



WALSINGHAM PLANNING

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Our ref: SM/B0063/13
PP ref: PP-02604792

29 April 2013

Ms N. Tulley, Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND



Dear Ms Tulley

BRITISH FILM INSTITUTE, 21 STEPHEN STREET, LONDON, W1T 1LN

Further to the grant of planning permission for use of part of the ground floor of the above property as a Class A3 restaurant (2012/6649/P), I have today submitted an application via Planning Portal to vary Condition 4 which relates to opening hours and Condition 6 which relates to hours of use of extract/ventilation equipment (PP-02604792). Payment of the £195 application fee has been made by credit card.

Site and Surroundings

The application property is a six storey building which lies on the north side of Stephen Street which links Tottenham Court Road to the east with Gresse Street to the west. The application site is within Charlotte Street Conservation Area but is not listed as making a positive contribution to the character and appearance of the conservation area.

The surrounding area is characterised by a mix of commercial uses including offices, the Fashion Retail Academy, a pub and a café. The nearest residential properties are at 25 Gresse Street.

The building is currently occupied by the British Film Institute (BFI) and recently received planning permission (2012/6649/P) for use of part of the ground floor as a restaurant/café (Class A3). Condition 4 states: "The use hereby permitted shall not be carried out outside the following times 8am to 8pm Monday to Saturday and not at any time on Sundays and Bank Holidays". Condition 6 requires the installation of time clocks on the approved extract/ventilation equipment to restrict use to 8am to 8pm only.

The Proposal

The Officer Report for the approval concluded that the restaurant would provide a facility for BFI staff and visitors which is not widely available in the immediate local area and would therefore contribute positively to the vitality and vibrancy of Stephen Street.

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The present requirement to close the approved café/restaurant at 8pm in accordance with Condition 4 is a serious hindrance in finding a high quality operator for the premises. The proposal is therefore to vary Condition 4 to allow the following opening hours:

8am – 11.30pm Monday to Thursday
8am – 12am Friday and Saturday
9am – 10.30pm Sunday

The café/restaurant would remain closed on Bank Holidays. There would be no change to Condition 8 which only allows outdoor seating between 8am and 8pm Mondays to Saturdays.

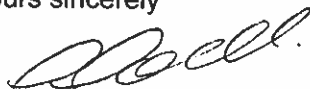
The proposed opening hours are considered to be appropriate to the property's location within a predominantly commercial area. It is noted that the two restaurants approved as part of the Central Cross development (2012/2232/P) have the same opening hours as requested for the BFI restaurant.

To follow on from this proposed change to the approved opening hours, we also seek to vary Condition 6 so that the stipulated time clocks would restrict use of the extract/ventilation equipment between 11pm and 7am. This time period has been agreed for the office plant under planning permission 2013/0958/P and is therefore considered to be appropriate to the locality. The extract/ventilation equipment would also be strongly controlled by Conditions 5 and 7 regarding noise levels and acoustic isolation/anti-vibration measures.

The proposed opening hours are considered appropriate to this central location and would protect neighbouring amenity in accordance with LDF Policies DP12 and DP26. The restaurant would be carefully managed to ensure it is both a popular addition to the area and a good neighbour.

I look forward to receiving confirmation that the application has been submitted and to an early discussion of the proposed opening hours with the Case Officer.

Yours sincerely



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Encl.