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Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Attention: Mr Gareth Wilson

HF/2247-22/R9028L
5th January 2007

Dear Mr Wilson,

JD Wetherspoon – Shakespeare's Head, Africa House, 64-68 Kingsway, London WC2B 6BG
Application to Vary a Condition under Section 73 of the Town & Country Planning Act 1990 – Council Ref P9602657R2

On behalf of our client, JD Wetherspoon Plc, please find enclosed our application to remove condition 6 attached to permission P9602657R2 dated 16 July 1997.

The following documents are enclosed with this application:

- 5 copies of Planning Application form
- 5 copies of Ownership Certificate and Article 6 Certificate
- 5 red line site location plans
- 1 copy of Decision Notice dated 16 July 1997
- 1 copy of Planning Policy Statement prepared by Hepher Dixon
- A cheque for £135, being Council's fee for this application

1) Purpose of Application

In 1997, permission was granted for the change of use of part ground floor from office to public house. This approval was granted subject to 7 conditions, including Condition 6 which states:

"The proposed doors on Gate Street shall be used for fire escape purposes only and shall be retained closed at all other times".

Web www.hepherdixon.co.uk E-mail townplanning@hepherdixon.co.uk



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As a result of the Government's smoking ban JD Wetherspoons wish to provide external smoking areas for their customers. In light of these changes to smoking control, our client requests that Condition 6 be removed. This will enable the public house to open the doors leading to within the hours set by the Licensing Authority.

2) Character of the Area

The subject site is located in Africa House along Kingsway in Holborn, just south of the intersection with High Holborn.

The site has good accessibility and is well-serviced by public transport (the site is close proximity to a number of bus stops as well as the Holborn Underground station).

The site is located in Central London and is surrounded by a mix of commercial uses. The site is in a busy commercial area with high background noise levels and a number of pubs and restaurants are located in this area.

We are not aware that there have been any material complaints from the residents or Police about the current operations of the public house. Further, it is an accepted planning precept that residential developments within town and city centres generally have a different level of amenity to purely residential areas. Residents living in town centres whilst having better access to facilities must also expect greater levels of evening activity and noise. A summary of relevant local and central government planning policy is attached in a separate statement.

The removal of Condition 6 will not change this environment or materially add to the levels of activity.

3) Management and JDW Record

JD Wetherspoon own and operates 650 establishments throughout England, Scotland, Wales and Northern Ireland. The company is known for its high standards of management and good operations policies and has won numerous awards in this regard.

Wetherspoon are experienced operators of family friendly public houses/restaurants and are aware of potential problems that can arise. The company seeks to counter potential problems through their strong management policy and practice, and through the provision of well-trained staff and CCTV.

JD Wetherspoon establishments provide a comprehensive food offer, with a wide ranging menu, the majority of which is available throughout the day until or one hour before closing. The company aims to provide customers with good-quality food and drink at reasonable price, served by well-trained and friendly staff.

The following paragraphs are of particular importance:



- Paragraph 3 – “It has always been the company’s policy to work closely with the statutory authorities and to adopt their recommendations where appropriate”.
- Paragraph 15 – “The provision of good quality food at reasonable prices is of paramount importance to the company”.
- Paragraph 21 – “The company does not engage in irresponsible discounting and has developed a policy against the practice of “selling up” so as to remove potential incentives for people to drink more alcohol than they intended to”.
- Paragraph 28 – “CCTV is provided throughout JD Wetherspoon premises. It has proved to be an active deterrent in terms of anti-social behaviour and the company is committed to continuing its provision”.
- Paragraph 44-45 – “In relation to dispersal all of our staff are aware of and operate the following procedures and systems as required to ensure that we operate in a neighbourly manner. Effective management of customer behaviour whilst in the premises is controlled by high staff/management to customer ratio; management presence front of house at all times; and adoption of the JDW Responsible Drinks Retailing Policy to minimise risk of anti social behaviour away from the premises”.
- Paragraph 46 – “We ensure that there is a strong management presence and staff presence in the customer area during the closing time period to ensure all customers leave quietly”.

4) Summary

The Shakespeare’s Head, Holborn has been operating for about seven years. During this time we are not aware that there have been any material problems reported with regard to the management or running of the premises, nor are we aware that there have been any complaints regarding noise and disturbance from local residents or Police.

The premises is within Central London, which is considered to be an appropriate location for premises that operate later in the evening.

Having regard to the nature of the premises, the nature of the area, and the excellent management record of JD Wetherspoon, we consider that it is unnecessary to have a condition within the planning permission restricting the opening of the doors onto Gate Street, other than in an emergency.

I trust this information is sufficient for you to make a favourable decision regarding the request to remove Condition 6 from the planning permission for the subject site. Please do not hesitate to contact me on 020 7353 0202 should you require any further information or have any queries regarding this matter.



Yours sincerely

Hanna Frisby

Hanna Frisby
Planning Assistant

Cc: Andrew Hughes, JD Wetherspoon