

TOWN & COUNTRY PLANNING ACT 1990

DESIGN AND ACCESS STATEMENT

IN SUPPORT OF

APPLICATION FOR

VARIATION OF CONDITION

OF PLANNING PERMISSION

**PITCHER & PIANO
42 KINGSWAY
LONDON**

WC2B 6EX

1. The Applicant, Marston's Plc, is the operator of the Pitcher & Piano, 42 Kingsway, London, WC2B 6EX. The premises forms part of an established estate of like premise trading under the name "Pitcher & Piano" across the country.
2. The original Planning Permission, P9602123R3, was granted to permit this development, condition 1 of that permission restricted hours of operation.
3. The premises have operated in accordance with this permission and continue to do so.
4. The premises is located on the Kingsway, London which is primarily a commercial area with a low density of residential accommodation, no residential accommodation is located within the premises.
5. Within the area a number of late night venues operate with planning permission to operate beyond 2:30am.
6. The Applicant's experience suggest that passing trade is at low levels in the area and members of the public are attracted to the premises for pre-booked functions. Customer expectation is that such events can trade in central London to a later hour than currently permitted. The current trading hours are inhibiting the business.
7. Following consultation with the local Police Licensing Officer, the Applicant has submitted a Licensing application to vary the permitted hours under that legislation. A copy of the application is attached hereto together with a copy of the current Premises Licence; as a "Responsible Authority" the Planning departed has been separately served with a copy of the Licensing application.
8. The Applicant seeks to extend the trading hours on Saturday evenings to 02:30hrs for Licensable activity with the premise cleared 30 minutes thereafter.
9. The Applicant's intentions are that the premises will trade beyond the current permitted hours for per-booked functions only. This intention is supported by a proposed Licensing Condition agreed through consultation with the Police.

10. The premises have traded without any notable issue. The premises have traded until the early hours of Saturday morning without issue. Several other licensed premises in the area already trade beyond the hour proposed by the Applicant in this application. No additional restrictions are deemed necessary by the Applicant in order for the premises to trade as proposed.

Should the Planning Officers require any further documentation in support of this application, please contact us accordingly.