

Our Ref: PIF/JG/jc
Your Ref: PP-07267654
Email: jgleeson@firstplan.co.uk
Date: 07 September 2018

Planning Department
Camden Council
5 Pancras Square
Kings Cross
London
N1C 4AG

Dear Sir / Madam,

INSTALLATION OF EXTERNAL SEATING IN ASSOCIATION WITH OLE & STEEN, UNIT 4, 1 BEDFORD AVENUE, FITZROVIA, LONDON, WC1B 3AU

We are instructed by our client, Danish Bake UK Ltd, to submit the enclosed application for installation of an external seating area on Bedford Avenue, Fitzrovia in association with the above premises.

The application for external seating has been submitted in the context of discussions held with Mr Andrew Helyer (Principal Engineer - Highways) regarding street improvement works being considered in this location. Mr Helyer has advised that there is no firm detail or timescales associated with this work and therefore applications for planning permission and the appropriate license can be progressed. This application has been prepared on this basis.

This application has been submitted online (via planning portal reference: PP-07267654) and we have enclosed the following supporting documents:

- Completed application form and certificates;
- CIL Form;
- Site Location Plan;
- Combined Ground Floor Plan and Elevations as Existing (ref: PL01-O); and
- Combined Ground Floor Plan and Elevations as Proposed (ref: PL02-O).

The requisite planning fee of £385 will be paid online via planning portal.

Background Information

The application site comprises an existing A1 retail unit occupied by Ole & Steen. This site is located at ground floor on the corner of Bedford Avenue and Tottenham Court Road within a large mixed-use development known as 1 Bedford Avenue, as approved in December 2013 (ref: 2013/3880/P).

The site has two street fronting elevations onto Tottenham Court Road (facing south west) and Bedford Avenue (facing south east). The Bedford Avenue frontage specifically benefits from a large pavement area which is proposed to accommodate the external seating. Planning permission has also recently been approved in December 2017 (ref: 2017/4942/P) for installation of new side access door to the unit from Bedford Avenue. This will provide direct access from the unit to the proposed external seating.

Application Proposal

This application proposes to install an area of external seating in association with the existing café premises at Unit 4, 1 Bedford Avenue as occupied by Ole & Steen. The seating will be located immediately adjacent to the Bedford Avenue frontage of the unit and will not project beyond the Tottenham Court Road elevation. A full description of the proposed seating area is provided below:

- Seating area dimensions: 3.838m width (projection from shopfront) x 7.78m length and 29.86sqm in area. 3m of clear pedestrianised street to remain (6.838m as existing).
 - Seating area to accommodate 8no. tables, 15no. chairs, 5no. canvas barriers and mobile planters.

Planning Considerations

This application seeks planning permission for use of a 29.86sqm area of public highway for external dining in association with the existing Ole & Steen premises at Unit 4, 1 Bedford Avenue, WC1B 3AU.

The key consideration associated with the above is considered to be the impact upon pedestrian movement along the footpath as currently laid out. In this regard the seating area is proposed to be located on immediately adjacent to the Bedford Road frontage of the unit within a large area of pavement spanning 6.838m. Within this, the proposed seating area will project 3.838m and therefore allow for 3m of clear footway to be retained. Use of planters and canvas barriers to clearly define the private and public areas will also assist in ensuring minimal impact to passing pedestrians.

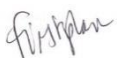
This arrangement fully accords with the Council's 'Tables and Chairs Application Guidance Notes' document which provides advice to table and chair license applications and requires '*a minimum clear width of 1.8 metres between the edge of the chairs and the kerb*'. Camden Council's Town Centres and Retail CPG Document also sets out a minimum clear footway width of 2m and up to 3.3m for areas of 'heavy footfall'. The proposed clearance of 3m far exceeds the lower requirement of 1.8m – 2m which is considered appropriate for this location and is therefore considered acceptable within this area.

As mentioned previously we are also aware that street improvement works are being considered in this location however it is not clear at this stage if this will have a bearing on the pavement and external seating area. In acknowledgement of this, Mr Andrew Helyer (Principal Engineer - Highways) has suggested we proceed with the planning and license applications. Should formal plans be provided in the future and it becomes clear that street improvements will indeed be sought in this location that will conflict with the proposed seating area, the applicant will welcome the opportunity to revise the seating arrangement accordingly. It is relevant in this regard that licenses for tables and chairs are only issued for a maximum term of 12 months should this situation arise.

In terms of neighbouring amenity, the application site is a designated Central London Frontage located within a highly commercial area just off Tottenham Court Road and is not considered sensitive to the proposed seating area. The external furniture will also only operate within the approved hours of use (ref: 2013/3880/P) associated with the existing unit and outside of these hours the furniture will be stored within the restaurant.

As such, we trust you have all of the necessary information to register and indeed support this application, however, should you have any queries on the proposals or require any further information please do not hesitate to contact me.

Yours faithfully



JANE GLEESON
Director