

Planning Department
London Borough of Camden
5 Pancras Square
London
N1C 4AG



CBRE, Inc.
Henrietta House
Henrietta Place
London W1G 0NB
+44 (0)20 7182 2656
+44 (0)7741 396 561

Grace.Collins1@cbre.com

12th December 2024

BY EMAIL

Dear Sir/Madam,

179a Tottenham Court Road & Shropshire House

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

Relocation of the existing door and bike rack, and the installation of a security mesh cage around the waste management bins.

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

- Site Location Plan by Hambury Hird Design
- Existing and Proposed Layouts by Hambury Hird Design
- Existing and Proposed Elevations by Hambury Hird Design
- Proposal document by Lazari Investments Ltd

The Site

179a Tottenham Court Road is a building, of ground plus 5 storeys, located on the southern site of Queen's Yard, just off Tottenham Court Road, to the east. Shropshire House is also a building, of ground plus 5-storeys, located on the southern side of Capper Street, also 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. Both buildings are not listed, however they are located within the Bloomsbury Conservation Area.

The Site area that this application pertains to, is located on the corner of Queens's Yard and Shropshire Place, between 179a Tottenham Court Road and Shropshire House and 179a Tottenham Court Road, as shown on the Site Location Plan (document reference. FB386.0000).

Planning History

There have been six recent planning applications made by the applicant involving minor alterations to the buildings. Five of these applications are for Shropshire House, and one application is for 179a Tottenham Court Road as listed in the following table.

Application Number	Development Description	Decision	Decision Date
	Shropshire House		

2024/2401/P	Installation of a security railing fixed to the top of the existing rear parapet wall	Approve	06/09/2024
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
<i>179a Tottenham Court Road</i>			
2019/5174/P	Installation of replacement front door together with the installation of a roof level terrace with associated balustrade pergola, and replacement Air Conditioning plant equipment at roof level.	Approve	19/05/2020

Proposed Development

Building on recent improvements detailed in the planning history, this application seeks permission to relocate the existing door and bike rack to facilitate the installation of a security mesh cage around the commercial waste management bins. The door will be moved within the Ground Floor Fire Exit Lobby to an adjacent elevation, maintaining its current size and scale. Six bike racks will be relocated further along Queen's Yard and two bike racks will remain in the current location.

The proposed relocation of the door and six bike racks aligns with Policy D1(Design), specifically part O, by carefully integrating building services equipment. This move will accommodate the new security mesh cage, ensuring continued service provision and the same number of cycle parking spaces.

Regarding the proposed security mesh cage, complete with a roof, this will enhance public realm security, tidiness, and overall appearance by enclosing the waste management bins. This approach adheres to Policy D1 (Design) of the Camden Local Plan (2017) and Camden's Design Supplementary Planning Guidance (2021), which prioritise safety and site security in development.

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 £648.00 (including the £70.00 service charge) to cover the application fee has been made to the Planning **Portal (PP-13632075)**. 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

Grace Collins

GRACE COLLINS

ASSISTANT PLANNER