

1 June 2022
L220601 SAV Cover Letter TP



Head of Planning
Camden Council
Town Hall Extension
Argyle Street
London
WC1H 8EQ

Savills (UK) Limited
DL: +44 (0) 20 7409 8025
F: +44 (0) 20 7495 3773

33 Margaret Street
London
W1G 0JD
T: +44 (0) 20 7499 8644
savills.com

SUBMITTED VIA PLANNING PORTAL PP-11302581

Dear Sir or Madam

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING APPLICATION FOR PHYSICAL WORKS TO AMALGAMATE TWO UNITS AND A CHANGE OF
USE TO CLASS E
UNITS 12 & 14, BRUNSWICK SHOPPING CENTRE, BLOOMSBURY, LONDON, WC1N 1AE
MARISCO AND TORTA LIMITED**

Introduction

We write on behalf of our client, Marisco and Torta Limited, to apply for planning permission and listed building consent for physical works to amalgamate two existing units and change the use to a flexible 'Commercial, Business and Service' use within Class E at Units 12 & 14 of the Brunswick Shopping Centre.

The intention is to bring vacant floorspace back into active use and use the new, amalgamated unit for a mix of 'retail' and 'restaurant' (both operations fall within Class E).

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015, the application comprises the following:

- This covering letter;
- The completed application form and certificates;
- Community Infrastructure Levy Form;
- Drawing Ref: Unit 12-14 Brunswick Centre – 'Site Location Plan';
- Drawing Ref: 1564-E02-GA – 'Existing Level A';
- Drawing Ref: Marisco_London walls 1_50-B;
- Drawing Ref: Marisco_London _demolition-B;
- Drawing Ref: Marisco_Brunswick existing shopfront 1_50-B;
- Drawing Ref: Marisco_Brunswick new shopfront 1_50-B;
- Drawing Ref: Marisco-ceiling 1_50-B;
- Drawing Ref: Marisco-electricity 1_50-B;
- Drawing Ref: Marisco-existing floor plan 1_50-B;
- Drawing Ref: Marisco-new shop plan 1_50-B;
- Drawing Ref: Marisco-floor 1_50-B;
- Drawing Ref: Marisco-plumbing 1_50-B; and
- Drawing Ref: Marisco-wall 1_50-B.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD



The application has been submitted and the relevant application fee of £462 paid electronically via the Planning Portal (Ref: PP-11302581).

The Application Site

The application site comprises Units 12 and 14 at the Brunswick Shopping Centre (**the Site**). The Shopping Centre is located in Bloomsbury.

Both units are vacant following the cessation of the previous retail uses by 'Oasis' (Unit 12) and 'Office' (Unit 14). The two units measure: 207 sq. m and 220 sq. m (GIA).

The Shopping Centre comprises a mix of commercial floorspace which is configured across the Ground (Level A) and Lower and Upper Basement Levels. Units 12 and 14 are situated on the Ground Floor (Level A).

The extent of the Site is identified on the submitted Drawing Ref: Unit 12 – 14 Brunswick Centre – Site Location Plan and on Drawing Ref: 1564-E02-GA – Existing Level A.

Relevant Planning History

On 1 September 2003, planning permission was granted for the: *'Refurbishment of The Brunswick centre; the forward extension of the existing retail units fronting the pedestrian concourse; the creation of a new supermarket (Class A1) across northern end of the pedestrian concourse; creation of new retail units (Class A1) within redundant access stairs to the residential terrace; erection of new structure above Brunswick Square for potential alternative use as retail (Classes A1, A2 and A3), business (Class B1) or as non-residential institutions (Class D1); redesign of the cinema entrance; redesign of existing steps and ramps at the Brunswick Square, Handel Street and Bernard Street entrances, removal of two existing car park entrances at pedestrian concourse level, installation of retail display windows within Bernard Street elevation, redesign of the existing southern car park stairway; replacement of waterproofing layers to the pedestrian concourse and the residential terrace; concrete repair works and introduction of new hard and soft landscaping surfaces and works'* (App Ref: PSX0104561) (the '**2003 Permission**').

The 2003 Permission provides the primary controls for the vast majority of the commercial floorspace at the Shopping Centre and controls the operation of the specific premises at the Site.

As set out above, the 2003 Permission allowed for the operation of the floorspace within a range of uses including Classes A1, A2, A3, B1 and D2. These uses have since been revoked¹ floorspace at the Shopping Centre now operates within Class E (subject to any ongoing controls imposed by planning condition).

An application for a certificate to confirm that the floorspace at the Shopping Centre can be used lawfully for any purpose within Class E was not determined by the Local Planning Authority and is now subject of a planning appeal (Reference: APP/X5210/X/21/3277179). This application is made 'without prejudice' of the submissions made in respect of the appeal.

There are no other planning applications which are relevant to this application, based on a review of the Council's online public access system.

The Proposed Development

The application seeks planning permission and listed building consent for physical works to amalgamate the two existing units to create a new, single premises and allow for its use for any 'Commercial, Business and Service' operation within Class E.

The individual elements of the proposed development are described in detail below.

¹ Following changes to the Use Class Order enacted on 1 September 2020.

1. **Physical Works**

In order to amalgamate the two existing units to create the new, enlarged premises there is a suite of external and internal works proposed at the Site. There are also a series of internal works required as part of the proposed fit out of the Tenant.

The proposed works to the shopfront elevation include:

- Removal of existing glazing and two sets of doors (providing independent access to Units 12 and 14); and
- Installation of revised shopfront comprising two new electric doors with sensors, which are inset to take the glazing line behind one of the structural columns which creates an external lobby area.

The proposed elevation of the new, enlarged unit is illustrated on Drawing Ref: Marisco_Brunswick new shopfront 1_50-B.

The principal internal works to facilitate the amalgamation include:

- Demolition of the existing, internal wall separating the two units;
- Removing the existing stairs and closing the existing stairwell in Unit 12; and
- Installation of a new amenity block (including toilet facilities) and 'Back of House' area including utilities, storage and other utilities.

For ease, the areas of demolition are illustrated in 'red' on Drawing Ref: Marisco_London _demolition-B.

The new unit created by the proposed physical works will measure approximately 430 sq. m (GIA).

The proposed internal works will also include a comprehensive 'fit out' to meet the operational requirements of the applicant. This will comprise the installation of a new kitchen (including an area for both cold preparation and formal cookline) and a separate area (display, service and storage) for the retail / delicatessen function.

There will also be a separate, dedicated area for restaurant seating which will include in built, banquet seating.

The proposed internal layout of the premises is illustrated on Drawing Ref: Marisco-new shop plan 1_50-B.

The application comprises a suite of additional drawings which provide technical details of:

- Ceilings (heights, finishes and installations);
- Electricity points and infrastructure routing;
- Plumbing locations; and
- Floor finishes.

Given the proposed operation includes the installation of a kitchen; the operator will install a ventilation and extraction system. This will include one of two options as set out below:

1. A 'recirculation' system such that all extraction is undertaken and processed by equipment within the premises (meaning there is no requirement for an external extract point; or
2. The Landlord will install a new ducting route at lower ground level within the Shopping Centre to an external venting point on the access ramp to the car park. Any extract system will include appropriate filtration equipment within the premises to ensure that there is no unacceptable impact on the existing level of air quality and amenity.

The extent of the application site boundary includes the area within which an external extract route would be installed and the termination point of the vent.

The applicant proposes that the type of extraction system be made the subject of a planning condition which requires details of any equipment and installation proposed to be submitted and approved prior to occupation of the premises.

2. Change of Use

The proposed development is sought to meet the commercial requirements of the applicant which proposes to operate the premises. The operation is intended to be a mixed use comprising: a delicatessen and the display for sale of goods (Class E(a)) and a restaurant (Class E(b)).

Both of the uses are within the general 'Commercial, Business and Service' use classification which allows for mixed and / or flexible operations.

Assessment of the Proposed Development

Below we provide an assessment of the proposed development against the relevant policies of the Camden Local Plan and the National Planning Policy Framework ('NPPF').

1. Physical Works

The policies relevant to the main physical works include Policy D1 'Design', Policy D2 'Heritage' and Policy D3 'Shopfronts'.

Policy D1 seeks to secure high quality design in all new development. The newly proposed configuration and design of the shopfront will not materially alter the appearance of the Site. The new shopfront retains the use of materials which are consistent with the wider Centre and is entirely appropriate in terms of form and function. The design will retain an active shopfront in accordance with the aspirations of Policy D3.

The existing shopfront is modern (following the refurbishment works in 2006) and accordingly there is no loss of any historic fabric as a direct result of the development. The proposed works will not have any impact on the significance of the heritage asset.

NPPF Chapter 16 seeks to conserve and enhance the historic environment including preserving, maintaining and protecting heritage assets. The proposed development will result in less than substantial harm to the significance of the heritage asset and as such the development should be weighed against any public benefits.

The NPPF seeks to ensure heritage assets are put to viable uses consistent with their conservation. The proposed development will facilitate the re-occupation of the floorspace at the Site. It follows that the development will deliver a series of important public benefits (re-occupation and maintenance of a heritage asset and job and wage creation) and these weigh heavily in favour of the grant of planning permission and listed building consent.

The proposed works accord with Policy D2 and Paragraphs 190 and 202 of the NPPF.

2. Change of Use

The application seeks planning permission for the newly created unit to be used for 'Commercial, Business and Service' use within Class E.

The flexible provisions enacted by the introduction of Class E more accurately reflect the mix of uses now found within town centres. The Government has stated explicitly that flexible provisions for a range of 'main town

centre' uses is necessary to give businesses greater freedom to adapt to changing circumstances and respond more quickly to meet the needs of their communities².

The Shopping Centre is defined as a Neighbourhood Centre within the Local Plan and as such, the proposed use of the new unit within Class E is entirely appropriate.

Policy E1 relates to 'Economic Development' and states that the Council will secure a successful and inclusive economy in Camden by creating the conditions for economic growth and harnessing the benefits for local residents and businesses. The proposal accords directly with this Policy in helping to meet the requirements for new businesses, bring vacant floorspace back into active use and better meet needs of local residents.

Policy TC2 states that the Council will promote successful and vibrant centres. The proposed development will contribute directly to the vitality and viability of the defined Neighbourhood Centre.

The proposed development accords with the overall strategic objectives of the Local Plan and the NPPF to locate commercial floorspace within town centres and to promote their vitality and viability.

Summary and Conclusion

This application seeks planning permission and listed building consent for physical works to amalgamate the two existing units to create a new, single premises and allow for its use for any 'Commercial, Business and Service' operation within Class E.

The newly created unit will meet the requirements of the applicant which will operate a mix of retail functions and a restaurant from the Site.

The proposed development will facilitate the reoccupation of vacant floorspace. It will facilitate significant private sector investment into the Borough, contribute towards local economic productivity and the vitality and viability of a defined centre and generate a new employment positions and wages.


The proposed works and use are not considered to be contentious and represent a sustainable form of development.

We respectfully request that this application be approved and that planning permission and listed building consent is granted.

We trust that the information provided above is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

If you have any queries regarding the above or require any further information in order to be able to issue the certificate, please do not hesitate to contact Tim Price or Heloise Whiteman.

Yours faithfully,

A handwritten signature in grey ink that reads "Savills".

Savills (UK) Limited
Planning

² See Paragraph 7.3 of the Explanatory Memorandum to SI 2020/757.