

Dear Claire,

I hope you are well. Apologies once again for the delay in providing a response but please accept this email as a response to the pre-application for Vapiano's Centre Point under ref. no. 2022/0554/PRE.

The proposal is for the provision of outdoor tables and seating with associated planting, parasols, and glazed partition walls with an entrance door.

Consultation has been undertaken with colleagues from transport, conservation and public realm departments in the Council.

The Council does not object to the principle of the proposal. Outdoor seating would be acceptable in this location, and a tables and chairs application was approved at unit R04 in 2019 under ref. 2019/1323/TC. Approval was granted for 4 no tables and 16 no chairs with a rope barrier.

Outdoor dining could provide activity and a lively environment in the piazza which is welcomed.

However, there are concerns with regards to the finer details of the proposal.

A Public Realm Management Plan for Centre Point was published in 2016 which includes the provision of outdoor dining. The provision of outdoor dining space outside unit R05 is limited to 3.9m in width, and so the proposal would need to be reduced by 0.8m.

We have concerns over the barriers, including the planters and screens would create a sense of enclosure and in effect a private space within the square which is not supported. We would require any outdoor seating to be open and integrated with the square to create a cohesive space. The square needs to be maintained as a genuine public realm and there should be no visible barrier between the square and the seating.

In addition, we have concerns over the parasols. They are too large and further create a sense of enclosure. The Public Realm Management Plan does allow for parasols and we would therefore support ones that are subtle and less dominant.

We are also aware of a proposal to erect scaffold along the face of the building to facilitate a façade change to the floors above the restaurant to full height, which will require careful consideration with regards to logistics.

I have provided some guidance from the Management Plan below:

- Seating including chairs, stools and benched tables are to be safe for all users. Should allow for those who use wheelchairs or mobility aids. Should be strong, weather-resistant, readily removed and stored within the premises and be of a design style and colour commensurate with a high class operation on the estate.
- Can only be used by seated patrons consuming food and beverage.
- Make a positive contribution to the appearance of the piazza.

Given that a full planning application has been submitted with the same proposals, I would suggest submitting revised plans based on the feedback above for us to review further.

If you have any queries or questions with regards to the information above, please do not hesitate to call or email.

Kind regards,

Edward Hodgson
Planning Officer
Supporting Communities
London Borough of Camden

The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

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