

SR.JP.BRS.3378

07th October 2011

Planning Services
Camden Town Council
Camden Town Hall
Argyle Street
London
WC1H 8EQ

Dear Sir/Madam

Application for Planning Permission to Erect Shutters at 24 Cambridge Circus, London, WC2H 8AA

Pegasus Planning Group has been instructed on behalf of 'The One Cambridge Circus' (The Applicant) to submit an application for planning permission to erect shutters on the outside of the ground floor retail unit at the above site.

The application site is a lawful class A3 (restaurant and Cafe) use and was formerly occupied by a *Med Kitchen* who ceased trading in June 2011. An application for planning permission and consent to display an advertisement has been submitted under refs: 2011/4290/A and 2011/4177/P for occupation of the site by a new restaurant operator- *Leon de Bruxelles*. The case officer for this application is Ms Connie Petrou and the applications have a target determination date of 27th October 2011.

The supporting plans and statement will describe the proposed shutters to confirm their appropriateness in land use planning terms, in accordance with the relevant parts of the adopted Development Plan as well as other material considerations. These material considerations include a letter from the Chief Planning Officer – Steve Quatermain (dated 12th August 2011) instructing Local Planning Authorities to support the applications for shutters in order to protect businesses from damage recently seen during the riots of Summer 2011.

Design and Access Statement

Introduction

This application seeks to erect security shutters on ground floor windows of 24 Cambridge Circus to protect the new shop front and restaurant use of the occupier – Leon de Bruxelles, who will commence trading from the site when the appropriate planning permissions and advertisement consent have been secured.

The Proposal

The application site is located in a very prominent position on the northern section of Cambridge Circus at its junction with Shaftsbury Avenue and Charing Cross Road. For this reason the site has three frontages – Shaftsbury Avenue,

2-10 Kings Parade Mews

Clifton

Bristol

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Charing Cross Road and Cambridge Circus and security shutters are proposed to the shop fronts on each elevation.

The proposed shutters are shown on the attached drawings prepared by R Interiors and are described below:

- The shutters will be housed in boxes located below the existing awnings which are being replaced with like for like awnings of the same size and dimensions under application refs: 2011/4290/A and 2011/4177/P). The box housing for the shuttering will not protrude any further forward than the existing awning housing (as shown in Drg. No: 300-500).
- The box shutters will be located below the fascias and between the existing pilasters and therefore have no impact on the original fabric of the building.
- The shutters will be solid and made of galvanised steel with the *Leon de Bruxelles* logo located on each shutter.
- The shutters will cover each window and other openings on the three sides of the shop front and will be the height of the full windows. In this respect the shutters will stop at the low stall riser beneath each window.
- The proposed ground floor plan (Drg. No: P100-100) confirms the location of each shutter as a security measure on each window and opening.

Planning Policy Considerations

The Camden Planning Guidance on shop fronts (paragraph 7.30) confirms that *"Shutter boxes should be discrete and should not protrude forward of the fascia or obscure the architectural features. They should be concealed wherever possible for example set behind within the fascia panel, the guiderails concealed within the frame of the shop front and shutter should be closed at the stallriser."*

The Design and Access Statement (above) and drawings confirm the discrete location of the shutter box below the existing awning housing and fascia itself. The shutter box will also be sited between the pilasters and close onto the the top of the stallrisers. The guide rails will also be discretely located within the frame of the shop front window.

The design of the shutters is integrated into the shop front in terms of its design, materials and colour by virtue of the fact that the box housing unit is located below existing awning, and given that there is a logo on each shutter. This is considered to enhance the appearance of the solid shutters.

A material consideration of significant weight in support of this application is the letter (attached) from the Chief Planner (Steve Quartermain) dated 12th August 2011. This letter was written to the Chief Planning Officers of all local planning

authorities in England as a result of the riots in London and across the UK in Summer 2011.

The letter confirms that *"where planning permission is needed for example,... for new security shutters, I ask that you prioritise the processing of these planning applications. In the majority of cases, officers determination under delegated powers will be appropriate."*

The proposed shutters are required to protect the new restaurant from any future damage that was experienced by other businesses in London recently.

The careful siting of the shutters (described above), coupled with the restaurant logo on each shutter is considered to improve their appearance and ensure that they are an appropriate addition to the shop front.

Planning Application

In support of this application for planning permission (submitted on line via the Planning Portal under ref: PP-01659569, I enclose an electronic copy of the following:


1. The completed application form, including certificate of ownership;
2. Design and Access and Planning Policy Statements justifying proposed development (contained within this letter);
3. Letter from Chief Planner to all Local Planning Authorities dated 12th August 2011.
4. The following drawings:
 - i. Site Location Plan (Drg. No: BRS.3378_02-1);
 - ii. Existing Ground Floor Plan (Drg. No: P000-100);
 - iii. Existing Elevations Cambridge Circus and Shaftsbury Avenue (Drg. No: E100-000)
 - iv. Existing Charing Cross Elevation (Drg. No: E100-010);
 - v. Awning and Box Shutter Detail (Drg. No: D300-500);
 - vi. Proposed Ground Floor Plan Showing Line of Shutters (Drg. No: P100-100)
 - vii. Proposed Elevations – Cambridge Circus and Shaftsbury Avenue (Drg. No: E100-110)
 - viii. Proposed Charing Cross Elevation (Drg. No: E100-130);

The proposed shutter drawings also include the changes proposed by application refs P2011/4290/A and 2011/4177/P relating to the new shop front and advertisement submitted in August 2011.

With a hardcopy of this letter I enclose a cheque for £170 (as confirmed by the planning portal) to cover the fee for planning permission.

If you have any queries relating to registration of this application, please do not hesitate to contact me by e-mail stuart.rackham@pegasuspg.co.uk or mobile: (07795 652114)

Yours faithfully



P P

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cc. M Woodbridge
M Wright
D Spray
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