

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/6674/P	S Pavarani	35 Theobalds Road London WC1X 8SP	01/02/2015 10:58:41	OBJ	<p>With reference to your letter dated 15 January 2015 I would like to comment against the application as follows:</p> <p>- As far as I am aware, prior to Sfizio Ltd taking the lease on n. 37 Theobalds Road the premises have always been retail A1 and was a retail flower shop called Darlings Flowers.</p> <p>- The application "for continuation of A3 use" cannot, in my opinion, be considered because as far as I am aware n. 37 has never had A3 use and only enjoyed A3 use on the back of the A3 use appertaining to n. 35 Theobalds Road after it became a double unit (35-37 Theobalds Rd) under Sfizio Ltd. Because, no. 37 Theobalds Road, when it was a single unit, to my knowledge, never had A3 use prior to it becoming a double unit how can it "continue" something it never had? No. 35 and no. 37 Theobalds Road are now completely separate and independent units.</p> <p>- The immediate area is already serviced amply with numerous A3 establishments within the space of approx 100 metres extending from n. 37 Theobalds Road to Red Lion Street, Red Lion Passage and Lamb"s Conduit Street.</p> <p>There are two existing fish and chips shops (Alen"s Fish & Chips n.43, Fryers Delight n.19) and Garufin n.25-27, Woolleys n.31, Coco Momo n.64, The Food Shop n. 42 in Theobalds Road alone not to mention the numerous other cooked food establishments, jostling literally next to one another just around the corner on Red Lion Street (Becks, Kossy, Steak Expert, Bacco, Fairly Square, Eat Tokyo, Canton Element, The Enterprise, The Tavern. In my opinion the grant of any further A3 licences would have a detrimental effect on the dynamic of the Bloomsbury community at large.</p> <p>Therefore to my untrained eye it would appear that there is already a plethora of eating establishments in close proximity and this quite obvious and apparent clustering of such establishments can only be detrimental, both for the local business and residential community at large. What the area needs are more and varied retail units to enhance it, it does not need Theobalds Road to become one long parade of eateries next door to one another.</p> <p>S Pavarani Freeholder of 35 Theobalds Rd</p>
