

Gani, Ajim

From: Whittingham, Gideon
Sent: 13 April 2018 16:55
To: Planning
Subject: FW: 2018/0483/P - 100-102 JUDD STREET, WC1

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From: Debbie Radcliffe [mailto:drjudd91@aol.com]
Sent: 13 April 2018 14:32
To: Whittingham, Gideon <Gideon.Whittingham@camden.gov.uk>
Cc: bcaac@hughcullum.com
Subject: 2018/0483/P - 100-102 JUDD STREET, WC1

Dear Gideon

100-102 Judd Street is located on the ground floor of Jessel House, the mansion block which lies on the east side of Judd Street, within Sub Area 13 of the Bloomsbury Conservation Area Appraisal (2011) and is considered a Positive Contributor to the CA.

The Bloomsbury Conservation Area Advisory Committee objects to the change of use from A1 to A3 at this location, in particular due to the fact that Camden has never given planning approval for the two separate retail units to be linked by creating an opening in the party wall.

From information made publicly available (ie Camden's planning website) the below was not included in the Applicant's reference to relevant planning history.

PS9904553	100-102 JUDD STREET LONDON WC1H9NT	Change of use of no 100 & 102 from retail use (Class A1) to food and drink use (Class A3). (REVISED PLANS SUBMITTED)	FINAL DECISION	13-10-1999	Withdrawn Application
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A review of this application reveals that in 1999 number 100 Judd Street was in use as a café.

An application was made on 19 July 1999 for Change of Use of 102 to Sandwich bar, with the formation of a new opening between the two properties. The application was withdrawn and not approved.

Looking at the proposed plans (2018) and the plans submitted in 1999 it is clear that the intervention – including the formation of an opening between 100 and 102 Judd Street was carried out without planning permission.

Since then the café has operated from both properties, as well as adding chairs and tables on to the forecourt outside.

The opening in the wall between numbers 100 and 102 is an intrusive intervention in an Edwardian mansion block and would have been opposed by BCAAC if the application had not been withdrawn. The fact that the premises has

been operating as a restaurant for many years is no excuse for permitting A3 use, especially as there has been no permission for an opening between the two separate premises.

BCAAC objected to the 2013 application for Change of Use from A1 to A3 on the grounds that retail use should be encouraged as part of the community and that restaurant use should not proliferate. This view has not changed and we continue to object to the application for Change of Use in 2018.

Regards

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