

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

26 July 2024

TO WHOM IT MAY CONCERN

Regarding: Lawful Development Certificate (LDC) | 2 Bloomsbury Square – class F1

Dear Sir/Madam,

I own an Art Gallery called Carlos/Ishikawa and I have put in an offer to buy the property located at 2 Bloomsbury Square – planning Use Class F1, where I would like to re-locate my premises to. I am seeking a Lawful Development Certificate (LDC) from Camden Council as part of the sale, following the new planning regulations that have come into place in 2020.

For your information, Carlos/Ishikawa was established in 2011 and its primary activities are promoting artists and putting on art exhibitions, which are free to attend and open to the public (typical opening hours are Wednesday – Saturday, 12–6pm). Alongside this, we host other cultural, educational and community based projects (also open to the public and free to attend) such as: workshops with schools and education groups; educational and artistic talks and discussion groups; reading groups; art performances. (Please see the documentation attached of some of our exhibitions and cultural and educational events since 2011).

Carlos/Ishikawa funds its programme of art exhibitions and cultural events through participation in major international art fairs such as Art Basel and Frieze which take place yearly in New York, Hong Kong, Basel, Miami, Paris and London. These art fairs are ‘trade fairs’ where international art collectors travel to see and acquire art, and we act as agents who show the artworks at the fairs and sell them with a 50% commission to us and 50% commission to the artist. 95% of our business happens at these international art fairs, where we meet with international clients from all over the world. The clients buy the art works we are showing at our art fair booths, and stay in touch via email, occasionally purchasing artworks later through discussions we carry on via email. Over 90% of our clients are based outside of the UK – in Asia, Europe, US and South America. Some ancillary sales comprising 5% or less of our business can on

occasion take place as a result of an artwork we have shown in our exhibition space, however the art gallery never operates as a retail space where a customer might walk in and buy a product. Additionally, the exhibitions that take place in our premises are often very experimental, completely uncommercial and unsellable and not for sale in any way (for example a large-scale immersive installation).

In 2011 when we rented our current premises for Carlos/Ishikawa, we applied for – and successfully obtained – change of use from what was then B1 to a D1 (Art Gallery) (please see documents attached). We have operated Carlos/Ishikawa under D1 (Art Gallery) for the past 13 years with support and no issue from Tower Hamlets. We seek to continue to add artistic, cultural and educational value to London through Carlos/Ishikawa's activities. With recent retail and office developments in the area surrounding 2 Bloomsbury Square, we believe that re-locating our premises to the area will add cultural, artistic and educational value to the local communities in the area.

Please spend some time with the attached document showing the exhibitions and cultural activities we have been passionately committed to, and we hope you will grant us the Certificate.

A handwritten signature in black ink, appearing to read 'V Carlos'.

Vanessa Carlos
Founder & Director
Carlos/Ishikawa