

LDC (Proposed) Report		Application number	2015/3731/P
Officer		Expiry date	
Charles Thuairé		n/a	
Application Address		Authorised Officer Signature	
2-6 Southampton Row London WC1B 4AA			
Conservation Area		Article 4	
Proposal			
Use of the hotel's lounge/bar and restaurant at ground and first floor levels by non-residents as ancillary uses to the main hotel (Class C1 use)			
Recommendation:		Grant certificate	

This application is to gain confirmation that the hotel's ancillary facilities can be used by non-residents (i.e. the public) as well as hotel patrons. It seeks confirmation that the approved hotel's bar and restaurant are considered 'ancillary' to the main hotel use, and that separate planning permission is not required for their intended use by non-residents.

Planning permission was granted on 30/05/2008 under 2007/5204/P for Conversion and alterations of the former Baptist Church Headquarters to create 84 bedroom hotel (Class C1) with restaurant, conference room, meeting/banqueting room, bar, spa and gym.

The approved plans, as later revised by subsequent non-material amendment approvals, show-

Ground floor- 'lounge bar' at corner of Southampton Row and Catton Street; 'restaurant' in former chapel at rear with entrance from Catton St.

1st floor- additional restaurant in gallery around chapel; 'lounge' (multi-function room) in middle of floor.

The permission had condition 6 which stated- 'The ancillary restaurant and lounge/bar use hereby permitted shall only be carried out during the hours of 06:00 to 01:00 Mondays to Sundays'. However there was no condition controlling the use of these facilities which could be used by both public and hotel residents.

The covering letter that has been submitted cites case law examples that suggest that the use of the restaurant and bar of the hotel by non-residents is ancillary to the main hotel use and does not fall within the definition of development and therefore does not require any further planning permission. The bar has a functional (incidental use associated with a hotel) and physical (internal access to the bar and restaurant is gained through the hotel) relationship with the hotel.

It is agreed that the lounge/bar and restaurant are ancillary uses for the hotel and are equally open to both public and patrons alike; this ancillary relationship is described as such in the original permission and there are no conditions restricting their usage. Separate planning permission is thus not required for the hotel's bar and restaurant.