

Delegated Report		Analysis sheet		Expiry Date:		01/02/2008	
		N/A / attached		Consultation Expiry Date:		07/01/2008	
Officer				Application Number(s)			
Victoria Lewis				2007/5522/P			
Application Address				Drawing Numbers			
171 Drury Lane London WC2B 5QA				See decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use and works of conversion from shop (Class A1) to mixed use as shop and nightclub entrance (Sui Generis) at ground floor level and change of use of part of the first floor from offices (Class B1) to ancillary nightclub space (Sui Generis) including the installation of a new shopfront. (Works all in connection with existing bar/restaurant [Guanabara] in Parker Street)							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	84	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		N/A.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Covent Garden CAAC:</u> No comment. <u>Police Safer Neighbourhood Team Covent Garden area:</u> Fully supportive of the application to move the entrance to the club. <u>Thames Water:</u> Informative recommended.					

Site Description

The application relates to a vacant retail unit with vacant office space above within a modern development located on the north-eastern side of Drury Lane, close to the junction with Macklin Street. The office space is located above numbers 166-171 Drury Lane.

The site forms part of the Seven Dials (Covent Garden) Conservation Area and within the Central London Local (Hatton Garden) Area.

Relevant History

2007/5778/P - Change of use from office use (Class B1) to educational use (Class D1) on first floor level – GRANTED.

Relevant policies

SD6 – Amenity for occupiers and neighbours
SD7 – Light, noise and vibration pollution
B1 – General design principles
B4 – Shopfronts, advertisements and signs
B7 – Conservation areas
E2 – Retention of existing business uses
R2 – General impact of retail and entertainment uses
R3 – Assessment of food and drink uses and licensed entertainment
Camden Planning Guidance 2006
Seven Dials (Covent Garden) Conservation Area Statement

Assessment

Overview and background

The applicant owns the Guanabara nightclub on Parker Street and has its entrance off this street, next to the New London Theatre. Guanabara is a Brazilian nightclub / restaurant / drinking venue and also includes the sale of CD's (Sui Generis). The club and associated back of house space are located at first floor level.

The applicant proposes to use 171 Drury Lane as a shop during the day (for the sale of CDs) and as the entrance to the Guanabara club during the evening. This would involve installing a staircase connecting with the vacant office space above. The office space would be used to provide a central entrance corridor to the club, 5 administrative offices, a cashier / cloakroom and relocated kitchen. The relocation of the kitchen would free up an area within the existing club measuring approximately 106 square metres and would increase capacity by 150 people. There is nothing to prevent the existing kitchen within the club being reduced in size or removed altogether to increase the size of the seating area, therefore this has not been assessed as part of this application area. Issues of fire safety are covered separately under the Building Regulations and the proposal would also be subject to consent under the licensing regime.

It is also proposed to install a new shopfront into the unit. It currently has a shop window and a single door and it is proposed to change the shop window to a pair of double doors. These would be predominantly glazed and set within stainless steel frames, to match existing.

Principle of the proposed development

The retail function of the unit would be maintained throughout the day and would provide a queuing area for the nightclub during the evening. This would not compromise the retail function of the unit or vitality and viability of the parade of units.

The first floor offices have been vacant for approximately 8 months. The principle of the loss of the office space has already been accepted through planning permission 2007/5778/P which granted consent for change of use of 449 square metres of the first floor office space to a language school (use class D1.); this permission has not yet been implemented. The application would result in the loss of only 125.85 square metres of the office floorspace and this element of the proposal is considered to be acceptable in principle.

Amenity

One of the reasons behind the proposal is that the applicant has received a number of complaints from residential occupiers on Parker Street owing to late night noise from people queuing up to enter the club. The club opening hours are 17:00-02:30 Mondays to Saturdays and until midnight on Sundays.

The nearest residential properties are opposite the site, at 21, 22 and 23 Drury Lane at a distance of approximately 18 metres. The applicant has carried out surveys and has advised that at any one time there are unlikely to be more than 150 people queuing to get into the club and all of these can be accommodated within the building. Drury Lane is predominantly commercial and footfall studies undertaken by the applicant have demonstrated that it has significantly higher levels of footfall than the more residential Parker Street. Uses within this particular rank comprise a carpark entrance and pay kiosk at 162-166, a bar / restaurant at 167, 168 is vacant, 169 is a chemists, 170 is a betting shop, 170A a print shop and 172 the entrance and reception to the offices above the application site. For these reasons, there are no objections on amenity grounds, particularly as the entrance to the venue would be staffed thereby reducing the likelihood of people engaging in anti-social behaviour. There are also powers under environmental protection legislation to deal with statutory nuisance.

Issue of soundproofing between the relocated kitchen and remaining office space at first floor level is covered separately under the Building Regulations. The applicant has advised that no new extraction or ventilation equipment is proposed, as the existing internal ducting will be extended to suit the new

kitchen location.

Design

The existing shopfront is of modern construction. The proposed alterations would be in keeping with the overall appearance of the building.

Recommendation

That planning permission be granted, subject to conditions.

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