

2340/GX/8

Development Control
Planning Services
Environment Department
Camden Town Hall
Argyle Street Entrance
London
WC1H 8ND

7th November 2007

Dear Sir

124 THEOBALDS ROAD LONDON WC1X 8RX – YOUR REFERENCE 2007/3902/INVALID

Thank you for your letter dated 12th September 2007. I am now able to provide the following comments against each of your points in turn:

1. Change of use from B1 to A4

As you stated the current building use is B1, and yes the 'Bar' area is considered as ancillary to the existing use.

2. Is the bar area open to the general public?

The bar is only for use by the employees and clients of Mediacom, it is not open to the general public.

3. Access into this area of the building.

The access to the bar during working hours will be internal within the building via the main entrance lobby (9am-6pm). During the evening and on special occasions entry to the bar will be via the double doors on Theobalds Road. The reason this additional entrance on New North Street is to allow for smokers to access and egress the bar without having to use the main entrance doors and congregate on Theobalds Road.

4. Number of covers and hours of use?

Number of covers is governed by the licencing requirements which is 110 people (maximum). Occupancy levels have been estimated at max 60-80 persons on a busy night.

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5. Is there any primary cooking to take place on site?

There will be no primary cooking taking place on site.

6. Requirement for Acoustic Survey

We will be submitting a separate planning application for any external air conditioning plant once the design drawings for the mechanical have been completed. This will include an acoustic report as requested.

7. Which is the primary entrance

Please refer to the attached plan. The main entrance will be from Theobalds Road, Entrance A. The reason for a second entrance on New North Street is to allow for smokers to access *and egress the bar without having to use the main entrance doors and congregate on* Theobalds Road.

Hopefully this answers all the queries you had against the above planning application and I trust that it can now be made valid. Please contact me should you have any queries on the above.

Kind Regards

Simon Garrard

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