

Charlotte Street Association

39 Tottenham Street
London W1T 4RX
email: [REDACTED]

**Regeneration & Planning,
Development Management,**
London Borough of Camden,
Town Hall, Judd Street,
London WC1H 8ND.

13th March 2015

For the attention of Olivier Nelson, Planning Officer.

Dear Olivier Nelson,

Re: ref. 2015/0459/P: Unit 6, 101-107 Tottenham Court Road, W1T 4TT

Change of Use from Retail A1 to Restaurant A3.

We are always concerned about, and object to, change of use in Fitzrovia from Retail use A1 to Restaurant use A3, due to:

- (a) the loss of retail; and
- (b) detrimental consequences for nearby residential of restaurant use, (evening and weekend activity and evening hours, compared with normal retail hours & activity).

Although these premises are on Tottenham Court Road, we are particularly concerned about the consequences of restaurant use on the residents in the large block of flats diagonally opposite the premises. The premises (now Ca'puccino, which opened last week) are on the corner of Tottenham Court Road and Maple Street, with large external forecourt areas on both frontages.

The block of flats, Paramount Court with 119 flats, is immediately diagonally opposite on the corner of Tottenham Court Road and University Street.

The external forecourt areas of the proposed Plans show some 40 chairs (with tables) for customers, which is a very large number for opposite residential flats, especially in the evenings. If Change of Use to restaurant Use is to be granted, we would particularly ask that there is a Condition limiting the hours of use of the external areas, especially the terminal hours.

Both Charlotte Street Association and Paramount Court Residents Association objected to Ca'puccino's (as a cafe/patisserie) recent Premises Licence (for alcohol etc) recently. But, as a result, the Premises Licence was granted on certain conditions that Ca'puccino

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agreed to which included the following Condition regarding use of the external area:

A limitation on the hours for tables and chairs:

**(1). Monday to Saturday: 10.00am to 9.00pm,
(no customers outside after 9.00pm).**

(2). Sunday and Bank/Public Holiday Mondays:

Tables & chairs not placed outside before 10.00am

**Use of external areas/tables & chairs: 10.30am to 9.00pm
(no customers outside after 9.00pm).**

In the circumstances, we think that there should be a similar planning Condition to protect the residential amenity of those living nearby (including Paramount Court, and the residential in the side streets on the Maple Street side).

Yours sincerely,

Clive Henderson,
Committee Member,
On behalf of Charlotte Street Association.

Copy: CSA Committee.
Paramount Court RA.