approach to sustainability'.	Objects	Approved - 27 May 2021

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20/03391/FULL	02 June 2020	15 Foubert's Place London W1F 7QB	Use of the basement and part ground floor for either Class A1 (Retail) or Class A3 (Restaurant/Cafe) or Class A4 (Drinking Establishment) or Class D2 (comedy club / dance /yoga studio or indoor gaming) with new entrance to the basement premises from Little Marlborough Street, including associated external alterations on Foubert's Place and Little Marlborough Street to replace the existing louvre and glazed panels for woven bronze mesh to provide fresh air intake and extract.	Objection - loss of retail floorspace.	Objects	Approved - 12 May 2021
21/01752/FULL	18 March 2021	30 - 31 Peter Street London W1F 0AP	Amendments to planning permission dated 23 June 2020 (RN: 19/06813/FULL) for, 'Installation of openable windows to shopfront'; NAMELY, to allow for windows at the restaurant to be openable for a period of one further year beyond the existing expiry date	Object to the application on noise nuisance grounds.	Objects	Approved - 11 May 2021

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			of 23 June 2021. (Section 73)			
17/01031/FULL	09 February 2021	Amalco House 26-28 Broadwick Street London 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.	Objection: The change in conditions would allow part of this site to operate as a bar within the West End Cumulative Impact Area. Such uses in this area are contrary to TACE policies. Residential uses in close proximity to site and large A3 uses should not be encouraged or extended in such locations.	Objects	Approved - 13 January 2021
17/01029/FULL	09 February 2017	Amalco House 26-28 Broadwick Street London W1F 8JB	ariation 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	Objection: The change in conditions would allow part of this site to operate as a bar within the West End Cumulative Impact Area. Such uses in this area contrary to TACE policies. Residential uses in close proximity to site and large A3 uses should not be encouraged or extended in such locations.	Objects	Approved - 13 January 2021

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			<p>/ 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.</p>			

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20/06082/FULL	29 September 2020	Basement And Ground Floor 25 Wardour Street London W1D 6PP	Installation of a fully openable shopfront	The Soho Society objects on the grounds of the potential of this application to cause a noise nuisance due to the openable shop windows. This would also create a negative precedent for other premises to use openable shop windows, if permitted.	Objects	APPLICATION WITHDRAWN
20/02247/FULL	31 March 2020	Regency House 1-4 Warwick Street London W1B 5LT	Use of the building as a private members' club (sui generis) comprising office space and bedroom accommodation with ancillary functions and a publicly accessible restaurant / bar (sui generis) at part ground and basement levels. Erection of a new sixth floor and creation of terraces at rear first, fourth, fifth and new sixth floor level. Installation of plant with associated screening at sixth floor level and alterations to the elevations to include the installation of new shopfronts on the Brewer Street and Warwick Street elevations.	Objection - concern over the proposed use of the building and whether it would be considered general office accommodation. If permission is granted would want hours of terraces conditioned to a terminal hour of 21:00 as well as the use of the first to sixth floors	Objects	Approved - 18 December 2020
20/05562/FULL	04 September 2020	Basement And Ground Floor Golden House 30 Great Pulteney	Removal of condition 3 of planning permission dated 4 April 2003 (RN 02/07246/FULL) for the	Objects - would like to see light industrial use continue on this site.	Objects	Approved - 19 November 2020

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		Street London W1F 9NN	erection of roof extension for Class B1 (office) use, incorporating rooftop plant and enclosure. Use of basement and ground floors for part Class B1(c) (light industrial), part Class B1(a) (office) purposes. New shopfronts and windows from RN 02/07246/FULL, NAMELY, to remove restriction securing only light industrial use (Class B1(c)) of part basement and part ground floors.			
20/00996/FULL	12 February 2020	4 Romilly Street London W1D 5AB	Use of the basement as a massage beauty parlour (Sui Generis use).	Objection on the following grounds; links between massage parlours in the locality with anti-social behavior and crime.	Objects	Approved - 11 November 2020
20/03965/FULL	26 June 2020	Units G10 And G11 Ground Floor The London Pavillion 1 Piccadilly London W1J ODA	Use of ground floor unit as a hot food takeaway (Class A5) and installation of extract duct at roof level.	Objection - considered an inappropriate use in this location.	Objects	Approved – 11 November 2020
19/09927/FULL	19 December 2019	18 Greek Street London W1D 4DS	Use of existing rear terrace areas at first and second floor level in association with the existing restaurant/bar use at 18 Greek Street, replacement of the balustrades, installation of a new staircase and	The Soho Society strongly objects to this application and the use of these terraces at night which have already been shown to cause significant noise nuisance to adjoining occupiers. There is video evidence which shows that the terraces are being used late at night in contravention of conditions 36 and 39 of the premises licence and enforcement action should be taken by	Objects	APPLICATION WITHDRAWN

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			landing area between the first and second floor terraces, installation of a retractable sound absorbing curtain and the installation of external tables and chairs all within the inner courtyard.	licensing inspector and this application refused.		
19/08665/FULL	08 November 2019	3 Greek Street London W1D 4DA	Installation of three air conditioning units and replacement of two air conditioning units on the rear first floor flat roof.	Objection on the following grounds; the proposals do not adhere to ENV7 of the UDP and the manufacturers' specifications are used as opposed to the noise of the units being measures.	Objects	Approved - 24 September 2020
20/00548/FULL	27 January 2020	5 Noel Street London W1F 8GD	Use of basement and ground floors as restaurant/cafe (Class A3), replacement of shopfront with alterations to existing entrance door, and installation of A/C unit.	Objection on the following grounds: objection to change of use; insufficient information submitted in acoustic report.	Objects	Approved - 16 September 2020
20/00307/FULL	17 January 2020	61 - 63 Shaftesbury Avenue London W1D 6LG	Alterations to create an extended roof dining area at roof level, planters, aluminium and glass balustrade to north western boundary, installation of steel-framed staircase and alterations to existing fire escape, metal railings around lowered plant area and timber enclosure around existing extract plant.	Objects on the basis that the proposal would lead to an over-intensification of an A3 use in Soho. Additionally, the proposal does not comply with policies S6 and S32 of the City Plan and Policies ENV 6 and ENV 13 of the UDP.	Objects	Approved – 09 September 2020

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20/00706/FULL	31 January 2020	Basement And Ground Floor 10 Argyll Street London W1F 7TQ	Use of basement and ground floors as restaurant (Class A3) Installation of a full height extract duct to the rear terminating above main roof level.	- To over intensification of restaurants in the area - Loss of retail accommodation	Objects	Approved – 19 August 2020
20/02563/FULL	17 April 2020	13-17 Broadwick Street London W1F 0DE	Erection of seventh floor extension to enlarge existing office (Class B1), alterations to building entrances and reception areas at ground floor, alterations to existing curved roof form including creation of two terraces within this at sixth floor level (on Berwick Street elevation), rationalisation of existing roof plant and installation of additional equipment within an enclosure, and use of existing flat roof at seventh floor (south corner) as roof terrace in association with the offices (Class B1).	1 - Do not object as long as conditions are acceptable for local residents. 2 - Object to the unrestricted use of the 7th floor roof terrace, will withdraw objection if hours of use agreed by residents living in buildings next to terrace.	Neutral	Approved – 18 August 2020
20/01083/FULL	14 February 2020	11 Argyll Street London W1F 7TH	Installation of 7 external air condensing units at first level in a contained flat roof level.	No assessment has been made in the acoustic report against WCC noise policies	Objects	Approved - 07 July 2020

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20/01472/FULL	28 February 2020	Basement And Ground Floor 77 Dean Street London W1D 3SH	Installation of a partially openable replacement shopfront.	The Soho Society objects on basis of openable windows could cause noise nuisance. We also object on grounds that if permitted, this application could cause loss of character, loss of distinctive design identity and loss of culture within the conservation area.	Objects	APPLICATION WITHDRAWN
19/00514/FULL	24 January 2019	Development Site At 29-43 Oxford Street And 16 And 17-19 Soho Square London	Part demolition of Nos 29, 31, 33, 37, 39 Oxford Street behind retained facades and demolition 41 and 43 Oxford Street and 17-19 Soho Square and redevelopment of the site, including retention of 35 Oxford Street with alterations and alterations to the ground floor level and basement level of No. 16 Soho Square to provide a new building comprising 2 basement levels, ground and 6 upper floor levels plus a plant level and a level for a rooftop pavilion. Use of building for retail Class A1 at basement level 2, basement level 1, part ground floor level and part first floor level, cafe Class A3 at part ground floor level and part rooftop level. Flexible office or retail Class A1	Welcome and support the overall proposals for the scheme and the provision of a new publicly accessible roof garden; request that the roof garden is managed to ensure reasonable priority for local residents in the vicinity to use it; objection to the loss of 41-43 Oxford Street, -the facades are retained; request that the applicant funds monitoring of a delivery service plan to ensure that this is adhered to once the scheme is operational.	Supports	Approved -

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			or Class B1 at second floor level, office Class B1 at part first floor level, and third to sixth floor levels, and associated works including cycle storage and associated facilities at basement level 2 and the provision of a publically accessible roof garden and other works associated with the development.			
19/09661/FULL	11 September 2019	Ground Floor To First Floor 1 - 4 Leicester Square London WC2H 7NA	Use of part ground floor and first floor as restaurant (Class A3).	The Soho Society objects to the loss of retail on what is overall a large site at 463sqm almost at the level at which there would be presumption against granting however, we welcome the slightly reduced hours of use.	Objects	Approved - 25 June 2020
20/02158/FULL	26 March 2020	Basement Left 151 Wardour Street London W1F 8WA	Use of basement as a cafe / restaurant (Class A3) in connection with the existing ground floor restaurant; installation of extract duct to the rear and alteration to rear access arrangement at ground floor level.	The Soho Society objects on grounds of loss of use B1. If approved, this application would be adding to the significant over intensification of A3 use in Soho and Wardour Street in particular: in Wardour Street alone there are currently 45 A3 premises - and this application displacing an existing use would increase the risk of a monoculture of A3 premises.	Objects	Approved - 24 June 2020
19/06813/FULL	30 August 2019	30 - 31 Peter Street London W1F 0AP	Installation of openable windows to shopfront.	Noise disturbance to residents; history of noise nuisance relating to this site. Acoustic report inaccurate; query the location that acoustic readings were taken from.	Objects	Approved - 23 June 2020
20/02471/FULL	14 April 2020	Basement And Ground Floor 25 Wardour Street London W1D 6PP	Installation of a partially openable shopfront.	The Soho Society objects to the sliding windows of shopfront because of the potential to cause noise nuisance on the street.	Objects	APPLICATION WITHDRAWN

Application Ref.	Application Submission Date	Application Address	Description of Development	Soho Society Comments	Supports / Neutral / Objects	Decision / Decision Date
20/01955/FULL	17 March 2020	68- 72 Broadwick Street London W1F 9QZ	Installation of exterior light fittings on the facade of the building.	The Society has no objection provided all internal and external lighting is switched off at 11pm, other than for lighting required for cleaning /maintainance.	Neutral	Approved - 12 June 2020
20/02500/FULL	15 April 2020	Queens House 7-9 Leicester Square London WC2H 7NA	Installation of new replacement plant at roof level and associated ducting to serve ground floor restaurant	No objection, but keen to ensure no obstruction on the street from queues.	Neutral	Approved - 01 June 2020
20/00263/FULL	16 January 2020	66-68 Brewer Street London W1F 9TP	Installation of new part openable shopfront and new wall lighting.	The Soho Society objects to the part of the application which relates to a partially openable shop front.	Objects	Approved - 22 April 2020
19/09695/FULL	12 December 2019	Basement And Ground Floor 28 Foubert's Place London W1F 7PR	Dual/alternative use of the basement and ground floor for either continued Class A1 (retail) or Class A3 (restaurant/cafe) use.	Objection - potential loss of retail floor space, and that "... dual alternative use will continue the trend on this estate to drive out retail and replace it with A3 use as this currently commands higher rent levels."	Objects	Approved - 22 April 2020
19/07690/FULL	03 October 2019	First Floor 4 D'Arblay Street London W1F 8DJ	Installation of an air conditioning unit at rear first floor flat roof level.	The Soho Society lodges no objection provided that the WCC EHO is satisfied there will be no adverse impact on residential amenity.	Neutral	Approved - 21 April 2020
20/00070/FULL	07 January 2020	Units G10 And G11 Ground Floor The London Pavilion 1 Piccadilly London W1J 0DA	Use of the ground floor as a restaurant (Class A3) and installation of a high level extract duct routed internally to terminate at main roof level.	Objection to the change of use to a restaurant and to the proposed opening hours beyond Westminster core hours.	Objects	Approved - 03 March 2020
19/09529/FULL	06 December 2019	14 - 16 Foubert's Place London W1F 7PH	Use of the rear part of the ground floor as a restaurant (Class A3) in association with the existing restaurant at 22-25 Kingly Street and the	The Soho Society objects to the loss of 104 sqm of retail A1 and to the increased size of the A3 restaurant unit which is likely to add to the cumulative adverse impact of restaurant use spreading from its current	Objects	Approved - 25 Febraury 2020

Application Ref.	Application Submission Date	Application Address	Description of Development	Soho Society Comments	Supports / Neutral / Objects	Decision / Decision Date
			dual/alternative use of the first floor for either continued retail (Class A1) or office (Class B1) use.	concentration in Kingly Court and Kingly Street.		
18/10886/FULL	24 December 2018	Development Site At 47-50 Poland Street And 54-57 Great Marlborough Street London	Demolition of 54, 55-57 Great Marlborough Street and 47, 48 (behind a part reconstructed facade) and part demolition of 49-50 Poland Street to provide a building comprising ground plus seven storeys with louvred plant room and two basement levels onto Great Marlborough Street (with rear projecting wing at ground and six upper floors with roof level louvred plant room) and a ground plus part five/part six storey building with two basement levels onto Poland Street, all for use as a hotel (Class C1), retail (Class A1), and a restaurant and bar (Class A3/A4). Creation of central glazed covered courtyard and publicly accessible route through the site, a landscaped	The Soho Society welcomes the changes that have been made by Shiva Hotels but continue to support local residents in their detailed concerns as set out in writing about the potential for noise nuisance, odours from the kitchen extract and their objection to the increased massing. In addition, the Society to objects to any A4 use in the proposed independent ground floor restaurant fronting Poland Street other than a small bar for customers waiting to be seated and would like to see this restaurant as just A3 rather than A3/A4 as indicated on the plans.	Supports/Objects	Approved - 06 February 2020

Application Ref.	Application Submission Date	Application Address	Description of Development	Soho Society Comments	Supports / Neutral / Objects	Decision / Decision Date
			terrace onto Poland Street, cycle parking, waste storage, plant rooms at fifth, sixth, seventh floors and roof level, services and associated works.			
19/09787/FULL	16 December 2019	36 - 38 Dean Street London W1D 3TE	Installation of full openable shopfront, installation of replacement doors.	<p>The Society objects to these two linked applications for this premises. It should be noted that these premises fall within a defined Stress Area as declared by Westminster City Council and is within a declared Cumulative Impact Area in terms of premises licensing legislation. The premises is opposite a concentration of residential uses as referred to the 24th March 2009 Appeal Decision.</p> <p>This appeal decision refused a previous occupier consent to have three fully openable windows in the shopfront largely on the grounds of the potential for noise nuisance. The potential for noise nuisance as a result of these proposals is therefore a very relevant factor as a fully openable shopfront would make the situation potentially much worse. In addition it is worth noting that the inspector stated "I consider that particular care is needed to ensure that business interests operate with due respect to their residential neighbours." Nothing about this application indicates such due respect.</p> <p>Whilst Soho as a mixed use area suffers from generally high noise levels there is considerable variation in the levels across the area and where there are significant pockets of residential as in this part of Dean</p>	Objects	Refused - 06 February 2020

Application Ref.	Application Submission Date	Application Address	Description of Development	Soho Society Comments	Supports / Neutral / Objects	Decision / Decision Date
				<p>Street and Meard Street noise levels are generally quieter. There was a noticeable deterioration when a previous tenant of the property kept its double doors open and this reduced again after they were kept shut. In addition, the removal of a shopfront with fixed glazing and its replacement with a partially openable shopfront will do nothing to improve the environmental performance of the building and would be likely to increase rather than reduce its carbon footprint.</p> <p>The proposed facade using Technowood produces a low quality solution which is quickly likely to date and degrade and is inappropriate within the Conservation Area. Whilst the applicant makes great play of the existing building doing nothing to enhance the Conservation Area that is no justification for bringing forward proposals which will detract from it and which are out of keeping with the predominant townscape of the street.</p> <p>We are also aware of the objections to this application by the Meard and Dean Street Residents Association and individual residents and fully support the arguments put forward in these objections.</p> <p>The application should be refused and a traditional shopfront retained.</p>		
19/09192/FULL	26 November 2019	72 Broadwick Street London W1F 9EP	Temporary installation of artwork on the hoarding wrap (shroud) above ground level measuring 20.0m x 11.5m along Ganton Street, 49.0m x	The Soho Society does no object, provided care is taken that excess light is not reflected on the South side of Broadwick Street/ the installation does not use reflective material that may reflect into flats opposite.	Neutral	Approved - 28 January 2020

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			11.5m along Carnaby Street, 16.5m x 12.5m along Broadwick Street and 8.0m x 8.0m along Marshall Street.			
19/08858/FULL	14 November 2019	25 - 26 Poland Street London	Erection of two storey rooftop extension to form additional sixth and seventh floor office (Class B1) floorspace.	The Soho Society objects to the overall scheme but especially due to the fact that the elevation is significantly higher than the neighbouring building heights/ If the council is minded to grant, we would propose the elevation is limited to one story.	Objects	APPLICATION WITHDRAWN
Applications for Tables and Chairs						
22/05052/FULL	26 July 2022	Development Site At 111-119 Charing Cross Road, 1-12 Manette Street, 1-4 Wedgwood Mews And 12 - 14 Greek Street London	Use of land for the placing of 104 tables and 208 chairs within an area measuring 42.3m x 12m.	Significant over-intensification of the use of this public space. Detrimental effects on neighbouring occupiers in respect of noise. Number of tables and chairs would cause problems in respect of pedestrian access.	Objects	Approved - 04 November 2022
22/05015/TCH	25 July 2022	155 Wardour Street, London, W1F 8WG	Use of an area of the public highway measuring 2.5m x 0.85m for the placing of 3 tables and 2 benches in connection with the existing ground floor use.	Not an appropriate location for outdoor seating, customers queuing outside businesses and busy pedestrian location, and street furniture, mean that there will not be 2m clearway for pedestrians impacting the operation of the highway.	Objects	Approved - 21 September 2022
22/04983/TCH	22 July 2022	143 Wardour Street, London, W1F 8WA	Use of the public highway for the placing of tables and chairs and street furniture in two areas: i) three	Not allowing the 2m pavement space will negatively impact pedestrian safety.	Objects	Refused – 22 September 2022

Application Ref.	Application Submission Date	Application Address	Description of Development	Soho Society Comments	Supports / Neutral / Objects	Decision / Decision Date
			tables, 6 chairs and one ice cream cone sculpture in an area measuring 5.7m x 0.98m on the Broadwick Street frontage and ii) and one ice cream cone sculpture in an area measuring 0.69m x 0.56m on the Wardour Street frontage, in connection to the ground floor use.			
22/03050/TCH	06 May 2022	41 Broadwick Street London W1F 9QL	Use of two areas of the public highway measuring 0.9m x 2.25m, and 0.9m X 2.36m for the placing of 4 tables and 8 chairs in connection with the existing ground floor use.	The Soho Society objects to the number of tables and chairs.	Objects	Approved - 17 June 2022