



London Borough of Camden
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16 January 2019

Dear Sir / Madam

Town & Country Planning Act 1990
43 Charlotte Street, London W1T 1RS

On behalf of our client, Patrick Farrell of HZG 3 Ltd, please find attached a planning application for the change of use from A1 to A3 of part of the ground floor and part of the basement area of 43 Charlotte Street, London W1T 1RS.

This application contains the following documents:

- Completed planning application form;
- Location Plan;
- Site Plan;
- Floor plans by Principal Plans.

The planning fee of £462 is being paid directly by our client.

The application does not include any plant equipment associated with the use as existing air conditioning and extracts are to be used.

Background

The site currently comprises a restaurant, Herman ze German, which has been trading from since 1 June 2014. It has previously been given temporary approval to change from A1 use to A3 use. This approval was confirmed in email from Camden Council dated 4 May 2014 (application reference 2014/2481).

In September 2014 approval was also given to make alterations to the shop front to convert it from a shop window to openable doors associated with a restaurant use (application reference 2014/3803).

Herman ze German is part of a small chain of restaurants of the same name that operate across central London.

Proposal

The proposal seeks to regularise the planning position for the restaurant which has been trading under a temporary permission since June 2014.

The restaurant operates at part of the ground floor of 43 Charlotte Street and part of the basement of 43 and 45 Charlotte Street. The remaining space is for access to the flats located on the four upper floors of the five storey building.

Adjoining the site to the south at 41 Charlotte Street is a Zizzi restaurant which operates as an A3 use. To the north at 45 Charlotte Street is Pide, a Turkish restaurant. Pide had been operating on a two year temporary permission which expired on 23 May 2018 (Application reference 2016/2930/P).

This proposal seeks to permanently change the use of the from A1 use to A3 use. The application complies with planning policies and should be approved for the reasons set out below:

- There would be no more than two consecutive food, drink, or entertainment uses as required by Annex 4 of Policy TC2 of the Camden Local Plan. To the south there is only one A3 use before 39 Charlotte Street which is a mixed office and residential building. To the north the temporary permission for 45 Charlotte Street expired in 2018 and it has reverted to an A1 use.
- The restaurant trades on only 100 square metres of the space available. The rest is unused in order to comply with the Annex 4 of Policy TC2 of the Local Plan.
- The site could benefit from permitted development right to change to an A3 use.
- The restaurant has been operating since 2014 without any complaint or incident either from the Council or received directly from any neighbouring use.
- Permission was granted in 2014 to change the frontage of the building to being openable which gives the site a restaurant appearance.

The restaurant has been trading on the following hours since it opened in 2014 and it is proposed that these continue.

Monday to Wednesday 9am to 11pm;
Thursday 9am to 11.30pm;
Friday 9am to midnight;
Saturday and Sunday 10am to 11pm.

This application does not require any new plant associated with the restaurant as the use would utilise existing plant and extracts.

Conclusion

The proposal seeks to regularise the existing restaurant use with a formal change of use from A1 to A3. The proposal meets with planning policy and would be a continuation of a use that has been considered acceptable previously.

Access can be arranged to view the property at reasonably short notice. If any additional material is required then please contact me by phone or email.

Yours faithfully



Jonathan Drew

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