

RadcliffesLeBrasseur

London Borough of Camden
Development Control
Camden Town Hall
Argyle Street
London
WC1H 8ND

25 August 2009

Our Ref: TRS/115125.001

Your Ref:

W 3646439 v1

Dear Sirs

**Planning Application for Change of Use of Nos. 171 and 170A Drury Lane, London WC2
and erection of a new shop front**

We write on behalf of Margin Finance Corporation Limited to submit a planning application as outlined above. We enclose the requisite number of copies of the form and the application fee.

Location

The site straddles two existing planning units, No. 171 and No. 170A Drury Lane. Both of these are contained within a parade which stretches from Parker Street and Macklin Street in which inclusive of the site there are six units at ground floor level. The area is predominantly commercial in character and contains several offices, shops and entertainment uses. There are also a few residences. Drury Lane is a busy road. There is one other restaurant consented within the parade at No.167 (consented on 21 April 2004 Application Ref 2004/0362/P).

History

No. 171 has been vacant for approaching the last four years. Its last use was as a travel agent. On 1 February 2008 under application 2007/5522/P it was consented for a change of use from shop (Class A1) to mixed use as a shop and a nightclub entrance (Sui Generis) including the installation of a new shopfront.

No. 170A operates at basement level under and next to No. 171 and is consented as an A2 use according to a letter from your department dated 17 July 2009. That letter refers to its use as being as a betting shop. Its current use is as a printers. It is accessed via a staircase from the pavement and it is understood that the work carried out by the printers is largely for the trade.

The Proposal

The proposal is to merge both units into one and to operate an A1/A3 operation at the ground floor of No. 170 with an A3 operation in the basement of No. 170A. The retail area at No. 171 would straddle into the staircase which currently affords access from the Lane to No. 170A at basement level. The retail element would be situated towards the front of the premises. The proposal would be operated by The Real Eating Company. We enclose literature on their company and its operations, from which it can be seen that they have a proven track record in operating mixed shop/restaurant type activities. They would employ ten full