



Department of the Environment
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TOWN CLERK'S DEPT
CAMDEN
- 3 OCT 1973

Sir Robert McAlpine and Sons Ltd
40 Bernard Street
London
WC1N 1LG

Your reference D/DLE/VW
Our reference APP/4408/A/71810
Date - 2 OCT 1973

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971 - SECTION 36
APPLICATION NO CTP/E14/17X/A/13740

12 OCT 73

ACK
REFERRED TO

1. I am directed by the Secretary of State for the Environment to refer to your appeal against the decision of the Council of the London Borough of Camden to refuse planning permission for the change of use of the rear part of shop unit No 16, Brunswick Centre, WC1 to a sports and social centre for use by the staff of Sir Robert McAlpine and Sons Limited.

2. The written representations made in support of the appeal and those of the Council and of another interested party have been considered. An officer of the Department has visited the premises.

3. The Brunswick Centre, situated in Bloomsbury, near Brunswick Square, is an elevated residential/shopping estate, the construction of which is not yet completed. It consists of two parallel concrete blocks each about 600 ft long and 140 ft wide separated by a pedestrian shopping street some 80 ft wide. There are 2 floors of flats on the same level as the shops, but facing outwards, and ~~more~~ more flats above. The standard depth of the shops is approximately 100 ft, with frontages of about 18 ft; most of the completed shops are occupied and some traders have combined 2 or more units to form a single shop. A concrete canopy extends over the shop frontages for about 8 - 9 ft, and above this on the flat roofs of the shops is a broad terrace about 50 ft wide. Near the frontage of No 16, the shop involved in the appeal, the terrace projects across the street to enclose a large stairwell which communicates between the two levels; this stairwell, together with the projecting terrace, make the shop frontages of Nos 14 and 16 rather dark. The proposal is to wall off the shop enclosure 15 ft by 27 ft, leaving a 3 ft wide access between front and rear; the rear part would contain a billiard room, hall and lounge, and a mezzanine floor would be constructed to accommodate a bar.

4. While it is noted that the shop unit concerned in the appeal has been unlet for 9 months, and your reasons for wishing to convert part of the shop into a social centre are understood, it is equally understandable that the council should wish to see the shop accommodation in this newly-built centre used for the purpose for which it was intended. Although the shop frontage suffers some loss of light as a result of the adjoining stairwell, in other respects the unit is little different from others in the shopping centre, and it is not the only one which is unlet. There is also thought to be substance in the fears of the residents association that the noise and disturbance caused by club members leaving the premises, especially in the evenings and at weekends, might harm amenity. Other non-retail users, such as the cafe, restaurant, cinema and public house are in positions where the risk of such disturbance occurring seems much less likely. After carefully considering all the

arguments and evidence, the view has been formed that there is insufficient justification for permitting the proposed change of use.

5. Therefore the Secretary of State hereby dismisses the appeal.

I am Gentlemen
Your obedient Servant

J C LIPPARD
Authorised by the Secretary of State
to sign in that behalf.