

PROSPECT PLANNING LTD

Town Planners & Surveyors

2007/3356/P

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5th July 2007

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

OTHER
£135.00

Our ref: 106024.j

Dear Sirs

Application Under Section 73 of the Town & Country Planning Act 1990
Variation of Condition 5 of Planning Permission Ref: 9300174, allowed on appeal (Ref: T/APP/X5210/A/93/222666/P2) dated 2nd July 1993
82-84 Cricklewood Broadway, London NW6

Planning permission for what was then Class A3 use was granted on appeal at 82-84 Cricklewood Broadway on 2nd July 1993. Condition 5 included in that appeal decision states:-

The use permitted shall only be carried on between the hours of 08:00 – 23:00 hours.

Being an appeal decision, there was specific reason for the condition although reading the Inspector's decision it stems from the general practice at that time of controlling the use of Class A3 premises in the interests of residential amenity. Obviously, since that time there has been an amendment to the Use Classes Order so that the premises, being a public house/bar would now fall within Class A4.

I have been instructed by my clients, JDM Investments Ltd of 225/227 Edgware Road, Colindale, London, NW9, the owners of the premises, to request formally, through this letter, that Condition 5 be varied to allow varying opening hours during the week in accordance with the Council's normal framework for such premises, as I understand it operated in conjunction with the Council's licensing department. The purpose of this request is to enable the company to operate the premises on an equal basis with others in the area, both within and without Camden's jurisdiction.

In the event of it being accepted that the hours can be varied, may I suggest that an alternative condition be imposed, worded as follows:-

The use hereby permitted shall only be carried out between the following hours:-

| | |
|--------------------------------|-------------------------|
| <i>Sundays</i> | <i>08:00 – 23:00</i> |
| <i>Mondays – Thursdays</i> | <i>08:00 – midnight</i> |
| <i>Fridays & Saturdays</i> | <i>08:00 – 00:30</i> |

You may wish to be aware that these are the hours which the Council's Licensing Committee agreed on the 25th June 2007, being hours which, subject to adequate control through conditions imposed on the license should not cause nuisance and aggravation to local people. The Licensing Committee required liaison with local residents and the conditions imposed relate to a noise limiter and the adoption of a dispersal policy. The Licensing Committee also requires two meetings to be held with a local residents association within the first six months of the premises reopening.

It seems to my clients that the controls exercised through licensing will ensure that the premises can be managed in a good neighbourly manner for the hours proposed and, accordingly, it is requested that Condition 5 be varied accordingly so that there is a match between licensing and planning.

As the application is made under Section 73 of the Town & Country Planning Act 1990, no forms are required and I would be glad if you would treat this letter as a formal application. To complete the application I attach Ownership Certificate A and a cheque for £135, being the application fee for the removal of this condition.

Yours faithfully

Martin Ledger MRICS
Director

cc: JDM Investments Ltd

10. SITE OWNERSHIP

- If you are the sole owner of the land to which the application relates complete **Certificate A** below (Owner means a person having a freehold or leasehold interest with at least 7 years unexpired).

This Certificate is not appropriate unless you are the sole owner.

- If you are not the sole owner of the land or if any part of the development goes outside land in your ownership, (even if only foundations) you must complete **Certificate B** below and serve notice on each of the owners, using the wording in Notice 1 below

- If you do not know the names of all or any of the owners you will need to complete Certificate C or D which will be sent to you on request.

- It is an offence knowingly or recklessly to complete a false or misleading certificate

CERTIFICATE A Under Section 66 of the Town and Country Planning Act 1990 I certify that:

1. at the beginning of the period of 21 days ending with the date of this application nobody, except the applicant, was the owner of any part of the land to which this application relates.

2. none of the land to which this application relates is, or is part of an agricultural holding.

Signed



Date 05.07.07

on behalf of

JDM Investments Ltd

OR

CERTIFICATE B Under Section 66 of the Town and Country Planning Act 1990 I certify that:

1. I have / the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of this application, was the owner of any part of the land to which this application relates, as listed below:

(continue on a separate sheet if necessary.)

Owner(s) name

Address at which notice
was served

Dates on which notice
was served

2. none of the land to which this application relates is, or is part of, an agricultural holding.

Signed

Date

on behalf of