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10 June 2024

**BY EMAIL**

Dear Sir/Madam,

## Shropshire House, Capper Street, WC1E 6JA

On behalf of our client, Lazari Properties 1 Limited, please find enclosed an application request for the following development:

*Installation of a security railing fixed to the top of the existing rear parapet wall.*

In support of this application, please find enclosed the following documentation:

- Site Location Plan by Hambury Hird Design
- Existing and Proposed Elevations by Hambury Hird Design

### The Site

Shropshire House is a building, of ground plus 5-storeys, located on the southern side of Capper Street, which is just off Tottenham Court Road, to the east. The building was constructed in 1932 and is of historical interest due to its Art Deco design. The building is not listed however it is located within the Bloomsbury Conservation Area.

### Planning History

There have been four recent planning applications made by the applicant involving minor alterations to the building, as listed in the following table.

Application Number	Development Description	Decision	Decision Date
2022/3280/P	Installation of double glazed windows at 2nd and 3rd floor levels and above entrances, replacement doors to 2 entrances at ground floor level, replacement louvres at ground floor level and replacement lighting to porch entrances	Approve	25/05/2023
2022/3817/A	Display of internally illuminated building numbering and non-illuminated building names above two entrances to Capper Street.	Approve	25/05/2023

2023/0490/P	Partial removal of railings on Shropshire Place and installation of bicycle store to accommodate 23 cycles.	Approve	13/06/2023
2023/3580/P	Replacement of windows and doors at varying levels across the building facades.	Approve	04/12/2023

## Proposed Development

Building upon a series of recent improvements as documented in the planning history above, the applicant seeks permission to install a new security railing atop the existing parapet wall at the rear of the building. This railing seeks to enhance the safety of the site. Specifically, the applicant proposes a 700mm bent-top design with climb spikes, running approximately 30 meters in length.

The proposals bent-top design and climb spikes serve to effectively deter climbing and intrusion attempts, fostering a safer environment for occupants and the surrounding community. This approach aligns with Policy D1 (Design) of the Camden Local Plan (2017), and Camden's Design Supplementary Planning Guidance (2021) which promotes development that prioritises safety and site security.

Regarding design considerations, the security railing will be constructed of high-quality materials, in the colour satin black to maintain consistency with existing fencing, balustrades, and security spikes on the site and surrounding buildings. This continuity in colour, materiality, and design ensures compliance with Policy D1 (Design) of the Camden Local Plan, which emphasizes development that integrates with the local context.

The proposed security railing will be positioned atop the existing parapet wall at the building's rear elevation. This targeted location addresses a vulnerable area with limited public oversight due to its position at the back of the building. Furthermore, the rear elevation abuts Queens Yard, a dead-end road with restricted public access. This placement ensures the railing effectively addresses security concerns while minimising its visual impact on the surrounding public realm and the character of the Bloomsbury Conservation Area. The limited public exposure to the railing on the dead-end road further reduces any potential disruption to the visual amenity of the broader public realm.

The proposed works will be of the highest quality design, in terms of form, materiality and detail, preserving the character of the host building and thereby complying with Policy D1 of the Camden Local Plan. Given the sensitive approach to the building, which makes a positive contribution to the streetscene, the Bloomsbury Conservation Area will be preserved, in line with policies D2 of the Camden Local Plan, HC1 of the London Plan, the NPPF, and the statutory duties set out in The Planning (Listed Buildings and Conservation Areas) Act 1990.

Overall, it is considered the proposals are compliant with the Development Plan and should be approved accordingly.

## Summary

In summary, the proposed security railing, with its specified dimensions and features, effectively addresses security concerns while maintaining a design that minimises visual impact and complements the existing built environment.

Please note that a payment of £648 to cover the application fee has been made to the Planning Portal (PP-13134203). We trust that you have all the necessary information to validate and duly determine the planning application. Should you wish to discuss any aspect of the submission then please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'A Garcia', with a long horizontal stroke extending to the right.

Adam Garcia MRTPI | Associate Director

CBRE Ltd | UK Development – Planning