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Planning applications

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This page shows a progress summary of the **Application** chosen.

Click a link at the bottom of the page to view further information related to the displayed record.

If no map appears below, or no associated documents are found it means this is either an historical application which we have not mapped yet or a new application awaiting scanning .

Details Page for Planning Application - 2009/4394/P

Site Address 74 Marchmont Street London WC1N 1AB

Application Progress Summary

Application Registered 02-10-2009

Comments Until 30-10-2009

Date of Committee

Decision Granted 23-11-2009

Appeal Lodged

Appeal Decision

Application Details

Application Number 2009/4394/P

Site Address 74 Marchmont Street London WC1N 1AB

Application Type Full Planning Permission

Development Type Commercial Minor Alterations

Proposal Alterations to existing shopfront and replacement blinds

Current Status FINAL DECISION

Applicant Mr Ali Demir

Agent Miss Ozlem Ipek

Wards Bloomsbury

Location Co ordinates Easting 530152 Northing 182413

OS Mapsheet

Appeal Submitted? No

Appeal Decision

Case Officer / Tel Tania Skelli-Yaoz 6829

Division West Area Team

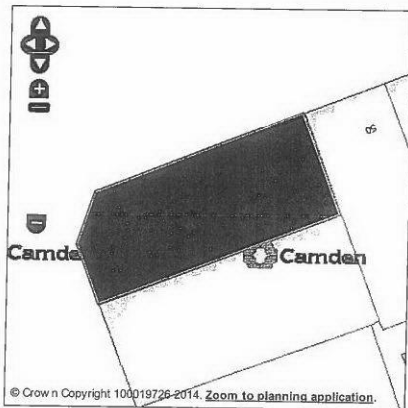
Planning Officer Tania Skelli-Yaoz

Determination Level Members Briefing

Existing Land Use A3 Restaurants and Cafes

Proposed Land Use A3 Restaurants and Cafes

Location Map



Other Information Available for Planning Application - 2009/4394/P

[Application Dates](#)

[Application Checks](#)

[Application Meetings](#)

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[Consultees Details](#)

London Borough of Camden



Planning and Communications Department

Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1H 9EU
Tel: 01-278 4100

Item No. 1/9

B Schlaifberg Dr. Arch (Rome) Dip TP FRPI
Director of Planning and Communications

Camden Council of Social Service,
11 Tavistock Place,
LONDON W.C.1.

Date 26 JUN 1978

Your reference

MW/GH
Our reference

M14/11/B/26499

Telephone inquiries to:

MR BAKER

Ext. 336

Dear Sir(s) or Madam,

TOWN AND COUNTRY PLANNING ACTS Permission for development (conditional)

The Council, in pursuance of its powers under the above-mentioned Acts and Orders made thereunder, hereby permits the development referred to in the undermentioned Schedule subject to the condition(s) set out therein and in accordance with the plan(s) submitted, save insofar as may otherwise be required by the said condition(s). Your attention is drawn to the Statement of Applicant's Rights and to the General Information set out overleaf.

SCHEDULE

Date of application: 25th April, 1978

Plans submitted: Reg.No: - Your No(s): -

Address: 74 Marchmont Street, W.C.1.

Development:

Change of use of ground floor and basement from cafe to Citizens Advice Bureau.

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date on which this permission is granted.

Standard reason:

In order to comply with the provisions of section 42 of the Town and Country Planning Act 1971.


Additional condition(s):

- (1.) The building shall be used only for a Citizens Advice Bureau and for no other purpose, (including any other purpose with Class II of the Schedule of Town and Country Planning (Use Classes) Order 1972.) This permission shall be personal to Camden Council of Social Service during their occupation and shall not ensure for the benefit of the land. On their vacating the premises the use shall revert to the authorised use for a cafeteria.
- (3.) A shop window display shall be installed and maintained for the duration of the occupation of the premises in accordance with this permission.

Reason(s) for the imposition of condition(s):

1. To ensure that the future occupation of the building shall be in accordance with Council's office policy as set out in the Statement of Initial Development Plan and in the Proposed Borough Plan.
2. In granting this permission the Council has had regard to the special circumstances of the case and wishes to have the opportunity of exercising control over any subsequent use in the event of Camden Council of Social Service vacating the premises.
3. To safeguard the shopping character of the street.

Yours faithfully,


Director of Planning and Communications
(Duly authorised by the Council to sign this document)

Appeals Division of the Dept. of the Environment
Tollgate House, Moulton Street, Bristol, BS2 9DJ.

Statement of Applicant's Rights Arising from the Grant of Permission subject to Conditions

1. If the applicant is aggrieved by the decision of the local planning authority to grant permission or approval subject to conditions, he may appeal to (and on a form obtainable from) the Secretary of State for the Environment, Caxton House, Tothill Street, London SW1H 3BX, in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. The Secretary of State has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Sections 70 and 77 of the Act.)
2. If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring the Council to purchase his interests in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Act.

General Information

This permission is given subject to the time limit conditions imposed by the Town and Country Planning Act 1971, and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder.

Your particular attention is drawn to the provisions of the London Building Acts 1930-39, and the by-laws in force thereunder which must be complied with to the satisfaction of the District Surveyor, whose address may be obtained from this office.

I would also remind you that the Council's permission does not modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either this land or any other land or the rights of any persons (including the London Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property. In this connection applicants are advised to consult the Director of Works, Old Town Hall, Haverstock Hill, NW3 4QP, regarding any works proposed to, above or under any carriageway, footway or forecourt.

It is also necessary to obtain Listed Building Consent before any works of demolition, extension or alteration (internal or external) are undertaken to a building included in the Statutory List of Buildings of Architectural or Historic Interest: or before any works of demolition are undertaken to a building within a designated Conservation Area.

A planning permission does not constitute a Listed Building Consent.

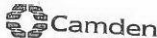
Website Address: <http://www.camden.gov.uk/planning>
Email Address: env.devcon@camden.gov.uk

Your Ref M14/11/B

My Ref

Date 23 January 2002

Valencia
74 Marchmont Street
London, WC1 N1AB
Att: Keiko Aboshosha



ENVIRONMENT

Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 020 7278 4444
Fax 020 7974 1975

Contact: Stephan Georgiades
Tel: 020 7974 5649

Dear Madam

Town and Country Planning Act 1990 (as Amended)
Town and Country Planning (Use Classes) Order 1987
Planning (Listed Buildings and Conservation Areas) Act 1990

Re: 74 Marchmont Street, WC1N.

Thank you for your letter dated 7th January 2002 in which you enquire as to the lawful use 74 Marchmont Street, WC1N.

The Council's records suggest that the lawful use of the ground floor is cafeteria. Under the Use Class Order 1987 this use is classed as A3. However, I must stress that this advice is informal and is based solely on a desktop assessment without the benefit of a site inspection.

If you require a formal statement as to whether any particular use of land is lawful for the purposes of planning, you will need to apply for a Certificate of Lawful Development (existing) using the forms I have enclosed with this letter.

This advice, whilst given to the best of my knowledge, would not prejudice any future decision of the Council in this respect.

Please let me know if you require any further assistance.

Yours sincerely


Stephan Georgiades
Planning Officer
For the Environment Director



INVESTOR IN PEOPLE

Director Peter Bishop

I ALI DEMIR of 4 Winsford Terrace Great Cambridge Road
London N18 1BS DO SOLEMNLY AND SINCERELY
DECLARE as follows:-

1. I purchased the Café / Restaurant business at 74 Marchmont Street London WC1N 1AB on 24th May 2007 from Keiko Abo Shosha and Mohammed Abo Shosha.
2. I have been running the above business as a Café / Restaurant under the name of Valencia Café Restaurant from the 24th May 2007 to the present date and continue to do so.
3. I have been paying Business rates as a Café / Restaurant and attach hereto copies of the Business Rates demand referring to the business as a Café / Restaurant dating from 2007.
4. I also attach hereto copy letters dated 25th March 1985 and 23rd January 2002 from Camden Council confirming A3 use.
5. As the Premises have been used as a Café / Restaurant for over twenty years under A3 use I hereby apply to the Council to grant me a Certificate of Lawful Use as a Café / Restaurant on the grounds that this use has been continuous since at least 1994.

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835

DECLARED by the said [REDACTED]
ALI DEMIR at [REDACTED]

38 WILLOW CREST ROAD LONDON N18 1BS
Dated this 15 day of May (2014)
Before me, [REDACTED]

SELDA OZCAN
38 WILLOW CREST ROAD
LONDON N18 1BS

SELDA OZCAN
A SOLICITOR EMPOWERED
TO ADMINISTER OATHS

I KEIKO ABO SHOSHA of 64 Marchmont Street London WC1N 1AB DO SOLEMNLY AND SINCERELY DECLARE as follows:-

1. I was a Joint Lessee with Mohammed Abo Shosha at 74 Marchmont Street London WC1N 1AB from 5th August 1994 to 24th May 2007.
2. I confirm that when I purchased the Business jointly with my husband Mohammed Abo Shosha we purchased it as a café / Restaurant under the name of Valencia Café Restaurant.
3. The Café / Restaurant use commenced many years before our purchase in 1994.
4. We continued with the same use of Café/Restaurant until we sold it in 2007 to Mr Ali Demir. The said Mr Ali Demir is continuing with the same use as a Café / Restaurant under the name of Valencia Café Restaurant to date. During our occupation the premises were assessed as Café/Restaurant business and we paid business rates on this basis.

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835

DECLARED by the said
KEIKO ABO SHOSHA at
BOLT LETTS 38 WILLOW CREEK
ROAD LONDON N16 0QR.
Dated this 15 day of MAY 2014)

Before me,

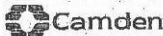
SELDA OZCAN
38 WILLOW CREEK ROAD
LONDON N16 0QR

SELDA OZCAN
A SOLICITOR EMPOWERED
TO ADMINISTER OATHS

Business Rates Bill: 02078335819

Date of issue: 14/03/2014

**ANY QUERIES ABOUT THIS BILL, PLEASE
CONTACT 020 7974 6460 AND QUOTE THE
ACCOUNT NUMBER 68219246**



Council Tax and Business Rates Service
Town Hall
Argyle Street
London
WC1H 8NH
DX Euston 2106
020 7974 6460
Fax: 020 7974 6450
brates@camden.gov.uk

Lines open 8.00 am to 5.00 pm Monday to Friday.

FD/ML/CAMR/CS/D/K/PL/11/1728

VALENCIA CAFE RESTAURANT LTD FAC: MR ALI DEMIR
GND F & BST
74 MARCHMONT STREET
LONDON
WC1N 1AB

37035

Rateable Value: £25,250
Rating Multiplier: 48.2p in £
SBR Multiplier: 47.1p in £
Account Reference: 68219246
Property Reference: 00982007410018

Property Description CAFE AND PREMISES

Reason for Bill: New Year Billing

Address of property giving rise to charge:
GND F & BST
74 MARCHMONT STREET
LONDON
WC1N 1AB

Details for period 01/04/2014 to 31/03/2015 :-

Gross Charge (£25,250 x 47.1p)	£11,892.75
NON DOMESTIC RATES	£11,892.75
Retail Relief	£1,000.00 CR
Business Rates due for Period	£10,892.75

Total Amount Payable

£10,892.75

Payment should reach your account by the following dates:

2014/15 INSTALMENT

01/04/2014	£1,091.75
01/05/2014	£1,089.00
01/06/2014	£1,089.00
01/07/2014	£1,089.00
01/08/2014	£1,089.00
01/09/2014	£1,089.00
01/10/2014	£1,089.00
01/11/2014	£1,089.00
01/12/2014	£1,089.00
01/01/2015	£1,089.00

Failure to pay your instalments by the due date, will result in you losing your right to pay by this method. The full balance on the account will then become due and payable immediately and will result in further recovery action being taken if not paid. Please contact our office straight away, if you cannot afford to pay.