

Address:	73-77 Marchmont Street London WC1N 1AP	
Application Number:	2009/0640/P	Officer: Elaine Quigley
Ward:	Bloomsbury	
Date Received:	23/01/2009	
<p>Proposal: Change of use of the ground floor of no. 73 from retail shop (Class A1) to restaurant (Class A3) as an extension to the existing restaurant at nos. 75-77 Marchmont Street, to provide a single planning unit, together with the installation of a replacement shopfront and awning over the frontage of nos. 73-77 Marchmont Street.</p>		
<p>Drawing Numbers:</p> <p>Site Location Plan; 15-01-01, 15-01-02, 15-01-05, Revised elevations showing door dated 23/04/2009, Revised detailed section dated 23/04/2009, 15-01-07 rev B, Revised text for drawings dated 23/4/2009, planning statement, and design and access statement, listed building appraisal.</p>		
<p>RECOMMENDATION SUMMARY: Grant planning permission subject to conditions.</p>		
23/01/2009		
Application Number:	2009/0645/L	
<p>Proposal: Internal and external works in connection with the change of use of the ground floor of no. 73 from retail shop (Class A1) to restaurant (Class A3) as an extension to the existing restaurant at nos. 75-77 Marchmont Street, to provide a single unit, together with the installation of a replacement shopfront and awning over the frontage of nos. 73-77 Marchmont Street.</p>		
<p>as shown on drawing numbers:</p> <p>Site Location Plan; 15-01-01, 15-01-02, 15-01-05, Revised elevations showing door dated 23/04/2009, Revised detailed section dated 23/04/2009, 15-01-07 rev B, Revised text for drawings dated 23/4/2009, planning statement, and design and access statement, listed building appraisal.</p>		
<p>RECOMMENDATION SUMMARY: Grant listed building consent subject to conditions.</p>		
Applicant:		Agent:
Chrismarc Limited c/o Wardonia Hotel 46-54 Argyle Street London WC1H 8ER		Signet Planning 33 Cavendish Square London W1G 0PW

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	A1	Retail	41 m ²
Proposed	A3	Restaurant (combined floorspace with adjoining authorised restaurant at 75-77 Marchmont Street)	41 m ² (93 m ²)

OFFICERS' REPORT

Reason for Referral to Committee:

The proposal involves the provision of additional Class A3 use as an extension to an existing restaurant (at nos. 75-77 Marchmont Street) [Clause 3 (iv)]

1. SITE

- 1.1 The application site is located on the west side of Marchmont Street in close proximity to the junction with Tavistock Place that lies to the south. It comprises a 4-storey building that is occupied by a shop unit on the ground floor with residential units above. The application site relates to two separate units. The ground floor of no. 73 is currently vacant but was formerly occupied by a card shop and has an authorised use as a retail unit (Class A1 use), and the ground floor of nos. 75-77 Marchmont Street, which is occupied as one unit in use by 'Balfour' as a restaurant (Class A3 use).
- 1.2 The application site forms part of a Grade II listed Georgian terrace of 18 buildings with later shop fronts dating from 1800 (nos. 39-73). The adjoining buildings at nos. 75 and 77 form part of the Grade II listed terrace of 11 houses; c1807 by James Burton, located in Tavistock Place.
- 1.3 The site is surrounded by a mix of commercial and residential developments. The Brunswick Centre is located to the south east of the site and is designated as a separate neighbourhood centre in the Replacement UDP. The Centre was renovated and re-opened in late 2006. It is occupied almost exclusively by multi-national shops and restaurants, including the large anchor store of Waitrose.
- 1.4 The site is located within the Bloomsbury Conservation Area and the Central London area and is within a local neighbourhood shopping parade that includes units in Marchmont Street, Tavistock Place and Leigh Street.

2. THE PROPOSAL

Original

- 2.1 Planning permission is sought for the change of use of the ground floor of the no. 73 from a shop (Class A1) to a restaurant (A3 use) to extend the existing

cafe/restaurant at no. 75-77 Marchmont Street to create a larger single unit over all three addresses.

- 2.2 To facilitate the new use, it is proposed to remove the existing shop front and install a new shopfront. This would include the retention and refurbishment of the corbels and pilasters and reinstatement of a fascia sign. This will display the historical name of the shop 'J. Barley'. The window display, recessed entrance door and stallriser would be replaced to match the existing design and would include a more traditional subdivision of the main window display, with the introduction of additional mullions. A shutter grill is proposed to be installed within the recessed entrance to no. 73. The proposal has been designed to ensure that the units at no. 73 and 75-77 continue to read as separate units.
- 2.3 The proposal would create an additional seating area for 23 covers. The restaurant as a whole would then have a capacity of approximately 49 covers. The three existing entrances to the restaurant from the corner of Marchmont Street and Tavistock Place, the main Marchmont Street frontage and the recessed access in no. 73 would remain unaltered.
- 2.4 The existing kitchen in the basements of nos. 75-77 would continue to be utilised for the extended restaurant. The existing kitchen arrangements in terms of primary cooking would remain unaltered. Therefore no additional extract ventilation equipment is proposed to be installed as part of the development.
- 2.5 The applicant has indicated that the proposed opening hours for the extended restaurant would be similar to the existing restaurant: Monday to Friday 12:00pm to 11:30pm and Saturdays and Bank Holidays 10:00am to 11:30pm.
- 2.6 It is estimated that the extended restaurant use will employ 14 full-time and 2 part-time staff. The extension of the restaurant would result in the employment of 2 additional full-time staff.
- 2.7 Internally it is proposed to create a party wall opening between nos. 73 and 75. This would measure 0.9m by 2.1m. A new self-closing flush hidden door would provide internal access between the two units.
- 2.7 The current proposals are submitted as a revised scheme following the Council's refusal of previous applications (2007/3604/P and 2007/3613/L) under officers' delegated powers. This proposal has been submitted to try to overcome these reasons for refusal.
- 2.8 The previously refused schemes were determined in September 2007. The Council has subsequently adopted Supplementary Planning Guidance (SPG) on 4th October 2007 entitled the Revised Planning Guidance for Central London: Food, Drink and Entertainment, Specialist and Retail Uses. This represents a change in the policy and therefore a material change in circumstances.
- 2.9 A number of issues have been clarified, confirmed and amended as part of this proposal that appear to have been relied on as part of the assessment of the previous scheme. These include:

- Submission of a detailed planning statement to address concerns, particularly relating to the number of units within the neighbourhood centre and the use of the units within the centre. This includes (i) clarification that there are 63 units within the Neighbourhood Centre and not 64 as detailed in paragraph 16.53 of the SPG and (ii) clarification on the use class of a number of units within the Neighbourhood Centre that include the following:

Address	Identified Use Class in Camden retail Survey	Actual Use Class
56 Marchmont St	Film processing shop (B1)	A1 use
61 Marchmont St	Internet café (sui generis)	A1 use
63 Marchmont St	Drycleaners (sui generis)	A1 use (no coin operated machines)
68 Marchmont St	Internet café (A2 use)	A1 use
76 Marchmont St	Film processing shop (B1)	A1 use
3 Leigh Street	Internet café (A2 use)	A1 use
5 Leigh Street	Drycleaners (sui generis)	A1 use (no coin operated machines)

- It is proposed to refurbish the shopfront of no. 73 and install a full floor-to-ceiling window display to reflect the original shopfront when it operated as a general store by J Barley.
- Reduction in the width of the internal opening between the units from 1400mm to 900mm.

Revisions

- 2.6 Issues were raised regarding the details of the shop front and the glazing bars; specifically the section through the cill, corner mullion and additional mullion and bulk head above the recessed entrance door. The design of the door was also requested to be refined and made more delicate.
- 2.10 The agent has submitted amended drawings revising the details of the shop front that include:
- Elevation drawing showing the reduction in the glazed panel within the entrance door to no. 73
 - section drawing through the skirting of plain stallriser
 - section drawing showing the lambs tongue moulding within the shopfront

3. RELEVANT HISTORY

71-73 Marchmont Street

- 3.1 Planning permission and listed building consent were **granted** on 26/04/1990 for the change of use of the basement from laboratory to dental surgery, the opening up of the front area and provision of railings, the extension of the existing ground floor rear extension and the erection of a new first floor rear extension in connection with the use of the linked upper floors as a flat per floor (ref no: 8900213).
- 3.2 Planning permission was **refused** on 13/09/2007 for the change of use of the ground floor from shop (Class A1) to restaurant (Class A3), the installation of a

replacement shop front and a lateral amalgamation of two planning units to form a single planning unit comprising 73-77 Marchmont Street (ref no: 2007/3604/P). The reason for refusal is cited below:

“The proposed change of use to a restaurant would, by virtue of the loss of an existing retail unit, result in an unacceptable accumulation of food and drink uses and introduce an excessive area of non-retail frontage to the general detriment of the retail character, function, vitality and viability of the local neighbourhood shopping centre and give rise to a loss of residential amenity by virtue of general noise and activity outside normal business hours contrary to Policy R2 (general Impact of Retail and Entertainment Uses), R3 (Assessment of Food and Drink Uses and Licensed Entertainment), R7 (Protection of Shopping Frontages and Local Shops), SD6 (Amenity for Occupiers and Neighbours) and SD7 (Light, Noise and Vibration Pollution) of the London Borough of Camden Unitary Development Plan 2006.”

- 3.3 The associated listed building application was also refused for the following reason:

“The replacement of the existing shop front and the formation of an opening in the party wall would result in an unacceptable loss of historic fabric and disrupt the historic plan form of the listed building, which would be detrimental to its special architectural and historic interest and contrary to Policy B6 of the London Borough of Camden Unitary Development Plan 2006.”

73 Marchmont Street

- 3.4 Planning permission was **refused** on 24/03/1988 for the change of use of the shop to a dental surgery on the grounds of the loss of the shop would compromise the retail character of the parade at 75 Marchmont Street (ref 8800015).

75-77 Marchmont Street (Balfour Restaurant)

- 3.5 Planning permission and listed building consent were granted on 22/12/2006 for the installation of a replacement shop front (Class A3) and new retractable awnings (re 2006/4620/P and 2006/4621/L).

4. **CONSULTATIONS**

Statutory Consultees

- 4.1 The Community Development and Regeneration Officer raised no objections to the proposal.

Conservation Area Advisory Committee

- 4.2 Bloomsbury CAAC objects to the proposal, as Balfour already has a long shop front. Marchmont Street is characterised by individual units and should remain as such to safeguard its unique character in the conservation area.

Local Groups

- 4.3 The Marchmont Street Association fully supports the proposal. They welcome the restoration of the original C19th shop front, based on the photos in Camden Archives taken in 1903. They confirm that Balfour Restaurant has proved a great addition to the street, helping to boost the trading environment whilst restoring the original character of the listed buildings at nos. 75-77 Marchmont Street.

4.4 **Adjoining Occupiers**

<i>Number of letters sent</i>	34
<i>Total number of responses received</i>	7
<i>Number of electronic responses</i>	0
<i>Number in support</i>	1
<i>Number of objections</i>	6*

* includes a petition with 15 signatures

- 4.5 A petition with 15 signatures from neighbouring businesses has been submitted and 5 individual letters of objection have been received from adjoining occupiers in Marchmont Street. They have raised the following objections:-

- A3 license for the restaurant would affect business of similar businesses in the area. It would result in significant change to the number of customers visiting other shops and would result in a separate business rather than an extension to the existing shop
- Balfour seems to receive a lot of customers by car increasing traffic and pollution. The extension would contribute to the unwanted nuisance
- Increased competition during credit crunch only makes matters worse and this should be limited.
- Already an excessive amount of restaurants and cafes in Marchmont Street and Leigh Street
- Additional nuisance in terms of smells – smoke damaging peoples' health
- Loss of customers from existing local businesses

5. **POLICIES**

Replacement Unitary Development Plan 2006

- 5.1 S11/12 Town centres, retail and entertainment
S1-S3 Strategic sustainable development
SD1 Quality of life
SD6 Amenity for occupiers and neighbours
SD7B Noise/vibration pollution
SD8 Disturbance
B1 General design principles
B3 Alterations and extensions
B6 Listed buildings
B7 Conservation areas
R1 Location of new retail and entertainment uses
R2 General impact of retail and entertainment uses
R3 Assessment of food and drink uses and licensed entertainment
R7 Protection of shopping frontages and local shops
T1 Sustainable transport

T3 Pedestrians and cycling
T4 Public transport
Appendix 1 Noise and vibration thresholds

Camden Planning Guidance 2006

- 5.2 Conservation areas
Overlooking and privacy

Supplementary Planning Policies

- 5.3 Revised Planning Guidance for Central London: Food, Drink and Entertainment, Special Retail Uses (Adopted October 2007).
Bloomsbury Draft Conservation Area Statement

6. ASSESSMENT

- 6.1 The principal considerations material to the determination of this application are summarised as follows:
- Land use
 - Residential amenity (opening hours, waste)
 - Design and listed building issues
 - Other matters

Land use – the principle of development

Loss of retail floor space

- 6.2 The site is located within a local neighbourhood shopping parade that includes properties in Marchmont Street, Tavistock Place and Leigh Street. Policy R7 'Protection of shopping frontages and local shops' has a broad presumption against the loss of shopping floorspace within the Neighbourhood Centres, and will only grant planning permission for development that it considers will not cause harm to the character, function, vitality and viability of the centre, and will not grant planning permission for development that would prevent the centre from being capable of providing for a range of convenience shopping.
- 6.3 Further guidance is set out in the Revised Planning Guidance for Central London, Food, Drink and Entertainment, Specialist and Retail Uses' (October 2007). Paragraph 16.56 sets out detailed guidance relating to Marchmont Street/ Leigh Street/ Tavistock place Neighbourhood Centre. It states that:
1. Planning permission will not be granted for development that results in the proportion of ground floor premises in retail use falling below 50% of the total number of units in the frontage.
 2. For main shopping frontages, food and drink uses may be acceptable up to a maximum of 25% of the total number of units in the frontage
 3. For main shopping frontages, no more than two consecutive units may be non-retail.

- 6.4 The revised Planning Guidance for Central London identifies the area as being a large Neighbourhood Centre comprising 64 units with low levels of vacancy. The application site forms part of the frontage that runs from Marchmont Street, Tavistock Street and Leigh Street.
- 6.5 Following further investigation, the reference to 64 units appears to be inaccurate, with the centre comprising of 63 units (as correctly identified in Camden's Retail Frontage Survey). From the Council's information and following a survey of the properties in the frontage, the table in Appendix 1 details the existing uses.
- 6.6 The number of existing and proposed units within Class A1 use within the Centre is set out as follows:

	Existing	Proposed
Number. of A1 units	36 (of 63)	35 (of 63)
% of A1 Units	57%	55%

- 6.7 There are no valid planning permissions with potential to be implemented for a change of use from retail use (Class A1) in this frontage.
- 6.8 Of the 63 units within the neighbourhood centre, the proposal would result in 35 of the units being in retail use (55%). The proposed change of use would not bring the proportion of ground floor premises in retail use below 50% of the units in the frontage. It would therefore be considered to retain a balance of uses.
- 6.9 As the applicant is not the freeholder, the level of marketing of the premises is unclear. However, it has been confirmed that the premises have been vacant for more than 12 months and the applicant is the only party to date who has shown interest in the property. This would suggest that the commercial viability of the unit as a retail unit may be questionable.
- 6.10 In the light of this, and taking into consideration the fact that the proposal is in connection with the expansion of an existing use in an adjoining unit, the proposal would be unlikely to have a detrimental impact on the character, function, vitality and viability of the centre.

Impact of food and drink use

- 6.11 Policy R2 states that the Council will only grant permission for retail and entertainment uses including Class A3 uses where the use will not harm the character, amenity, function, vitality and viability of the area or of other areas it affects, and which are readily accessible by a choice of means of public transport.
- 6.12 The breakdown of the existing and proposed food, drink and entertainment uses that would include Class A3, A4 and A5 uses within this frontage are as follows:

	Existing	Proposed
No. of units within A3, A4 and A5 use class	13 (of 63)	14 (of 63)
% of units within A3, A4 and A5 use class	20%	22%

- 6.13 In the context of this Neighbourhood Centre, 13 units are currently in Class A3, A4 or A5 use (20%). The proposal would create 14 units that are within these uses, and would thus result in 22% of units falling within Class A3, A4 or A5 use. There would still be a predominance of retail units (Class A1 use) within the centre. As such, the change of use of no. 73 to A3 use would be considered acceptable, as the number of units within A3, A4 or A5 use would remain below 25% of the total number of units within the frontage being in food, drink and entertainment uses as advised in the Revised Planning Guidance for Central London: Food, Drink and Entertainment Uses' (refer to paragraph 6.3 point 2).
- 6.14 The previously refused scheme in 2007 cited the loss of the retail unit to result in an unacceptable accumulation of food and drink uses and to introduce an excessive area of non-retail frontage to the general detriment of the retail character, function, vitality and viability of the local neighbourhood shopping centre.
- 6.15 The Revised Central London Guidance states in paragraph 16.9 that in order to avoid the creation of clusters of food, drink and entertainment uses, planning permission will not be granted for development which results in more than two of these uses being located consecutively within a frontage. The application site is located on a corner with no. 71 Marchmont Street and 44 Tavistock Place. The use of no. 71 is not clear from the planning history; however it is operating as a dental practice (D1 use). The application site is currently vacant. No. 44 Tavistock Place is occupied by a newsagent and no. 81 Marchmont Street is used as an estate agents (A2 use). The surrounding units are not therefore within food, drink or entertainment uses. The extended unit would not result in more than two consecutive ground floor units being in food, drink and entertainment uses and would therefore be considered to comply with the guidance relating to the number of consecutive units in food, drink and entertainment use contained in the Revised Planning Guidance for Central London: Food, Drink and Entertainment Uses' (refer to paragraph 6.3 point 3).
- 6.16 The proposed shop front of no. 73 would be designed to retain a window display and preserve the shop front area of the original shop use. This would create the visual appearance of a retail unit and would retain the sense of an active retail frontage to the street. Due to the design of the new shop unit and the fact that the proposal relates to an extension to an existing restaurant use rather than the creation of a new restaurant unit, in this circumstance the proposal would not be considered to cause harm to the character and vitality of the shopping parade.
- 6.17 It must be noted that the proposal is for the extension to an existing restaurant (A3 use) rather than the introduction of an entirely new restaurant. Approximately 23 covers would be added to the existing restaurant's capacity, resulting in a total of approximately 49. In terms of its resultant size, the restaurant would measure 93 sq. m. It is acknowledged in the Revised Planning Guidance for Central London that a small-scale food and drink use would have a maximum gross floor area of 100 sq. m. The proposal would fall within this requirement. Whilst this is an intensification of the use, the implications of an operation of this scale within this location are not considered to negatively affect the function or vitality of the area.

- 6.18 This part of Marchmont Street is a busy pedestrian thoroughfare. Restaurants and cafes are typically found within parades of shops such as this, and a mix of uses within Neighbourhood centres is broadly encouraged within the UDP.
- 6.19 Policy R3 states that the Council will not grant planning permission for food and drink uses or licensed entertainment (in Use Classes A3, A4, A5, D2 or sui generis use) that it considers would cause individual or cumulative harm to an area and provides guidance with regard to the potential effect on nearby residential uses and amenity, noise pollution, the potential effect on highway conditions, the potential for anti-social behaviour and potential effects of a concentration of food and drink uses.

Residential amenity

- 6.20 The upper floors of the property and many of the surrounding properties are in residential use. Patrons would enter the premises from the existing entrance on the corner of Marchmont Street and Tavistock Street.
- 6.21 The applicant has stated that the extended restaurant would continue to operate within the existing hours of the restaurant. The hours include opening at midday during the week and 10:00am at weekends and last orders are at 10:00pm with latest customers leaving the premises at approximately 11:30pm. This is consistent with the revised planning Guidance for Central London, which suggests that food, drink and entertainment uses should not operate beyond midnight. Having checked the Council's licensing database, it would appear that other similar uses within Marchmont Street operate within similar opening hours. These hours of operation are considered to be appropriate for this busy neighbourhood centre.
- 6.22 The proposal would not include any additional plant or extract equipment, and no changes are proposed to the existing kitchen arrangements in terms of primary cooking. The proposal would not therefore have an adverse effect on the amenity of the adjoining residents in terms of noise pollution from any new ventilation ducting.
- 6.23 The applicants have not indicated on the submitted plans details of the existing waste storage or any potential extension to this area. However, the premises are of a sufficient size to accommodate waste storage. A condition would be attached to the permission requesting details of the waste storage area to be submitted and provided.
- 6.24 The proposal would result in additional customers visiting the site. Several objections have been received from neighbouring properties regarding additional traffic generation, as patrons drive to visit the restaurant. Marchmont Street is within the Kings Cross, Brunswick and Gray's Inn (CA-D) Controlled Parking Zone (CPZ) which operates Mon-Fri 08:30 – 18:30 and Sat 08:00 – 13:30. The ratio of parking permits to every parking space is 1:17: 1. Therefore the area is over and above parking capacity and experiences high parking stress. Taking this into consideration and the fact that the site is well serviced by public transport and is in close proximity to Russell Square Underground Station [such that prospective patrons are much more likely to use public transport to access the premises], the

proposal would be considered acceptable in terms of its impact on on-street parking. The Council's Transport Planning officers have confirmed that there would be no harmful effect on the pavement or highway conditions as a result of the proposal, and that it would be considered acceptable in this regard.

Design and listed building issues

- 6.25 The proposal would include the restoration and enhancement of the original shop front. This would include the retention and refurbishment of the corbels and pilasters and reinstatement of an appropriate sized and designed fascia sign. The window display, recessed entrance door and stallriser would be replaced to match the existing design and would include more traditional subdivision of the main window display with the introduction of additional mullions. As such the replacement design would be preserve and enhance the historic character of the shop front.
- 6.26 The revised detailed design of the recessed entrance door and the stall riser would match the existing and is considered acceptable in terms of the impact on the historic fabric.
- 6.27 Internally the scheme proposes to form a 900mm by 2100mm opening in the party wall at ground floor level between nos. 73 and 75. The loss of this small amount of historic fabric is not considered to unduly harm the special interest of the building.
- 6.28 There is a danger that the lateral ground floor conversion would reduce the ability to recognise and appreciate the historic envelope and form of the individual buildings in the terrace. However, in this instance, the size and position of the door, as well as the individuality of the shop front is considered sufficient to allow the ground floor of the building to be viewed independently especially given the physical break between the terraces at upper level.
- 6.29 It is important to note that the character and appearance of Marchmont Street is largely derived from its use as a busy independent shopping street. The independence of the retail units is considered important to the character and appearance of the street.
- 6.30 Visually, the proposed scheme is considered to retain the individual appearance of the retail unit by preserving the shop front. In this instance, the increase in the size of the existing restaurant at nos. 75-77 is not considered detrimental to the character and appearance of Marchmont Street. However, the vitality and independence of the street, which is integral to the character of this part of the Conservation Area, should be considered in any further proposals for combining units to create larger units.

Other matters

- 6.31 Objection letters have been from other proprietors within Marchmont Street regarding the additional competition from the extended restaurant. This cannot be assessed as it is not a material planning consideration.

7. CONCLUSION

- 7.1 The change of use on the site is considered to comply with policies R3, R7 of the UDP. It is considered to be compliant with the guidance as set out in the Revised Planning Guidance for Central London: Food, drink and Entertainment Uses. The new extended use would sit comfortably within the surrounding uses and positively contribute to the effective mix and balance of premises within the Marchmont Street area. The proposal is considered to have appropriate regard of the amenity of the surrounding residential properties, subject to conditions.

8. **LEGAL COMMENTS**

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

APPENDIX 1:

Table 1: Survey of the existing uses of the properties in the frontage (A3 and A4 uses have been shaded).

Number	Address	Name	Uses
1	31 Marchmont St	Marquis Cornwallis Pub	A4 - Pub
2	33-37 Marchmont St	Londis	A1 – Post office
3	39 Marchmont St	Broomsbury Building Suppliers	A1 - Shop
4	41 Marchmont St	Shoppers News	A1 - newsagents
5	43 Marchmont St	Gino	A1 -Hairdresser
6	45 Marchmont St	Film Fare	A1 –Video rental
7	47 Marchmont St	Pianano D'Oro	A3 - Restaurant
8	49 Marchmont St	Edge Electronics	A1 - Shop
9	51 Marchmont St	China House	A3 – Restaurant
10	53 Marchmont St	Motijheel Tandoori	A3 – Restaurant
11	55 Marchmont St	Milano Sandwich bar	A1 – Shop
12	57 Marchmont St	CV Hair and Beauty	A1 – Hairdressers
13	59 Marchmont St	The Vegetarian's Paradise	A3 - Restaurant
14	61 Marchmont St	Drycleaners (vacant)	A1 - Shop
15	63 Marchmont St	Bloomsbury Drycleaners	A1 - Shop
16	65 Marchmont St	Bloomsbury Halal	A1 - Shop
17	67 Marchmont St	Avenue Discount Stores	A1 - Newsagents
18	69 Marchmont St	Marchmont Sandwich Bar	A1 – Shop
19	71 Marchmont St	Dental surgery	D1 – Dental practice
20	73 Marchmont St	Perhaps (vacant)	A1 - Shop
21	75-77 Marchmont St	Balfour	A3 - Restaurant
22	81 Marchmont St	Frank Harris	A2 – Estate agent
23	83 Marchmont St	Creative Gold Jewellers	A1 - Shop
24	85 Marchmont St	ARA	B1 - Office
25	87-89 Marchmont St	Russell Square Supermarket	A1 - Shop
26	91 Marchmont St	Lord John Russell	A4 - Pub
27	56 Marchmont St	Diamond Photo	A1 – Film processing
28	58-60 Marchmont St	Alara	A1 - Shop
29	62 Marchmont St	Marchmont Community Centre	D1 - Community
30	64 Marchmont St	Cinq Mondes Soins du Spa	A1 - Shop
31	66 Marchmont St	Gays the Word	A1 - Shop
32	68 Marchmont St	Global Talk	A1 – Internet centre
33	70 Marchmont St	Paperlink Office Products	A1 - Shop
34	72 Marchmont St	Bibas	A1 - Hairdressers
35	74 Marchmont St	Valencia café restaurant	A3 – Restaurant
36	76 Marchmont St	Snappy Snaps	A1 – Film processing
37	78 Marchmont St	Laundrette	Sui generis (SG)
38	80 Marchmont St	William Hill	A2 - Bookmakers
39	82 Marchmont St	Judd Two Books	A1 - Shop
40	84 Marchmont St	Unwins	A1 – Off-licence
41	96 Marchmont St	No 96	D1 – Dental Surgery
42	3 Leigh St	Cyber Gate	A1 – Internet Centre

43	4 Leigh St	Depa Tandoori	A3 - Restaurant
44	5 Leigh St	Dry Cleaning and Hand Ironing	A1 – Drycleaners
45	6 Leigh St	Hardware Store	A1 - Shop
46	7-8 Leigh St	North Sea Fish	A3 - Restaurant
47	12 Leigh St		C3 - Residential
48	13 Leigh St	Collinge and Clark	A1 - Shop
49	14 Leigh St	Cyber Gate	A1 – Internet Centre
50	15 Leigh St	Golden House	A3 - Restaurant
51	16 Leigh St	Café Piaaeria	A3 – Restaurant
52	17 Leigh St	DIPA	A2 – Travel Agents
53	18 Leigh St	One World	A1 - Shop
54	19 Leigh St		C3 - Residential
55	20 Leigh St	World Travel Service	A2 – Travel Agents
56	21 Leigh St	African Travel Centre	A2 – Travel Agents
57	22 Leigh St	John Walker Chemist	A1 - Pharmacy
58	23 Leigh St	Food and Wine	A1 - Shop
59	23 Tavistock Pl	Nails	A1 – Nails
60	50 Tavistock Pl	Pizza Park	A3 - Restaurant
61	52 Tavistock Pl	Tavistock Tandoori	A3 - Restaurant
62	54 Tavistock Pl	Party Unlimited	A1 - Shop
63	56 Tavistock Pl	Inter Post box	A1 – Courier Shop

APPENDIX 2: Camden's Retail survey map for Marchmont Street/Tavistock Place/Leigh Street Neighbourhood Centre