

# Planning Statement

60, Theobald's Road, London, WC1X 8SF

**Retrospective application for Hot Food Takeaway & Restaurant Use.**

**Planning Portal Reference: PP-13697303**

## 1. Introduction

This Planning Statement is submitted in support of a **retrospective planning application for Hot Food Takeaway & Restaurant Use** at 60 Theobald's Road, London WC1X 8SF. The application aims to regularize the existing mixed-use operation of the premises, combining dine-in restaurant facilities and hot food takeaway services, now classified as **Sui Generis** under the current Use Classes Order.

The premises have historically operated as a food service establishment since planning permission was granted in **2004** for restaurant and takeaway use (ref: 2003/2581/P). Previously, the use fell under **Class E(b)**—sale of food and drink for consumption (mostly) on the premises. Over time, the nature of the business has evolved to include a significant takeaway component, necessitating this application.

In the previous planning application (2024/4401/P), Planning Officer Connie Marinetto concluded that the takeaway use was ancillary. She stated, *"While it is accepted that a restaurant (Class E) can have an ancillary takeaway (Sui Generis) element and vice versa, a mixed use typically requires the uses to be roughly equal in floorspace and turnover."* This retrospective application addresses the balance of mixed use and seeks to regularize the site as a formal Hot Food Takeaway & Restaurant Use (Sui Generis).

## ***2. Site Description and Context***

The property is located on the ground floor and basement of a mid-terrace building at **60 Theobald's Road**, situated in a mixed-use area with a blend of commercial, retail, and residential properties. The site contributes to the vibrant commercial character of the area.

The premises are currently occupied by **Chicken Valley**, a business specializing in hot food takeaway services, with a supporting dine-in facility. The menu features dishes such as **burgers, BBQ lamb ribs, lamb chops, wraps, and desserts**, catering to diverse customer preferences. The business also offers delivery services, adding to its accessibility for the local community.

## ***3. Relevant Planning History***

- **2003/2581/P**: Granted on 30th January 2004 for the change of use from Class A1 (Retail) to Class A3 (Restaurant and Takeaway). This permission allowed for both on-premises dining and takeaway services under the former A3 classification.
- **2011/6027/P**: Granted on 10th February 2012 for the installation of a replacement shopfront.
- **2024/4401/P**: Refusal of a Certificate of Lawfulness (Existing) due to insufficient evidence to demonstrate continuous operation as a mixed-use restaurant and takeaway (Sui Generis) for at least 10 years.

## ***4. Proposed Development***

This application seeks retrospective permission to regularize the use of the premises as a **Hot Food Takeaway & Restaurant Use (Sui Generis)**. The operation includes:

- A food preparation and service area.
- Limited seating (approximately five tables) for dine-in customers.
- Ancillary storage and staff facilities in the basement.

This application reflects the current operational reality of the business, balancing on-site dining with a significant takeaway service component.

## ***5. Planning Policy Context***

The application aligns with the following policies:

- **National Planning Policy Framework (NPPF):**
  - Promotes economic growth and supports the vitality of town centres.
  - Encourages the re-use of existing buildings and premises.
- **Camden Local Plan (2017):**
  - **Policy TC2:** Supports a mix of uses in designated town centres and local areas.
  - **Policy E1:** Fosters a vibrant and diverse economy by enabling commercial uses.
  - **Policy A1:** Requires developments to safeguard the amenity of surrounding properties.

The proposed use maintains an active frontage, enhances local economic activity, and adheres to local planning objectives.

## ***6. Conclusion***

This **retrospective planning application** seeks to regularize the established use of the premises as a **Hot Food Takeaway & Restaurant (Sui Generis)**. The proposed use reflects the evolution of the business from its original **Class E(b)** use and remains a key contributor to the local economy.

In summary:

- The application complies with national and local planning policies.
- The use supports the vitality of the area while addressing residential and visual amenity concerns.
- Operational measures are in place to mitigate any potential adverse impacts.

We respectfully request that Camden Council grants retrospective planning permission for the proposed use.