

Your ref: 20/03787/TCH
Our ref: JB59676
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Director of Planning Services
Westminster City Council
City Hall
64 Victoria Street
London
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Dear Sir/Madam

Use of the public highway for the placement of 15no. tables, 30no. chairs and two heaters in connection with the adjacent restaurant at Pizza Express, 21-22 Barrett Street, London, W1U 1BD.

We enclose an application for planning permission for the above proposed development. The application is for full planning permission for an amended scheme following the grant of planning permission on 27 July 2020 (LPA Ref: 20/03787/TCH).

This application proposes the re-use of the same part of the highway for the placing of tables and chairs associated with the adjacent Pizza Express restaurant. Planning permission for use of the exact same size outside seating area was originally granted under reference 16/02654/TCH on 23 August 2016 and was renewed on 11 January 2018 by planning permission 17/10369/TCH and again on 27 July 2020 by planning permission 20/03787/TCH.

The new proposal seeks to replace unnecessary timber planters with 3 tables and 6 chairs. The remaining layout will remain as previously approved and the site area also remains exactly the same.

The applicant is not aware of any complaints over the past 5 years use of this outside area.

A minimum pavement width of 2.63m will continue to be retained for the safe passage of pedestrians walking by; therefore, the free-flow of pedestrian traffic will not be materially affected. It is noted that there is some street furniture outside the property, but these are small-scale and pedestrian flows will remain unaffected. Therefore, it is considered that compliance with the minimum 2m clear width set by the Westminster Way SPD continues.

In support of the above, it is noted that neighbouring properties have been granted planning permission for similar schemes. One of the officer's delegated reports for the neighbouring properties, states "... a pavement width of 2.1m is left for free pedestrian movement which exceeds the minimum of 2.0m set out within Westminster Way. The result is that the [amended] proposal is acceptable in highway safety terms ...". In this case the free pavement width exceeds 2.6m, which far exceeds the minimum guideline set out in Westminster Way.

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The planning application relates to activities taking place at a central commercial leisure facility. This will result in a noticeable enhancement of the leisure operation, to the benefit of the local economy and the local community. The enhancement of the central commercial activity is sustainable by definition. At the heart of the National Planning Policy Framework (NPPF) is a strong presumption in favour of sustainable development. Indeed, NPPF strongly supports the proposed development.

In the absence of demonstrable significant adverse impact, it is considered that there is a presumption in favour of the proposed development, in accordance with NPPF and the guidance in Westminster Way.

If you require any further information to assist in your consideration of this proposal, please do not hesitate to contact us.

Yours faithfully,

Bidwells LLP

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