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22074/04A/ff/RVW

APPLICATION COVER LETTER – SHOPFRONT REPLACEMENT

This pre-application statement has been prepared on behalf of the applicant/owner:

IMPERIAL LONDON ENTERPRISES
LONDON
WC1B 5BB

The premises has been vacated by the previous tenant, HSBC bank, who have occupied the site since 1979. The property will now be operated as a restaurant under Class E – Certificate of Lawfulness granted 16 March 2023 Ref: 2022/3686/P.

This application seeks permission for replacement of existing painted timber shopfronts with powder-coated aluminium framed shopfronts. Colour 'dark-brown' to match the retained solid timber doors.

The existing shopfronts are an array of painted timber shopfront with different configurations. The existing frames are of varying dimensions and configuration and are in poor condition. The window cill are below 800mm. A few of the frames could be considered unsafe for the glass sizes and there is uncertainty whether all the glazing is compliant with current building safety regulations. The proposal will unify the appearance of the shopfronts. The proposed new windows will have fixed fanlights with lower transoms removed and toughened safety glazing installed.

A full schedule of existing and proposed windows is submitted with this application.

Refer to photographs below showing current window condition.



Figure 1- south elevation showing shopfronts.







