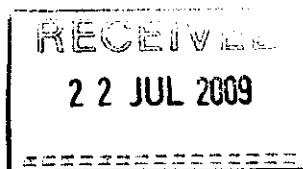


Date: 17<sup>th</sup> July 2009  
Our Ref: CA\2009\ENQ\02727  
Contact: Jennifer Walsh  
Email: Jennifer.Walsh@camden.gov.uk



Development Control  
Planning Services  
London Borough of Camden  
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Argyle Street  
London WC1H 8ND

Radcliffes LeBrasseur  
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Dear Radcliffes LeBrasseur,

Town and Country Planning Act 1990 (as amended)  
**RESPONSE TO ENQUIRY, REFERENCE CA\2009\ENQ\02727**

Thank you for your enquiry relating to 171/170a Drury Lane.

The proposals involve a proposed change of use of the basement and ground floors of the building to a mixed A1/A3 unit. There seems to be some confusion about the lawful use of the existing premises. The Council's records suggest that 171-172 is currently in B1 use as offices (although permission has since been granted for Sui Generis use, and it is unclear whether this permission has been implemented), whilst 170-170a is in use as a Betting Shop (Class A2). Therefore, if an application was to be submitted, the existing use would be investigated further after a site visit to the properties.

With relation to this enquiry Policies R2 and R3 are most relevant. Clearly, a new A1/A3 use would comply with the general aims of R2, provided the amenity issues etc. can be addressed. R3 is slightly more complicated and needs to be assessed in the context of the Revised Planning Guidance for Central London. This identifies this part of Drury Lane as a Commercial Frontage. Para. 8.17 of the guidance states that within such frontages permission for development of food, drink and entertainment uses will be granted normally up to a maximum of 25% of the total units of each commercial frontage. According to the Council's records, of the 6 units within this frontage, currently 2 are in food, drink or entertainment use. This represents 33% of the frontage, therefore in excess of the threshold as advised by the guidance. However, this would also have to be investigated further once a full planning application was submitted with relevant evidence submitted.

This is the guidance which we have and would apply if an application was received. These policies would be used as supporting information when making a balanced judgement once a full planning application has been received.

Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Control Section or to the Council's formal decision.

If you require any further information, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read "Jennifer Walsh".

Jennifer Walsh  
Planning Officer