

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/6674/P	GianPaolo Pavarani	35 Theobalds road London WC1X 8SP	02/02/2015 09:36:57	OBJ	<p>With reference to the application submitted for 37 Theobalds Road, I would like to comment against the application as follows and voice my objection to plans submitted for No.37 Theobalds Road:</p> <ul style="list-style-type: none"> - As far as I am aware, prior to Sfizio Ltd taking the lease on n. 37 Theobalds Road the premises had always been retail A1 and operated as a florist under the business name Darlings Flowers. - The application "for continuation of A3 use" in my opinion is inappropriate. As far as I am aware n. 37 has never been formally granted A3 via a formal and proper application. No. 37 as I am aware was used for the consumption of meals prepared and cooked sole on the site of No.35 Theobalds Road after it became a double unit (35-37 Theobalds Rd) under Sfizio Ltd. As No. 37 Theobalds Road did not enjoy A3 use it cannot "continue" with something it never had. No. 35 and no. 37 Theobalds Road have now been returned to being separate and independent units. - The immediate area is already serviced amply with numerous A3 establishments within the space of approx 100 metres extending from No. 37 Theobalds Road to Red Lion Street, Red Lion Passage and Lamb"s Conduit Street. There are two existing fish and chips shops (Alen"s Fish & Chips n.43, Fryers Delight n.19) and Garufin No.25-27, Woolleys No.31, Coco Momo No.64, The Food Shop No. 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, Kozzy, 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. With the plethora of eating establishments in close proximity it would appear to me that there is a surfeit of restaurants/caffes with quite obvious overlap in products served and as such the apparent clustering of such establishments can only be detrimental to both the local business and residential community at large. <p>What the area needs are more and varied retail units to enhance it. The local and business and residential population need a variety of retail units which will not only render the area more interesting to future investment but a far more pleasant and interesting area to live work in.</p> <ul style="list-style-type: none"> - I would further add that 35 Theobalds Road has always operated as a cafe/restaurant without changing it primary focus. - I feel that the local council has a duty to encourage the diversification of the High Street. This will also encourage local residents to invest in an area and support independent businesses without the overarching fear that large multinational will encroach and change the community feel and force them out of business. There is evidence of this happening on Theobalds Road Starbucks and Pret a Manger. <p>GianPaolo Pavarani - Freeholder No.35 Theobalds Road London WC1X 8SP</p>